



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

**MINUTES OF FEBRUARY 4, 2014 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 7:04 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, and Yvonne Mejia.

ABSENT

Rudy Salinas

ALSO PRESENT

Community Development Director Fred Ramirez and Community Development Secretary Michelle De Santiago

APPROVAL OF AGENDA

Vice-chairperson A. Durham moved to approve the agenda of February 4, 2014. Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

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

CONSENT CALENDAR

Vice-chair A. Durham moved to approve the minutes of the Planning and Preservation Commission for November 19, 2013 and minutes of the January 7, 2014 meetings. Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

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

UNFINISHED BUSINESS

None

PUBLIC HEARING 7A: Conditional Use Permit 2013-11 (CUP 2013-11) – 425 Park Avenue, San Fernando, CA 91340 – Kelly Rogers, Street sign Brewery Company, 845 Atchison Street, Pasadena, CA

91104 – The proposed project is a request for approval of a Conditional Use Permit to allow for the operation of Street Sign Brewing Company, a small beer manufacturer/micro-brewery at 425 Park Avenue.

STAFF PRESENTATION

Assistant Planner Edgar Arroyo gave the staff presentation recommending that the Planning and Preservation Commission approve Conditional Use Permit 2013-11, to allow for the manufacturing, distribution, wholesale, and retail sale of beer for on-site and off-site consumption associated with the operation of Street Sign Brewery, a small manufacturer/micro-brewery at 425 Park Avenue, pursuant to Planning and Preservation Commission Resolution 2014-03 and the conditions of approval attached as Exhibit “A” to the resolution (Attachment 1).

PUBLIC TESTIMONY

Steve Klenk 466 Fourth Street – Mr. Klenk stated that he opposes the project; the proposal is best suited for the commercial area. He was concerned with the close proximity of the recreational area and education institutes in the area. His concern is that the use is not compatible nor is it appropriate for the area, he asked if the applicant considered the JC Penny building. Mr. Klenk stated that if it was the manufacturing of the beer with no sales he would not have any concerns.

Mario Rodriguez - 429 Griswold Avenue – Mr. Rodriguez thanked staff for all their research on the project, he stated that he loves the fact that this project is being proposed in the city. He asked what types of odors would be released into the neighboring area. He expressed concern with the existing lack of parking in the area and the proposed retail sales.

Vic Shacunian – Mr. Shacunian informed the commission that all servers will be trained by ABC to identify the intoxication level of an individual. He addressed the question about the odors or smells that would be released into the atmosphere and stated that all of the gases produced by the brewery would be filtered through water.

Ellis – 11150 Hortense Street, North Hollywood, CA – Ellis stated, he has lived in the valley and loves craft beer. He stated that micro-breweries don't have a negative reputation. He stated he would love to see the proposed project approved, he would patronize the location. Stating the proposal to have special events will make the beer more interesting.

Maria -1333 Hewitt Street, San Fernando, CA – Maria stated she was born in San Fernando and is thrilled if the project is approved, she doesn't see someone visiting location to just get intoxicated.

Julia – 12548 Bradley Street, Sylmar, CA – Julia stated that the project would attract a young crowd, she stated her husband brews beer and she has an appreciation for craft beer. She stated she would definitely patronize the location and supports the project.

Sasha – 20660 Celtic Street, Chatsworth, CA – She stated that a tasting room is just like inviting someone into your livingroom to taste what you have created. She explained she is a mother of two young children and the breweries she has visited have a family environment.

K. Beaulieu asked the applicant if he accepted the terms regarding the number of times that special events could take place at the proposed brewery.

Y. Mejia asked if there was no live music would it still be considered a special event.

T. Haupt asked for clarity on what would entail a special event.

F. Ramirez indicated that any activity that that would create a greater demand than the maximum occupancy of the building, spilling into the parking lot would constitute a special event.

T. Haupt stated that the occupancy load would dictate a special event.

K. Beaulieu asked if the doors or windows would be soundproof.

E. Arroyo indicated that there is one door and no windows at the location.

T. Haupt asked what the storage capacity would be at two brews per day.

K. Rogers stated that two brews per day would yield approximately 500 barrels a year and as demand increased the number of barrels produced will increase as well.

K. Beaulieu asked what brought the applicant to the City of San Fernando.

K. Rogers indicated that initially Northridge and Chatsworth were the different areas that they were considering but being that his son works at San Fernando Middle School and it was he who convinced him to look into the City of San Fernando.

K. Beaulieu asked Mr. Rogers if he had intentions of taking over the entire building.

K. Rogers stated that the landlord operates his business out of the other half of the building.

Y. Mejia asked that the operators are responsible business owners and not allow someone who has had too much to drink to get behind the wheel instead to call a taxi for them.

K. Beaulieu asked what are the noise limits and the time limits when there is a special event scheduled.

F. Ramirez indicated that the decibel levels are based on the zone and the time limits associated with special events could be made identified in the conditions of approval.

T. Haupt indicated that he does not agree with the parking lot being used as a spill over of patron associated with a special event, he prefer the patrons be contained within the building.

F. Ramirez indicated that the alcohol is not permitted outside of the building. All special events no matter how many approved, still require staff's review and approval.

K. Rogers clarified that ABC does not allow for the beer to be outside of the building at any given time. The special events that would take place would be a musical band or a group to showcase local talent performing within the building. The outside event may include food trucks in the parking lot and the attendees would bring the food back into the building.

F. Ramirez indicated that condition #6 clearly identifies language for live entertainment and condition #10 identifies the number warnings before revocation proceeding would take place.

Commission Discussion

A. Durham stated that he doesn't have any concerns with approving the project; he doesn't see it as a place to go and get drunk.

Y. Mejia stated that her biggest concern would be safety; she indicated that this would be a unique opportunity for our city.

K. Beaulieu stated that he is putting a lot of responsibility on the operators to maintain a safe and professional environment. He stated that he is excited about the project.

T. Haupt stated that the business should respect the neighbors and their needs. He stated he would like to see the brewery be approved.

Subsequent to discussion Commissioner Y. Mejia moved to approve CUP 2013-11 with friendly amendments. Seconded by Vice-chair A. Durham, the motion carried with the following vote:

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

STAFF COMMUNICATIONS

F. Ramirez informed the commission that the Housing Element was approved and adopted by the City Council and forwarded to the Housing and Community Development Department.

COMMISSION COMMENTS

K. Beaulieu asked if there was any new information regarding 1500 Glenoaks blvd.

T. Haupt asked about WSS and their amended proposal.

PUBLIC STATEMENTS

None

ADJOURNMENT

Chairperson T. Haupt moved to adjourn to March 4, 2014. Second by Commissioner K. Beaulieu, the motion carried with the following vote:

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

8:51 P.M.
Fred Ramirez
Planning Commission Secretary