

**CITY OF SAN FERNANDO  
PLANNING & PRESERVATION COMMISSION MINUTES**

**MONDAY, OCTOBER 14, 2024 – 5:30 P.M.  
REGULAR MEETING**

**CITY HALL COUNCIL CHAMBERS  
117 MACNEIL STREET  
SAN FERNANDO, CALIFORNIA 91340**

**Chair Sean M. Rivas, Vice Chair Cecilia Martinez, Commissioner Francisco Solorio,  
Commissioner Sylvia Ballin, Commissioner Fernando Diaz**

**CALL TO ORDER/ROLL CALL**

Chair Sean M. Rivas called the meeting to order at 5:36 p.m.

Present: Commissioners: Chair Sean M. Rivas, Vice Chair Cecilia Martinez, Commissioner Francisco Solorio, Commissioner Sylvia Ballin, Commissioner Fernando Diaz

Staff: Assistant City Attorney Lloyd Pilchen, Community Development Director Erika Ramirez, Associate Planner Marina Khrustaleva, Housing Coordinator Kenya Marquez, Precision Civil Engineering Consultant Bonique Emerson

Absent: None.

**TELECONFERENCE REQUESTS/DISCLOSURE**

No requests considered.

**PLEDGE OF ALLEGIANCE**

Led by Commissioner Martinez

**APPROVAL OF AGENDA**

Motion by Commissioner Ballin, seconded by Vice Chair Martinez to approve the agenda as amended to discuss item #3 before item #2.

The motion carried, unanimously with Commissioner Diaz absent.

# **PLANNING AND PRESERVATION COMMISSION**

**MINUTES - Regular Meeting – October 14, 2024**

Page 2 of 5

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## **PUBLIC STATEMENTS**

Bertha Cardenas spoke in opposition of Agenda Item No. 3.

Maria Gina P. and Liz Castaneda spoke of safety and parking concerns caused by Shadow Grove Brewery.

## **CONSENT CALENDAR**

Motion by Commissioner Ballin, seconded by Commissioner Solorio to approve:

### **1. CONSIDERATION TO APPROVE PLANNING AND PRESERVATION COMMISSION MEETING MINUTES FOR:**

- a. November 8, 2021 - Regular Meeting

The motion carried, unanimously with Commissioner Diaz absent.

## **PUBLIC HEARING**

Item considered out of order

### **3. SITE PLAN REVIEW (SPR2024-001) TO CONSTRUCT A 3-STORY, 10-UNIT TOWNHOUSE RESIDENTIAL DEVELOPMENT WITH 2 DETACHED ACCESSORY DWELLING UNITS AND ASSOCIATED SITE IMPROVEMENTS INCLUDING THE DEMOLITION OF AN EXISTING SINGLE FAMILY HOME AND ACCESSORY STRUCTURES AT 833 N. BRAND AVENUE WITHIN THE MULTIPLE-FAMILY DWELLING/PRECISE DEVELOPMENT OVERLAY ZONE (R-2/PD) FOR THE PURPOSES OF ISSUING A CERTIFICATE OF USE.**

Associate Planner Marina Khrustaleva presented the staff report. Director of Community Development Ramirez, Associate Planner Khrustaleva and Assistant City Attorney Pilchen responded to Commissioner questions.

Commissioner Fernando Diaz arrived at 5:57 p.m.

The Developer, Fred Partovi introduced himself to the Commission.

Chair Rivas opened public comments.

The following spoke in opposition of Agenda Item No. 3:

Virginia Ruiz

# PLANNING AND PRESERVATION COMMISSION

MINUTES - Regular Meeting – October 14, 2024

Page 3 of 5

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Margarita Cervacio  
Julie Cuellar  
Miguel Montanez  
Maria Garrido  
Maria Carrillo  
Lillian Navarro  
Ricardo Benitez  
Ignacio Vergara  
Maria C. Lombera

Motion by Commissioner Ballin, seconded by Commissioner Martinez to close the public hearing. The motion carried, unanimously.

Director of Community Development Ramirez, Associate Planner Khrustaleva and Assistant City Attorney Pilchen, and Developer Partovi responded to Commissioner questions.

