



THE CITY OF SAN FERNANDO

PLANNING AND PRESERVATION COMMISSION

REGULAR MEETING NOTICE AND AGENDA

MARCH 6, 2018 - 6:30 P.M.

COUNCIL CHAMBERS
117 MACNEIL STREET
SAN FERNANDO, CA 91340

CALL TO ORDER

ROLL CALL

Chair Theale E. Haupt
Vice-Chair Alvin Durham, Jr.
Commissioner Yvonne G. Mejia
Commissioner Aida Montes
Commissioner Jennifer Perez-Helliwell

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

March 6, 2018

REORGANIZATION OF THE PLANNING AND PRESERVATION COMMISSION

- **CALLS FOR NOMINATIONS OF CHAIRPERSON**
- **CALLS FOR NOMINATIONS OF VICE-CHAIR**

PUBLIC STATEMENTS – WRITTEN/ORAL

There will be a three (3) minute limitation per each member of the audience who wishes to make comments relating to City Business. Anyone wishing to speak, please fill out a form located at the Council Chambers entrance and submit it to the Commission Chair. When addressing the Planning and Preservation Commission please speak into the microphone and voluntarily state your name and address.

CONSENT CALENDAR

Items on the Consent Calendar are considered routine and may be disposed of by a single motion to adopt staff recommendation. If the Planning and Preservation Commission wishes to discuss any item, it should first be removed from the Consent Calendar.

- 1) **Planning and Preservation Commission meeting minutes of October 24, 2017; and**
- 2) **Planning and Preservation Commission meeting minutes of December 12, 2017**

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CONTINUED BUSINESS

No items

NEW BUSINESS

- 3) **SUBJECT:** Request for a Determination of Public Convenience or Necessity
- LOCATION:** 911 San Fernando Road, San Fernando, CA 91340
- PROPOSAL:** The proposed “Project” is a request for a determination of public convenience or necessity in connection with the issuance of a license for the sale alcoholic beverages by the State of California Department of Alcoholic Beverage Control (ABC) at 911 San Fernando Road. Per City Code Section 106-180, whenever a request for a Determination of Public Convenience or Necessity is submitted to the City, the Planning and Preservation Commission shall make that determination and consider a prescribed set of criteria.
- APPLICANT:** Lee Rabun, CLR Enterprises, Inc. c/o the Truman House Tavern, Inc. – 420 S. San Pedro Street, Suite 225, Los Angeles, CA 90013
- RECOMMENDATION:** Staff recommends that the Planning and Preservation Commission approve Resolution No. 2018-001 making the Determination of Public Convenience or Necessity in connection with the issuance of a license by the Department of Alcoholic Beverage Control for the sale of alcoholic beverages at 911 San Fernando Road.
- 4) **SUBJECT:** Zone Text Amendment 2018-001 (ZTA 2018-001)
- LOCATION:** City of San Fernando – Citywide affecting all R-1 Single Family Residential Zones
- PROPOSAL:** Consideration of Zone Text Amendment 2018-001 recommending to the City Council Amending Section 106-6 (Definitions) of Article I (In General) of Chapter 106 (Zoning) to provide added clarification regarding the methodology for calculating lot area within R-1

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Residential Zones. The proposed zone text amendment would amend Sections 106-6 to state the following:

- a. Minimum lot size in the R-1 single family residential zone shall be 7,500 square feet; and
- b. Notwithstanding the definition of the term “lot area” as set forth under Section 106-6 of Article (In General) of Chapter 106 (Zoning) of the San Fernando Municipal Code, in computing the size of a lot in the R-1 single family residential zone, that portion of the width of all abutting street, alleys and/or highways which would revert to the lot if the street, highway were vacated may be assumed to be a portion to the lot. The methodology for computing lot area as set forth in the preceding sentence shall not be approval for purposes of any application or request to establish an accessory dwelling unit within the meaning of Section 106-358 (Regulation of Accessory Dwelling Units) of Division 2 (R-1 Single Family Residential Zone) of Article III (Zones) of chapter 106 (Zoning) of the San Fernando Municipal Code.

**Please note that upon consultation with the City Attorney, the Zoning Text Amendment is now proposed to City Code Section 106-6 (Definitions) of Article I (In General) of Chapter 106 (Zoning). In contrast, the Notice of Public Hearing published identified the proposed amendment instead in City Code Section 106-356 (Minimum Lot Size) of Division 2 (R-1 Single Family Residential Zone) of Article III (zones) of Chapter 106 (Zoning).*

APPLICANT:

City of San Fernando, (c/o Community Development Department), 117 Macneil Street, San Fernando, CA 91340

RECOMMENDATION:

Staff recommending the subsequent to the presentation and consideration of any public comment, the Planning and Preservation Commission approve Resolution No. 2018-002 recommending to the City Council:

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1. Adoption of the proposed Ordinance (Attachment No 2), “An Ordinance of the City Council of the City of San Fernando, California Amending Section 106-6 (Definitions of Article I (In General) of Chapter 106 (Zoning) of the San Fernando Municipal Code to provide added clarification regarding the methodology for calculating lot area within R-1 Residential Zones”; and
2. Affirm the City’s determination that the proposed Ordinance is not subject to CEQA pursuant to Section 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060 (c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly, and therefore no further environmental review is required.

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 and Preservation 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.

STAFF COMMUNICATIONS

None

COMMISSIONER COMMENTS

ADJOURNMENT

April 3, 2018

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting.

Signed and Posted: Date and time

Agendas and complete Agenda Packets (including staff reports and exhibits related to each item) are posted on the City’s Internet Web site (www.sfcity.org). These are also available for public reviewing prior to a meeting at the Community Development Department Public Counter. Any public writings distributed by the Planning and Preservation Commission to at least a majority of the Commissioners regarding any item on this regular meeting agenda will also be made available at the Community Development Department Public Counter 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/accommodation to attend or participate in this meeting, including auxiliary aids or services please call the Community Development Department at (818) 898-1227 at least 48 hours prior to the meeting.
