

**CITY OF SAN FERNANDO
PLANNING COMMISSION**

**MINUTES OF AUGUST 3, 2010 MEETING - 7:00 P.M.
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 Chairperson Cono Rizzo at 7:15 P.M.

PLEDGE OF ALLEGIANCE

Led by Commissioner Antonio Lopez

ROLL CALL

The following persons were recorded as present:

PRESENT: Chairperson Cono “Bud” Rizzo, Vice-chair Julie Cuellar, Commissioners Antonio Lopez and Mario Rodriguez
ABSENT: Robert Montañez
ALSO PRESENT: Community Development Director Paul Deibel, City Planner Fred Ramirez, and Assistant Planner Edgar Arroyo

APPROVAL OF AGENDA

Vice-chair J. Cuellar moved to approve the agenda of August 3, 2010. Seconded by Chairperson B. Rizzo, the motion carried with the following vote:

AYES:	J. Cuellar, B. Rizzo, A. Lopez, and M. Rodriguez
NOES:	None
ABSENT:	R. Montañez
ABSTAIN:	None

CONSENT CALENDAR

Vice-chair J. Cuellar moved to approve the minutes of May 4, and July 7, 2010. Seconded by Chairperson B. Rizzo, the motion carried with the following vote:

AYES:	J. Cuellar, B. Rizzo, A. Lopez, and M. Rodriguez
NOES:	None
ABSENT:	R. Montañez
ABSTAIN:	None

UNFINISHED BUSINESS

None

P. Deibel introduced Al Hernandez the city’s Finance Manager and the Interim City Administrator to the Commission.

F. Ramirez indicated that the next Planning and Preservation Commission is scheduled for August 17, 2010.

PUBLIC HEARING 7A:

Mitigated Negative Declaration and Initial Study, Variance 2010-03 and Site Plan Review 2010-05 – 131 Park Avenue, San Fernando, CA – Aszkenazy Development, Inc., 601 S. Brand Blvd., 3rd Floor, San Fernando, CA 91340 – The proposed projects involves the construction of a four-level, 62-unit multiple-family structure that include 64 on-site covered parking spaces for residents and guests on an existing approximate 30,750 square feet site within the R-3 (Multiple Family) zone and within the Redevelopment Project Area No. 3. Forty-one of the proposed units will be designated for rent to low-income households while the remaining 21 units will be rented at market rates. The project will require approval of a Mitigated Negative Declaration and Initial study, as well as variance from the city's applicable development standards for density, building setbacks, building lot coverage, private open space, landscape, and on-site parking requirement for similarly zoned R-3 property. In addition, a site plan review application will be reviewed by the Planning and Preservation Commission with a recommendation submitted to the Executive Director of the City of San Fernando Redevelopment Agency for their consideration.

Staff Presentation

City Planner, Fred Ramirez gave the staff presentation recommending that the Planning and Preservation Commission approve a Mitigated Negative Declaration and Initial Study, Variance 2010-03 and recommend to the Executive Director of the Redevelopment Agency approval of Site Plan Review 2010-05, pursuant to Planning and Preservation Commission Resolution 2010-10 and conditions of approval attached as Exhibit "A" to the staff report.

Commissioner R. Montañez arrived at 7:48 p.m.

Public Testimony

None

Commission Discussion

A. Lopez asked about the size of the existing units are and if they are vacant.

F. Ramirez stated that the units vary in number of bedrooms and sizes. He stated that the developer is in the audience and could address the commissioner's concerns as t the vacancy of the existing development.

Severyn Aszkenazy – 601 S. Brand Blvd., San Fernando, CA – S. Aszkenazy indicated that there is a total of three apartments that are currently occupied. Additionally, he said that there is a shortage of one bedroom apartments within the City.

A. Lopez asked what the demand for one bedroom apartments is within the city.

S. Aszkenazy stated that based on past experience, the demand usually comes from a couple or a couple with a young child.

A. Lopez asked about the eligibility requirement for low income renters at the affordable housing project.

S. Aszkenazy said that the income levels are predetermined by the State and that he has not made a selection on which apartments would be designated for the low-income tenants. The availability of units would be on a first come first serve basis.