Motion by Vice Chair Martinez, seconded by Chair Rivas to adopt Planning and Preservation Commission Resolution No. 2024-05 to Issue a Certificate of Use. The motion failed by the following vote:

## ROLL CALL

AYES: Martinez - 1  
NAYES: Ballin, Solorio, Diaz - 3  
ABSENT: None  
ABSTAIN: Rivas - 1

2. PROPOSED ZONING TEXT AMENDMENT (ZTA2024-001); PROPOSED ZONING MAP AMENDMENT (ZMA2024-001) AND PROPOSED SPECIFIC PLAN AMENDMENT (SPA2024-001) TO CHAPTER 106 (ZONING) OF CITY OF SAN FERNANDO MUNICIPAL CODE AND THE SAN FERNANDO CORRIDORS SPECIFIC PLAN (SP-5) TO ESTABLISH THE MIXED-USE OVERLAY/SPECIFIC PLAN OVERLAY DISTRICTS AND REZONE SEVERAL PROPERTIES CONSISTENT WITH THESE OVERLAYS.

Precision Civil Engineering Consultant Bonique Emerson presented the staff report. Director of Community Development Ramirez, Consultant Emerson and Assistant City Attorney Pilchen responded to Commissioner questions.

Motion by Commissioner Ballin seconded by Commissioner Martinez to open the public comment portion of the public hearing. The motion carried, unanimously.

There were no public comments.

Motion by Commissioner Martinez, seconded by Commissioner Ballin to close the public hearing. The motion carried, unanimously.

## PLANNING AND PRESERVATION COMMISSION

MINUTES - Regular Meeting – October 14, 2024

Page 4 of 5

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Motion by Vice Chair Martinez seconded by Commissioner Solorio to adopt Planning and Preservation Commission Resolution No. 2024-03. The motion carried by the following vote:

### ROLL CALL

AYES: Rivas, Martinez, Solorio, Diaz - 4

NAYES: Ballin - 1

ABSENT: None

ABSTAIN: None

Motion by Vice Chair Martinez, seconded by Commissioner Solorio to adopt Planning and Preservation Commission Resolution No. 2024-04. The motion carried by the following vote:

### ROLL CALL

AYES: Rivas, Martinez, Diaz - 3

NAYES: Ballin, Solorio - 2

ABSENT: None

ABSTAIN: None

Motion by Commissioner Diaz, seconded by Commissioner Solorio to reconsider the vote for Planning and Preservation Commission Resolution No. 2024-03. The motion carried by the following vote:

### ROLL CALL

AYES: Rivas, Solorio, Diaz, Ballin - 4

NAYES: Martinez - 1

ABSENT: None

ABSTAIN: None

Motion by Vice Chair Martinez seconded by Commissioner Ballin to adopt Planning and Preservation Commission Resolution No. 2024-03. The motion failed by the following vote:

### ROLL CALL

AYES: Rivas, Martinez - 2

NAYES: Ballin, Solorio, Diaz - 3

ABSENT: None

ABSTAIN: None

Motion by Commissioner Solorio seconded by Commissioner Ballin to recommend that the City Council not adopt an ordinance amending the San Fernando Corridors Specific Plan (SP-5) Figure 4.1 – City Land Use Districts and Overlays Map to add the Downtown Residential Overlay and Flex Use Overlay to 11 Parcels and adopting a CEQA MND Addendum.

The motion carried by the following vote:

# **PLANNING AND PRESERVATION COMMISSION**

**MINUTES - Regular Meeting – October 14, 2024**

Page 5 of 5

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## **ROLL CALL**

AYES: Ballin, Solorio, Diaz – 3

NAYES: Rivas, Martinez – 2

ABSENT: None

ABSTAIN: None

## **ADMINISTRATIVE REPORTS**

None.

## **STAFF COMMUNICATION**

Community Development Director Erika Ramirez polled the Commission's availability for a future meeting.

## **COMMISSIONER UPDATES/REQUESTS TO AGENDIZE ITEM FOR DISCUSSION AT A FUTURE MEETING**

Commissioner Solorio and Diaz had no comments.

Commissioner Ballin mentioned her excitement for having the community attend the Commission meeting, as well as thanked staff and her fellow Commissioners.

Chair Rivas and Vice Chair Martinez thanked staff for the presentation.

## **ADJOURNMENT (9:37 p.m.)**

Chair Rivas adjourned the meeting to the next regular meeting on Tuesday, November 12, 2024.

Planning Commission Secretary

Note: The current sitting members of the Planning and Preservation Commission approved the minutes as to form only during the meeting of October 14, 2024, and are not validating the accuracy of the minutes since they were not part of the Planning and Preservation Commission during that time period.