



THE CITY OF SAN FERNANDO

PLANNING AND PRESERVATION COMMISSION

REGULAR MEETING NOTICE AND AGENDA

AUGUST 2, 2016 – 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 Kevin Beaulieu
Commissioner Anna M. Lopez
Commissioner Yvonne G. Mejia

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

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) REQUEST TO APPROVE THE MINUTES OF JUNE 7, 2016, PLANNING AND PRESERVATION COMMISSION MEETING.**

PLANNING AND PRESERVATION COMMISSION

Regular Meeting Notice and Agenda – AUGUST 2, 2016

NEW BUSINESS

2) **SUBJECT:** **ZONE TEXT AMENDMENT 2016-001: AMENDING CITY PARKING RATES FOR DENTAL AND MEDICAL CLINICS CITYWIDE**

APPLICANT: **CITY OF SAN FERNANDO, SAN FERNANDO, CA 91340**

PROPOSAL: **AMENDMENT OF THE SAN FERNANDO CITY CODE AND THE PARKING DEVELOPMENT STANDARDS IN THE SAN FERNANDO CORRIDORS SPECIFIC PLAN (SP-4 ZONE) IN ORDER TO ADOPT A UNIFORM SET OF PARKING REGULATIONS THAT APPLY TO ALL NEW PROPOSED MEDICAL AND DENTAL CLINICS.**

RECOMMENDATION: **IT IS RECOMMENDED THAT SUBSEQUENT TO STAFF’S PRESENTATION AND CONSIDERATION OF ANY PUBLIC COMMENTS, THE PLANNING AND PRESERVATION COMMISSION ADOPT THE ATTACHED RESOLUTION 2016-006 (ATTACHMENT NO. 1) RECOMMENDING TO THE CITY COUNCIL:**

- 1. ADOPTION OF THE PROPOSED ORDINANCE (ATTACHMENT NO. 2), “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN FERNANDO, CALIFORNIA AMENDING SECTION 106-822 OF DIVISION 3 (VEHICULAR PARKING) OF ARTICLE V (GENERAL DEVELOPMENT STANDARDS) OF CHAPTER 106 (ZONING) OF THE SAN FERNANDO CITY CODE AND AMENDING THE SAN FERNANDO CORRIDORS SPECIFIC PLAN, BOTH REGARDING PARKING RATES FOR DENTAL AND MEDICAL CLINICS”; AND,**
- 2. AFFIRM THE CITY’S DETERMINATION THAT THE PROPOSED ORDINANCE ESTABLISHING A UNIFORM PARKING REGULATION FOR DENTAL AND MEDICAL CLINICS CITYWIDE THAT RESULTS IN A PARKING RATIO OF ONE (1) ON-SITE PARKING SPACE REQUIRED FOR EVERY 150 SQUARE FEET OF GROSS FLOOR IN A NEW MEDICAL OR DENTAL CLINIC/FACILITY IN THE CITY IS EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES PURSUANT TO TITLE 14, SECTION 1506(b)(3) AND**

PLANNING AND PRESERVATION COMMISSION

Regular Meeting Notice and Agenda – AUGUST 2, 2016

15305 OF THE CALIFORNIA CODE OF REGULATIONS
AND THEREFORE NO FURTHER ENVIRONMENTAL
REVIEW IS REQUIRED.

3) **SUBJECT:** **CONDITIONAL USE PERMIT 2016-005 – 614 AND 620 CELIS
STREET, SAN FERNANDO, CA 91340**

APPLICANT: **CUCINA DELLA CUCINA (C/O KEVIN LUBUFF), P.O. BOX 32,
SAN FERNANDO, CA 91341**

PROPOSAL: **THE PROPOSED PROJECT IS A REQUEST FOR THE
APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW
FOR AN EXISTING WHOLESDALE FOOD MANUFACTURING
USE TO CONTINUE TO OPERATE AND EXPAND ITS
OPERATION VIA A 3,723 SQUARE FOOT ADDITION BY
DEEMING SAID USE SIMILAR AND COMPATIBLE TO
OTHER RETAIL SALES AND SERVICE COMMERCIAL USES
CONDITIONALLY PERMITTED WITHIN THE AUTO-
COMMERCIAL SUB-DISTRICT.**

**THE REQUEST OF A CONDITIONAL USE PERMIT WOULD
ALLOW THE MERGER OF TWO COMMERCIAL BUILDINGS
(3,204 SQ. FT. AND 4,172 SQ. FT. EACH) INTO ONE
BUILDING AND THE CONSTRUCTION OF A 3,273 SQ. FT.
ADDITION. THE ADDITIONAL SQUARE FOOTAGE WILL
ACCOMMODATE NEW OFFICES, STORAGE, FREEZER AND
COOLER SPACE. THE PROJECT SITE CONSISTS OF TWO
PROPERTIES MADE UP OF SEVEN (7), 25' X 100' LOTS,
TOTALING APPROXIMATELY 17,500 SQUARE FEET. THE
PROJECT SITE IS LOCATED AT THE SOUTH SIDE OF THE 600
BLOCK OF CELIS STREET BETWEEN WOLFSKILL STREET
AND FOX STREET, WITHIN THE TRUMAN/SAN FERNANDO
DISTRICT'S AUTO COMMERCIAL SUB-DISTRICT OF THE
SAN FERNANDO CORRIDORS SPECIFIC PLAN (SP-4) ZONE.**

RECOMMENDATION: **STAFF RECOMMENDS THAT THE PLANNING AND
PRESERVATION COMMISSION APPROVE CONDITIONAL
USE PERMIT 2016-005, TO ALLOW FOR AN EXISTING
WHOLESALE FOOD MANUFACTURING USE TO CONTINUE
TO OPERATE AND EXPAND ITS OPERATION VIA A 3,723
SQUARE FOOT ADDITION BY DEEMING SAID USE SIMILAR
AND COMPATIBLE TO OTHER RETAIL SALES AND SERVICE
COMMERCIAL USES CONDITIONALLY PERMITTED WITHIN**

PLANNING AND PRESERVATION COMMISSION

Regular Meeting Notice and Agenda – AUGUST 2, 2016

THE AUTO-COMMERCIAL SUB-DISTRICT FOR THE PROPERTY LOCATED AT 614 AND 620 CELIS STREET, PURSUANT TO PLANNING AND PRESERVATION COMMISSION RESOLUTION 2016-007 AND THE “CONDITIONS OF APPROVAL” ATTACHED AS EXHIBIT “A” TO THE RESOLUTION (ATTACHMENT NO. 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 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.

CONTINUED BUSINESS

None

STAFF COMMUNICATIONS

- Sales Tax Newsletter (provided under separate attachment)
- Request to place Commissioner Beaulieu’s prior request for an update on Housing Element and State requirements for transitional housing uses for discussion at the September 2016 commission meeting in order to focus City staff and City Attorney work to prepare a status report for commission consideration at a subsequent meeting.
- Update regarding Code Enforcement referrals

COMMISSIONER COMMENTS

ADJOURNMENT

September 6, 2016

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.

Fred Ramirez

Signed and Posted:

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.