A. Lopez asked about the landscaping that would be used along Park Avenue.

F. Ramirez indicated that either the developer or the city would be responsible for the landscaping along Park Avenue.

A. Lopez asked how the developer discourages the tenants to utilize the balconies as storage spaces.

F. Ramirez stated that the clutter on the balconies would be a property maintenance issue that would be referred to the Code Enforcement Department.

A. Lopez asked if the crosswalk between Recreation Park and the apartment building would have adequate lighting.

F. Ramirez explained that when the Park Avenue improvements take place the intention is to pinch the street to provide a crosswalk closest to the pool.

A. Lopez asked whether the artificial turf would be used for the project.

Ian Fitzsimmons- Project Manager – I. Fitzsimmons mentioned that artificial turf would only be used for the projects pathway.

R. Montañez asked if the eligibility criteria for low-income units would take into account the number of people interested in occupying each unit.

F. Ramirez stated that the income levels are based on the number of family members but that there are rules that apply to the number of occupants based on the square footage of each unit.

I. Fitzsimmons stated that the agencies have auditing and inspection to ensure compliance.

R. Montañez asked if in-lieu fees would need to be paid because the project does not meet the parking requirements.

F. Ramirez mentioned that in-lieu fees would not have to be paid for the project.

R. Montañez asked if all three buildings would be demolished to make room for the new development.

F. Ramirez said that all three buildings would be demolished.

J. Cuellar asked if the height of the building is compatible with the senior housing project on First Street and Park Avenue.

F. Ramirez stated that the height would not be taller than that of the senior housing project.

J. Cuellar asked about the storage space in the parking lot and who would be allowed to use it.

F. Ramirez stated that each parking stall would have a compartment for storage to be used by each tenant.

M. Rodriguez asked if the developer has considered multi-bedroom units.

F. Ramirez stated that this specific project did not include multi-bedroom units, but that additional project that the department is reviewing did include additional bedrooms.

M. Rodriguez asked if we would be losing street parking with new development in area. He stated that there should be dialogue with San Fernando Middle School to inform them of the proposed construction, such as a construction management plan that should be shared and includes contact information for during construction.

S. Aszkenazy stated that the market and the need in the community for one-bedroom rentals units. The tenants looking to occupy one of the units would have to acknowledge that they are only provided one parking space.

Miriam Castillo – 135 Park Avenue – Ms. Castillo asked what will happen to them, she stated that they have been tenants for the past 15 years, and asked how the developer will notify them when it is time to vacate the apartment.

Angel Villaseñor – 135 Park Avenue #B – A. Villaseñor asked how long before the building is demolished.

S. Aszkenazy stated that it could be six months to a year, before the building is vacated, assuming the project is approved and then additional time is factored for financing.

R. Montañez stated that it was a nice project for the area, since the existing apartments have been neglected.

A. Lopez stated that since these apartments would be in front of a huge open space (Recreation Park) that would be a good selling point for potential tenants. He stated that the proposed project will be a great addition to the city.

J. Cuellar stated the she is looking forward to the improvements along Park Avenue.

Subsequent to discussion, Commissioner R. Montañez moved to approve the Mitigated Negative Declaration, Initial Study, and Variance 2010-03 and recommend to the Executive director of the Redevelopment Agency approval of Site Plan Review 2010-05 to allow the construction of a four-level, 62-unit multiple-family structure that includes 64-on-site covered parking spaces for residents and guests at 131 Park Avenue, pursuant to Planning and Preservation Commission Resolution 2010-07, conditions of approval, and the amendments which include a construction management plan to be shared with the San Fernando Recreation Park and San Fernando Middle school. Seconded by Commissioner A. Lopez, the motion carried with the following vote:

AYES:	R. Montañez, A. Lopez, J. Cuellar, M. Rodriguez, and B. Rizzo
NOES:	None
ABSENT:	None
ABSTAIN:	None

PUBLIC HEARING 7B:

Determination of General Plan Conformance- Vacation of a portion of Truman Street adjacent to 753 San Fernando Road – Portion of the Truman Street public right –of-way, southeast of Kittridge Street and adjacent to 753 San Fernando Road – City of San Fernando – Determination of general plan conformance for the proposed vacation of a portion of the Truman Street public right-of-way, southeast of Kittridge Street and adjacent to 753 San Fernando Road.

