



**CITY OF SAN FERNANDO
PLANNING AND PRESERVATION COMMISSION**

**MINUTES OF THE NOVEMBER 5, 2013 MEETING
CITY HALL COUNCIL CHAMBER**

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION. AUDIO OF THE ACTUAL MEETING ARE AVAILABLE FOR LISTENING IN THE COMMUNITY DEVELOPMENT DEPARTMENT.

CALL TO ORDER

The meeting was called to order by Theale Haupt at 7:00 P.M.

PLEDGE OF ALLEGIANCE

Led by Theale Haupt

ROLL CALL

The following persons were recorded as present:

PRESENT:

Chairperson Theale Haupt, Vice-chair Alvin Durham, Commissioners Kevin Beaulieu, Yvonne Mejia, and Rudy Salinas

ABSENT

None

ALSO PRESENT

Community Development Director Fred Ramirez, Assistant Planner Edgar Arroyo, and Community Development Secretary Michelle De Santiago

APPROVAL OF AGENDA

Vice-chair A. Durham moved to approve the agenda the November 5, 2013 meeting. Seconded by Commissioner K. Beaulieu the motion carried with the following vote:

AYES:	A. Durham, K. Beaulieu, T. Haupt, Y. Mejia and R. Salinas
NOES:	None
ABSENT:	None
ABSTAIN:	None

CONSENT CALENDAR

Commissioner Y. Mejia moved to approve the minutes of the Planning and Preservation Commission meeting of August 20, and September 10, 2013 meetings. Seconded by Vice-chair A. Durham, the motion carried with the following vote:

AYES:	A. Durham, K. Beaulieu, T. Haupt, Y. Mejia and R. Salinas
NOES:	None
ABSENT:	None
ABSTAIN:	None

UNFINISHED BUSINESS

None

PUBLIC HEARING 7A:

Conditional Use Permit 2013-10 – 603 San Fernando Road, San Fernando, CA – Tricolor Auto Group, 545 E. John Carpenter Freeway, Suite 1900, Irving, Texas 75062 and Aszkenzy Development Inc., 601 S. Brand Blvd., San Fernando, CA – A request for review and approval of a conditional use permit (CUP) application to modify an previously approved CUP 2011-01 to allow for the operation of a used automobile dealership with a minimum floor area of 7,500 square feet within an existing 13,785-square-foot commercial building formerly used as new automobile dealership located at 603 San Fernando Road. The subject property is an approximate 63,587-square-foot lot located along the 600 block of San Fernando Road, between Fox Street and Wolfskill Street, within the Truman-San Fernando district (Auto Commercial Sub-District) of the SP-4 (Corridor Specific Plan) zone. Approval of the proposed used automobile dealership is being requested by the applicant pursuant to Section 2.8(C) of the development standards for the Auto Commercial Sub-District. The CUP application also includes a request for the Planning and Preservation Commission to consider the proposed used automobile dealership

STAFF PRESENTATION

Fred Ramirez gave the staff presentation recommending that the Planning and Preservation Commission approve an amendment to the previously approved CUP to allow for the operation of a used automobile dealership with a minimum floor area of 7,500 square feet and that a used automobile dealership with a minimum floor area of 7,500 square feet is similar and compatible to the uses that are conditionally permitted in the zoning district and meet the purpose and intent of the Auto Commercial Sub-District and the Specific Plan Code Section 2.8(C) at 603 San Fernando Road, pursuant to Planning and Preservation Commission Resolution 2013-11 and the conditions of approval attached as Exhibit “A” to the resolution.

PUBLIC TESTIMONY

None

COMMISSION DISCUSSION

T. Haupt asked the company intended on selling auto parts and what the service bays would be used for. He expressed concern with the bays being used as storage space and become filled with extra products.

I.Fitzsimmons indicated that the bays are used to conduct a 54-point inspection on the vehicles before it's displayed for sale and it will stock the parts to complete that task.

Y. Mejia asked if the vehicles being sold were used vehicles.

I.Fitzsimmons stated that the Tricolor operation is similar to that of Carmax and other major chain with returned leases.

F. Ramirez indicated that the CUP and it's conditions are set up to address any maintenance issues with the property's future operation.

T. Haupt asked how long is the term of the lease and how long have they been in business.

I.Fitzsimmon stated that the term of the lease is for seven years with options.

F. Ramirez stated that the prospective tenant is a growing business in California and that the revenues generated from sales will have a positive fiscal impact on the city since the subject property has been vacant for approximately four years.

7:25 p.m. Public Hearing opened,

No comments

7:25 p.m. Public Hearing closed.

Vice-chair A. Durham moved to approve Conditional Use Permit 2013-10. Seconded by Commissioner Y. Mejia, the motion carried with the following vote:

AYES:	A. Durham, Y. Mejia, K. Beaulieu, T. Haupt, and R. Salinas
NOES:	None
ABSENT:	None
ABSTAIN:	None

PUBLIC HEARING 7B:

Conditional Use Permit 2013-09 (RE: Site Plan Review 2013-13 – 1201 Arroyo Avenue, San Fernando, CA and 13055 West Arroyo Street, Los Angeles, CA – Brett Warner, 1520 Ventura Boulevard, #100, Sherman Oaks, CA 91401 – The proposed project is a request for review and approval of a conditional use permit (CUP) application to allow for the storage, distribution, and warehousing uses to be established at the subject property as part of the development of a new 72,208-square-foot industrial building with 66 parking spaces. The subject property is an approximate 2.84-acre site comprised of two parcels (one parcel is located in the City of San Fernando and one in the City of Los Angeles) located on the northerly corner of Arroyo Avenue and Eighth Street.

