



# THE CITY OF SAN FERNANDO

## PLANNING AND PRESERVATION COMMISSION

### REGULAR MEETING NOTICE AND AGENDA

JANUARY 8, 2019 – 6:30 P.M.

COUNCIL CHAMBERS  
117 MACNEIL STREET  
SAN FERNANDO, CA 91340

#### **CALL TO ORDER**

#### **ROLL CALL**

Chair Alvin Durham, Jr.  
Commissioner Ivan Gonzalez  
Commissioner Yvonne G. Mejia  
Commissioner Aida Montes  
Commissioner Jennifer Perez-Helliwell

#### **PLEDGE OF ALLEGIANCE**

#### **APPROVAL OF AGENDA**

January 8, 2019

#### **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.

- **Approval of the Planning and Preservation Commission minutes of the December 4, 2018 meeting.**

# PLANNING AND PRESERVATION COMMISSION

Regular Meeting Notice and Agenda –January 8, 2019

---

## CONTINUED BUSINESS

- SUBJECT:** Conditional Use Permit 2018-007 (CUP 2018-007) and Site Plan Review 2018-048 (SPR 2018-048)
- LOCATION:** 1661 San Fernando Road, San Fernando, CA 91340
- PROPOSAL:** The proposed “Project” is a request for the approval of a Conditional Use Permit and Site Plan Review for the operation of a banquet hall within a 6,270 square foot commercial building which would provide approximately 4,096 square feet of banquet hall area within the Mixed-Use Corridor District of the San Fernando Corridors Specific Plan Zone. The project site is currently improved with another 7,723 square foot commercial building on a 30,000 square foot lot and is located on the northeastern corner of San Fernando Road and Meyer Street.
- APPLICANT:** Avetis Vardanyan – 12922 Strathern Street, North Hollywood, CA 91605
- RECOMMENDATION:** Staff recommends that the Planning and Preservation Commission approve Conditional Use Permit 2018-007 and Site Plan Review 2018-048, pursuant to Planning and Preservation Commission Resolution No. 2018-010 and the Conditions of Approval attached as Exhibit “A” in order to allow for the operation of a banquet hall within a 6,270 square foot commercial building which would provide approximately 4,096 square feet of banquet hall area within the Mixed-Use Corridor District (“MUC”) of the San Fernando Corridors Specific Plan Zone (“SP-5”).

## NEW BUSINESS

- 1) **SUBJECT:** Conditional Use Permit 2018-009 (CUP 2018-009) and Site Plan Review 2018-047 (SPR 2018-047)
- LOCATION:** 720 Jessie Street, San Fernando, CA 91340
- PROPOSAL:** The Proposed “Project” is a request for the approval of a Conditional Use Permit and Site Plan Review for the operation of a bus yard within a 48,937 square feet industrial building which would provide for the storage of

## PLANNING AND PRESERVATION COMMISSION

Regular Meeting Notice and Agenda –January 8, 2019

---

18 tour buses within the Limited Industrial Zone of the San Fernando Municipal Code.

**APPLICANT:** Ivan Lara – McCormick Compliance Consulting – o.b.o Big Bus Tours, 555 W. Fifth Street 35<sup>th</sup> Floor, Los Angeles, CA 90013

**RECOMMENDATION:** Staff recommends that the Planning and Preservation Commission approve Conditional Use Permit 2018-009 and Site Plan Review 2018-047, pursuant to Planning and Preservation Commission Resolution No. 2019-001 and the Conditions of Approval attached therein as Exhibit “A” in order to allow for the operation of a bus yard within a 48,937 square foot industrial building which would provide for the storage of 18 tour buses within the Limited Industrial Zone of the San Fernando Municipal Code (“M-1”).

2) **SUBJECT:** Conditional Use Permit 2018-008 (CUP 2018-008) and Site Plan Review 2018-050 (SPR 2018-050)

**LOCATION:** 1946 First Street, San Fernando, CA 91340

**PROPOSAL:** The proposed “Project” is a request for the approval of a Conditional Use Permit and Site Plan Review for the operation of an automotive town yard within an approximately 22,500 square foot lot within the Workplace Flex District of the San Fernando Corridors Specific Plan Zone.

**APPLICANT:** Hoving Galoudian – 9030 Norris Avenue, Sun Valley, CA 91352

**RECOMMENDATION:** Staff recommends that the Planning and Preservation Commission approve Conditional Use Permit 2018-008 and Site Plan Review 2018-050, pursuant to Planning and Preservation Commission Resolution No. 2019-002 and the Conditions of Approval attached as Exhibit “A” in order to allow for the operation of an automotive impound area within an approximately 22,500 square foot lot which would provide approximately 920 square feet of administrative office area within the Workplace

# PLANNING AND PRESERVATION COMMISSION

Regular Meeting Notice and Agenda –January 8, 2019

---

## Flex District of the San Fernando Corridors Specific Plan Zone (“SP-5”).

*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**

2019 Planning Commissioners Academy – The Westin Long Beach, March 6-8, 2019

### **COMMISSIONER COMMENTS**

### **ADJOURNMENT**

Tuesday, February 5, 2019

*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*

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*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](http://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](http://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.*

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