Staff Presentation

City Planner Fred Ramirez presented the staff report recommending that the Planning and Preservation Commission adopt Resolution 2010-08 finding that the proposed vacation of that portion of Truman Street as configured and shown in Exhibit “A” and described in the legal description included as Exhibit “B” of said Resolution conforms with the City of San Fernando General Plan.

Public Testimony

None

Commission Discussion

A. Lopez asked if the entire lot was owned by the City.

F. Ramirez stated that only a small portion of the land is City owned. He explained that there was a vacation that was approved in 1996, but the legal documents for that proposal were never recorded.

R. Montañez indicated that he was aware of the history with regards to that parcel

Commissioner R. Montañez moved to approve the Planning and Preservation Commission Resolution 2010-08 finding that the street vacation is in conformance to the city general plan and with the circulation and land use elements, specifically. Seconded by Commissioner A. Lopez, the motion carried with the following vote:

AYES:	R. Montañez, A. Lopez, J. Cuellar, M. Rodriguez, and B. Rizzo.
NOES:	None
ABSENT:	None
ABSTAIN:	None

PUBLIC HEARING 7C:

Determination of General Plan Conformance: Sale of City-owned parcels adjacent to 2040 Glenoaks Boulevard - City parcels adjacent to 2040 Glenoaks Boulevard (APN: 2517-015-270 and 2517-015-900) – City of San Fernando – Determination of general plan conformance for the proposed sale of city-owned properties located adjacent to the Food-4-Less Supermarket commercial center located at 2040 Glenoaks Boulevard.

Staff Presentation

City Planner Fred Ramirez gave the staff presentation recommending that the Planning and Preservation Commission adopt Resolution 2010-09 finding that the proposed sale of city-owned parcels adjacent to 2040 Glenoaks Boulevard as configured and shown as Exhibit “A” of said resolution conforms to the City of San Fernando General Plan.

Public Testimony

None

Commission Discussion

R. Montañez asked if staff could provide background history on the parcel.

F. Ramirez stated that there are supporting documents indicating that the parcel was acquired by the city as a well site. He stated that there were some issues with regards to being able to pump water to and from the site at

which point it was deemed unsuitable. He informed that commission that the parcel has been leased on a month to month basis to Food 4 Less.

Chairperson B. Rizzo moved to adopt Resolution 2010-09 finding that the proposed sale of the city-owned parcel adjacent to 2040 Glenoaks Boulevard conforms to the City of San Fernando General Plan. Seconded by Commissioner A. Lopez, the motion carried with the following vote:

AYES:	B. Rizzo, A. Lopez, J. Cuellar, R. Montañez, and M. Rodriguez
NOES:	None
ABSENT:	None
ABSTAIN:	None

STAFF COMMUNICATIONS

P. Deibel informed the Planning and Preservation Commission regarding the following:

1. Special Meeting on August 17, 2010;
2. Promotion of Fred Ramirez to City Planner; and
3. New Assistant Planner Edgar Arroyo

F. Ramirez reminded the commission that their resumes were needed to include as part of the Certified Local Government Application.

COMMISSION COMMENTS

R. Montañez congratulated both Fred and Edgar

M. Rodriguez thanked staff for their work on the detailed staff reports.

J. Cuellar congratulated both Fred and Edgar.

PUBLIC STATEMENTS

None

ADJOURNMENT

Chairperson B. Rizzo moved to adjourn to August 17, 2010. Second by Commissioner R. Montañez, the motion carried with the following vote:

AYES:	B. Rizzo, R. Montañez, J. Cuellar, A. Lopez, and M. Rodriguez
NOES:	None
ABSENT:	None
ABSTAIN:	None

10:10 P.M.
PAUL DEIBEL
Planning Commission Secretary