



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

**MINUTES OF THE
SEPTEMBER 9, 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 at 7:18 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 Y. Mejia

ABSENT

Commissioner Rudy Salinas

ALSO PRESENT

Community Development Director Fred Ramirez, City Attorney Isabel Birrueta, and Community Development Secretary Michelle De Santiago

APPROVAL OF AGENDA

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

CONSENT CALENDAR

Commissioner Y. Mejia moved to approve the minutes of the Planning and Preservation Commission meeting of April 1, 2014 and the minutes and of the Planning and Preservation Commission meeting of June 23, 2014. 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

UNFINISHED BUSINESS

None

PUBLIC HEARING 7A: Zone Text Amendment 2014-01: Development Agreement Ordinance – City of

San Fernando, CA – Citywide – The proposed zone text amendment would establish rules and regulations for development agreements consistent with California Government Code Sections 65864 et. seq. in order to provide an additional land use and zoning review tool to the City to facilitate development throughout the community in a manner consistent with the City’s General Plan and associated zoning regulations.

STAFF PRESENTATION

Community Development Director Fred Ramirez gave the staff presentation recommending that the Planning and Preservation Commission recommend to the City Council:

1. Adoption of the proposed Ordinance (Attachment No. 2) establishing rules and regulation for development agreement consistent with California Government Code Sections 65864 et seq. in order to provide an additional land use and zoning review tool to the City to facilitate redevelopment throughout the community in a manner consistent with the City’s General Plan and associated zoning regulations; and,
2. Affirm the City’s determination that the proposed Ordinance establishing rules and regulations for development agreements is exempt under the California Environmental Quality Act (CEQA) Guidelines using the General Rule Exemption, Section 15061 (b)(3) and therefore no further environmental review is required.

PUBLIC TESTIMONY

Jesse Avila – 319 N. Workman Street, San Fernando – Mr. Avila stated that Development Agreements have been in existence in other communities it’s just new to our community. He stated that the proposed regulations would bring us up to speed in order to facilitate future projects for the greater good of the community.

Miguel Montañez – 608 Hollister Street, San Fernando – Mr. Montañez stated that he was concerned about establishing a Development Agreement without having a proposal that would trigger such an agreement. He also asked who would be negotiating these agreements and if the public would have input on what is being requested. He expressed concern with the 20-day public notification period, he stated that this is not enough time given to the residents and he feels they are losing out on the ability to partake in the process.

F. Ramirez responded that the public notification requirements are set by State Law and that with this particular Ordinance that provided sufficient time for public input at the Planning and Preservation Commission and associated City Council meetings that included the first and for the second reading of the Ordinance before the City Council. Mr. Ramirez indicated that the discovery of not having a Development Agreement came from the City Attorney’s office. He stated that there are currently no proposals in cue that require the use of a development agreement, and not having the Ordinance in place may result in a lost opportunity.

I.Burrieta indicated that standard language in the Ordinance is dictated by State Law.

COMMISSION DISCUSSION

T. Haupt stated that he has experience working with developers and that this document provides clarity on what is expected as well as it provides for an opportunity to say “I would like to see this and not see this”, we can ask for specifics from the developers.

K. Beaulieu asked why the City did not currently have this agreement ordinance in place. He asked if there any tax incentives and if any existing businesses benefit by the use of this tool?

F. Ramirez indicated that the City would be in a better position to negotiate for different items to off-set potential public impacts attributed to the project that would benefit the community.

Y. Mejia asked about the annual review process of future development agreement and is the review automatic or can it be triggered by either the City or the developer.

F. Ramirez stated that the developer and or the City could ask for a review to facilitate the project moving forward.

A.Durham indicated that this would be an excellent tool.

F. Ramirez indicated that the Ordinance adoption would also create greater transparency and allow for additional public input.

A.Durham asked if this Development Agreement can be imposed on a project.

F. Ramirez indicated that it has to be mutually agreed upon.

Subsequent to discussion Vice-chair A. Durham moved to recommend to the City Council adoption of the proposed Ordinance establishing rules and regulations for development agreement and to recommend affirmation that the City's determination of the proposed Ordinance is exempt under the California Environmental Quality Act (CEQA) Guidelines and therefore no further environmental review is required. Seconded by Commissioner Y. Mejia, the motion carried with the following vote:

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

STAFF COMMUNICATIONS

F. Ramirez provided the commission with an update for the following addresses:

- 650 Glenoaks Blvd. – Carport parking lot update
- 1500 Glenoaks Blvd. – Antennae status
- 460 San Fernando Mission Blvd, WSS – Construction status
- 500 San Fernando Mission Blvd, new Multi-tenant development – Construction status
- High Speed Rail project update
- TOD Overlay Zone project update
- Los Angeles Community Development Commission Workshop update (09/16/2014)

COMMISSION COMMENTS

T. Haupt asked if the time change for the Planning and Preservation can be agendized for the following meeting.

A.Durham asked about the recent publications regarding the proposed changes to CEQA.

PUBLIC STATEMENTS

None

ADJOURNMENT

Commissioner Y. Mejia moved to adjourn to October 7, 2014. Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

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

8:39 P.M.
Fred Ramirez
Planning Commission Secretary