



# THE CITY OF SAN FERNANDO

## PLANNING AND PRESERVATION COMMISSION

### REGULAR MEETING NOTICE AND AGENDA

MARCH 5, 2019 – 6:30 P.M.

COUNCIL CHAMBERS  
117 MACNEIL STREET  
SAN FERNANDO, CA 91340

#### **CALL TO ORDER**

#### **OATH OF OFFICE**

Administration of Oath of Office for incoming Planning and Preservation Commissioner

#### **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**

March 5, 2019

#### **REORGANIZATION OF THE PLANNING AND PRESERVATION COMMISSION**

- **CALLS FOR NOMINATION OF CHAIRPERSON**
- **CALLS FOR NOMINATION OF VICE-CHAIRPERSON**

#### **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.

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- 1) **Approval of the January 8, 2019 Planning and Preservation Commission Meeting minutes**

## CONTINUED BUSINESS

None

## NEW BUSINESS

- 1) **SUBJECT:** Conditional Use Permit 2018-005 (CUP 2018-005)  
**LOCATION:** 12940 Foothill Boulevard #A, San Fernando, CA 91340  
(Assessor Identification Number: 2514-001-062)  
**PROPOSAL:** The proposed “Project” consists of a request for the approval of a Conditional Use Permit to allow for the on-site sale of beer and wine in a sit-down restaurant (License Type 47) within the C-2 Commercial Zone. The project site is located within a 1,600 square foot commercial building and is located on the southern side of Foothill Boulevard just east of North Maclay Avenue and West of Arroyo Avenue.  
**APPLICANT:** Kent Clark, on behalf of Crazy Goody Restaurant  
12940 Foothill Boulevard, #A, San Fernando, CA 91340  
**RECOMMENDATION:** It is recommended that the Planning and Preservation Commission:
  1. Open the public hearing to allow any audience member an opportunity to speak for or against the proposed project; and
  2. Continue the public hearing to the regularly schedule Planning and Preservation Commission Meeting of April 3, 2019 to allow the applicant additional time to work with staff on pending items.
- 2) **SUBJECT:** Conditional Use Permit 2018-002 (CUP 2018-002) and Planning Review 2018-012 (PR 2018-012)  
**LOCATION:** 621 North Maclay Avenue, San Fernando, CA 91340

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(Assessor Identification Number: 2518-031-005)

- PROPOSAL:** The proposed “Project” consists of a request for the approval of a Conditional Use Permit to entitle a legal non-conforming triplex residential development within the Maclay District of the San Fernando Corridors Specific Plan Zone.
- APPLICANT:** Fernando Garcia, 10146 Balboa Boulevard, Granada Hills, CA 91344
- RECOMMENDATION:** Staff recommends that the Planning and Preservation Commission approve Conditional Use Permit 2018-002 and Planning Review 2018-012, pursuant to Planning and Preservation Commission Resolution No. 2019-003 and the Conditions of Approval attached therein as Exhibit “A” in order to entitle a legal non-conforming triplex apartment development within the Maclay District of the San Fernando Corridors Specific Plan (SP-5) Zone.
- 3) **SUBJECT:** Zone Change 2018-002 (ZC 2018-002), Tentative Tract Map 2018-002 (TTM 2018-002), Conditional Use Permit 2018-006 (CUP 2018-006), and Site Plan Review 2015-019 (SPR 2015-019)
- LOCATION:** 1001 Glenoaks Boulevard, San Fernando, CA 91340  
(Assessor Identification Number: 2515-016-017)
- PROPOSAL:** The proposed “Project” consists of a request for approval of Zone Change, Tentative Tract Map, Conditional Use Permit, and Site Plan Review for the development of a six-unit condominium project within the existing C-1 Limited Commercial Zone which is proposing to change to Multiple Family R-2 Residential Planned Development (RPD) Zone.
- APPLICANT:** Bruce Partovi, P.O. Box 8312, Van Nuys, CA 91409
- RECOMMENDATION:** Staff recommends that subsequent to the presentation and consideration of any public comment, the Planning and Preservation Commission approve Resolution No. 2019-004 recommending to the City Council approval of Zone Change 2018-002 and Tentative Tract Map 2018-

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**002, and approving Conditional Use Permit 2018-006 and Site Plan Review 2015-019 which allows for a zone change from C-1 Limited Commercial to Multiple Family R-2 Residential Planned Development (RPD), the implementation of Tentative Tract Map for the development of six condominium townhomes, a Conditional Use Permit which would allow for the operation of a condominium development within the RPD Zone and a Site Plan Review, subject to the conditions of approval attached as “Exhibit A” to the resolution.**

*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**

Wednesday, April 3, 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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