



**CITY OF SAN FERNANDO
COUNCIL CHAMBERS
PLANNING AND PRESERVATION COMMISSION AGENDA
SPECIAL MEETING
JUNE 23, 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
June 23, 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.

7. NEW BUSINESS

A: Subject: Zone Map Amendment 2014-001, Site Plan Review 2014-008, Variance 2014-001, Historic Designation, and Initial Study and Mitigated Negative Declaration

Location: 1140 and 1148 San Fernando Road, San Fernando, CA 91340

Applicant: Aszkenazy Development, Inc., 601 S. Brand Boulevard, 3rd Floor, San Fernando, CA 91340

Proposal: The proposed project involves the construction of a new four-story mixed-use development with three floors of residential totaling approximately 77,523 with 101 one-bedroom residential units and a first floor with approximately 17,455 square feet dedicated for street level retail/service uses at the subject property located at 1140-1148 San Fernando Road (the "Project"). The proposed 101 residential units would be designated as affordable to eligible low-income households. Parking for the Project will be provided by 108 on-site parking spaces including the construction of a subterranean parking facility and ground floor parking area. The Project site is

currently improved with the former J.C. Penney's Department Store (60,000 sq. ft.) and the former Bank of America ("Casanova") Building (9,179 sq. ft.). The Project site is approximately 35,000 square feet (175 feet by 200 feet) and is made up of two parcels that are 15,000 sq. ft. and 20,000 sq. ft., respectively. The subject property is located along the south side of the 1100 block of San Fernando Road between San Fernando Mission Boulevard and South Maclay Avenue, within the San Fernando Corridor Specific Plan SP-4 Zone (Downtown District/ San Fernando Mall Sub-District) & (Truman San Fernando District/Mixed Use Transition Sub-District).

The Project will require City approval of a zone map amendment inclusive of an ordinance adoption to allow the entire Project site to be under one zoning district (Downtown District) and one sub-district classification (San Fernando Mall Sub-District) as well as approval of a variance to deviate from the city's development standards to exceed the 50-foot maximum building height and encroach into the 15-foot required foot front and side setback for the upper residential floors. As part of the Project's approval the City will be considering designation of the J. C. Penney's building front façade as City historic resource. In accordance with the provisions of the California Environmental Quality Act, the City as the "Lead Agency" has determined that the proposed Project will not have a significant adverse impact on the environment with the implementation of specific mitigation measures and therefore intends to adopt a Mitigated Negative Declaration for the Project.

Recommendation: Staff recommends that the Planning and Preservation Commission:

1. Approve Variance 2014-001 and Site Plan Review 2014-008, pursuant to Planning and Preservation Commission Resolution 2014-06 and conditions of approval attached as Exhibit "A" to the resolution ("Attachment 1");
2. Adopt Planning and Preservation Commission Resolution 2014-07 ("Attachment 2") recommending to the City Council designation of the J. C. Penney's building front façade elevation facing San Fernando Road which includes character defining architectural features and appurtenances located at 1140 San Fernando Road as a city historic resource; and,
3. Adopt a "Resolution of Intention" recommending to the City Council approval of Zone Map Amendment 2014-001 and

adoption of the Initial Study and Mitigated Negative Declaration for the Project to the City Council, pursuant to Planning and Preservation Commission Resolution 2014-008 (“Attachment 3”).

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. STAFF COMMUNICATIONS

9. COMMISSION COMMENTS

10. ADJOURNMENT

July 1, 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.