STAFF PRESENTATION

Assistant Planner Edgar Arroyo gave the staff report recommending the Planning and Preservation approve Conditional Use Permit 2013-09 pursuant to Planning and Preservation Commission 2013-12 and the Conditions of Approval attached as Exhibit “A” to the resolution (Attachment 1).

PUBLIC TESTIMONY

Bret Warner – (the applicant) made himself available if the Planning and Preservation Commission had questions.

COMMISSION DISCUSSION

K. Beaulieu asked if the property is being leased or will it be owned by the applicant.

B. Warner indicated the Russells Delivery (the future tenant) is currently located in Sylmar, CA and has been in business for 20 years and during that time the company has moved five times and so this will be the new permanent location with the purchase of the property.

F. Ramirez indicated that the property presents a unique situation with the parcel sitting between City of San Fernando and City of Los Angeles' jurisdiction. He stated that there is no memorandum of understanding with City of Los Angeles but that the cities will work together to confirm that the project's requirements are met since the majority of the structure is within the City of Los Angeles' boundaries.

K. Beaulieu asked if Cesar Chavez Learning Academy had been notified about the proposal and what their response was.

E. Arroyo indicated that the school was notified but no response for or against the project was received from the school.

K. Beaulieu stated he wants the applicant to pay special attention to the details at the corner of Eighth Street and Arroyo since that is the primary path of travel towards Foothill Boulevard.

B. Warner stated that there have been four different renderings because of the location and the one before you is the one that works best at the location. The site will start operations at 6:00 a.m. and there will be approximately 40 employees and 20 trucks.

T. Haupt stated he wanted to see the City of San Fernando help facilitate the project's development.

Y. Mejia asked for a timeline of activities.

B. Warner stated that he anticipated demolition of the existing structure would take place in February 2014 and permits for construction would be pulled by March 1, 2014. He indicated that Phase 1 has already taken place.

7:54 p.m. Open public hearing

No comments

7:54 p.m. Closed public hearing

Commissioner Y. Mejia moved to approve Conditional Use Permit 2013-09, Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

AYES:	Y. Mejia, K. Beaulieu, A. Durham, T. Haupt, and R. Salinas
NOES:	None
ABSENT:	None
ABSTAIN:	None

PUBLIC HEARING 7C:

Determination of General Plan Conformance – City-owned properties at 1211 First Street (old fire station), and at 732 Mott Street, 700 and 713 Chatsworth Drive (Mission Community Hospital facility) – City of San Fernando – The purpose of this analysis is to document how the potential sale of City-owned properties are in conformance with City of San Fernando General Plan.

STAFF PRESENTATION

Community Development Director Fred Ramirez provided the staff presentation recommending that the Planning and Preservation Commission:

1. Adopt Resolution 2013-13 (Attachment 1) finding that the potential sale of city-owned property at 1211 First Street (old first station site) as configured and shown as Resolution's Exhibit "A" conforms to the City of San Fernando General Plan; and
2. Adopt Resolution 2013-14 (Attachment 2) finding that the potential sale of city-owned properties at 732 Mott Street, 700 and 713 Chatsworth Drive (Mission Community Hospital facility) as configured and shown as Resolution's Exhibit "A", conforms to the City of San Fernando General Plan.

COMMISSION DISCUSSION

T. Haupt asked if there is a potential buyer.

F. Ramirez indicated that there is a potential buyer for both properties. He stated that there were two proposals submitted at the City Council's Closed Session.

PUBLIC TESTIMONY

None

8:09 p.m. Opened public hearing

No Comments

8:09 p.m. Closed public hearing

Chairperson T. Haupt moved to adopt Resolution 2013-13 and 2013-14 finding that the potential sale of City-owned properties at 1211 First Street and 732 Mott Street is consistent with the City of San Fernando General Plan. Seconded by Commissioner R. Salinas, the motion carried with the following vote:

AYES:	T. Haupt, R. Salinas, K. Beaulieu, A. Durham, and Y. Mejia
NOES:	None
ABSENT:	None
ABSTAIN:	None

COMMISSION COMMENTS

None

STAFF COMMUNICATIONS

F. Ramirez gave the Commission an update on current projects, i.e., (131-133 Park Avenue, Food 4 Less, and WSS)

PUBLIC STATEMENTS

None

ADJOURNMENT:

Vice-chair A. Durham moved to adjourn to December 6, 2013. Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

AYES:	A. Durham, K. Beaulieu, T. Haupt, Y. Mejia, and R. Salinas
NOES:	None
ABSENT:	None
ABSTAIN:	None

8:30 P.M.
Fred Ramirez
Planning Commission Secretary