



**CITY OF SAN FERNANDO
COUNCIL CHAMBERS
PLANNING AND PRESERVATION COMMISSION AGENDA
APRIL 1, 2014**

1. CALL TO ORDER

7:00 P.M.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Chairperson Theale Haupt, Vice-chair Alvin Durham, Commissioners, Kevin Beaulieu, Yvonne G. Mejia, and Rodolfo Salinas, Jr.

4. APPROVAL OF AGENDA

April 1, 2014

5. PUBLIC STATEMENTS

There will be a three (3) minute limitation per each member of the audience who wishes to make comments in order to provide a full opportunity to every person who wishes to address the Commission on community planning matters not pertaining to items on this agenda.

6. CONSENT CALENDAR

Items on the consent calendar are considered routine and may be acted on by a single motion to adopt the staff recommendation or report. If the Commission wishes to discuss any item, it should first be removed from the consent calendar.

- Minutes of the November 5, 2013, Planning and Preservation Commission Meeting; and
- Minutes of the March 18, 2014, Planning and Preservation Commission Meeting.

7. NEW BUSINESS

A: Subject: Modification of Variance 2013-04 and Development Standards Modification 2014-01 (RE: Conditional use Permit 2013-07 and Site Plan Review 2013-07)

Location: 460 San Fernando Mission Boulevard and 1136 Hollister Street, San Fernando, CA 91340

Applicant: Robert Grosse, WSS, 13425 South Figueroa Street, Los Angeles CA 90061

Proposal: The proposed project is a request to modify previously approved Variance 2013-04 in order to allow the construction of a 4,696-square-foot addition to an existing 6,171 square foot commercial building located within the C-1 (Limited Commercial) zone at 460 San Fernando Mission Boulevard with reduced front and side setbacks of five feet-four inches and four feet-two inches, respectively while also constructing an off-site parking facility for a portion of the required parking at 1136 Hollister Street

located in the R-2 (Multiple Family Dwelling) zone. The primary project site at 460 San Fernando Mission Boulevard is an approximate 17,500-square-foot lot located on the easterly corner of San Fernando Mission Boulevard and Hollister Street. The planned off-site parking facility at 1136 Hollister Street is an approximate 10,000-square-foot lot located on the southwesterly portion of the 1100 block of Hollister Street, between San Fernando Mission Boulevard and South Maclay Avenue. The total parking provided for the project includes 34 proposed parking spaces (i.e., 10 on-site and 24 at the off-site parking facility at the 1136 Hollister Street).

The project applicant has also requested that the City consider approval of a modification of the C-1 zone property development standards pursuant to City Code Section 106-212, Subsections 5(a) and 5(c) to allow for 62 percent lot coverage and a modification of on-site parking requirements reducing total required parking by five (5) percent in order to provide a total of 34 parking spaces for the project.

Recommendation: Staff recommends that the Planning and Preservation Commission approve the proposed Modification of Variance 2013-04 and Development Standards Modification 2014-01, pursuant to Planning and Preservation Commission Resolution 2014-04 and the Conditions of Approval attached as Exhibit “A” to the resolution (Attachment 1).

If, in the future, you wish to challenge the items listed above in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Planning Commission at, or prior to, the public hearing. Decisions of Planning and Preservation Commission may be appealed to the City Council within 10 days following the final action.

8. **COMMISSION RE-ORGANIZATION**
9. **STAFF COMMUNICATIONS**
10. **COMMISSION COMMENTS**
11. **ADJOURNMENT**
May 6, 2014

Any public writings distributed to the Planning and Preservation Commission regarding any item on this regular meeting agenda will also be made available at the Community Development Department public counter at City Hall located at 117 Macneil Street, San Fernando, CA, 91340 during normal business hours. In addition, the City may also post such documents on the City's Web Site at www.sfcity.org.

In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services please call the Community Development Department office at (818) 898-1227 at least 48 hours prior to the meeting.