



SAN FERNANDO

PLANNING AND PRESERVATION COMMISSION REGULAR MEETING NOTICE AND AGENDA OCTOBER 4, 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

October 4, 2016

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.

NEW BUSINESS

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| 1) SUBJECT: | CONDITIONAL USE PERMIT 2016-004 – 421 and 425 PARK AVENUE, SAN FERNANDO, CA 91340 |
| APPLICANT: | STREET SIGN BREWERY COMPANY, 425 PARK AVENUE, SAN FERNANDO, CA 91340 |

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- PROPOSAL:** THE PROPOSED PROJECT IS A REQUEST FOR REVIEW AND APPROVAL OF CONDITIONAL USE PERMIT (CUP) 2016-004 (AMENDING PREVIOUSLY APPROVED CUP 2013-011) IN ORDER TO ALLOW AN EXISTING BEER MANUFACTURER/MICRO-BREWERY USE TO LOCATED AT 425 PARK AVENUE, EXPAND ITS MANUFACTURING, PRODUCTION, WHOLESALE/DISTRIBUTION, AND ON-SITE SALE OF CRAFT BEER.
- RECOMMENDATION:** STAFF RECOMMENDS THAT THE PLANNING AND PRESERVATION COMMISSION APPROVE CONDITIONAL USE PERMIT 2016-004, ALLOWING AN EXISTING BEER MANUFACTURER/MICRO-BREWERY USE LOCATED AT 425 PARK AVENUE, TO EXPAND ITS MANUFACTURING, PRODUCTION, WHOLESALE/DISTRIBUTION, AND ON-SITE SALE OF CRAFT BEER ACTIVITIES, PURSUANT TO PLANNING AND PRESERVATION COMMISSION RESOLUTION 2016-010 AND THE CONDITIONS OF APPROVAL ATTACHED AS EXHIBIT “A” TO THE RESOLUTION (ATTACHMENT NO. 1).
- 2) **SUBJECT:** UPDATE REGARDING VARIOUS HOUSING TYPES AND APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS
- APPLICANT:** CITY OF SAN FERNANDO, COMMUNITY DEVELOPMENT DEPARTMENT, 117 MACNEIL STREET, SAN FERNANDO, CA 91340
- PROPOSAL:** REVIEW OF EXISTING CITY ZONING REGULATIONS RELATED TO VARIOUS HOUSING TYPES CURRENTLY PERMITTED AND CONDITIONALLY PERMITTED IN THE CITY’S ZONING CODE AND REVIEW APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS THAT AFFECT THE CITY’S REVIEW AND PERMITTING OF SAID HOUSING TYPES.
- RECOMMENDATION:** STAFF RECOMMENDS THAT THE PLANNING AND PRESERVATION COMMISSION:
- A. REVIEW THE UPDATE REGARDING VARIOUS HOUSING TYPES AND APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS AND PROVIDE CITY PLANNING STAFF AND THE CITY ATTORNEY WITH DIRECTION ON ANY

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FURTHER ANALYSIS AND/OR PREPARATION OF A POSSIBLE CITY ZONING TEXT AMENDMENT; AND

B. IF DETERMINED THAT A ZONE TEXT AMENDMENT IS NEEDED, THEN ADOPT THE ATTACHED RESOLUTION OF INTENTION (ATTACHMENT NO. 1) DIRECTING CITY PLANNING STAFF AND THE CITY ATTORNEY TO BEGIN THE PREPARATION OF A DRAFT ORDINANCE AMENDING THE CITY'S ZONING ORDINANCE RELATED TO HOUSING TYPES AND APPLICABLE DEVELOPED STANDARDS.

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

None

COMMISSIONER COMMENTS

ADJOURNMENT

November 1, 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: (6:00 p.m.)

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.
