



**CITY OF SAN FERNANDO
COUNCIL CHAMBERS**

PLANNING AND PRESERVATION COMMISSION AGENDA

**August 3, 2010
Regular Meeting**

1. CALL TO ORDER

7:00 P.M.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Chairperson Cono “Bud” Rizzo, Vice-Chair Julie Cuellar, Commissioners, Antonio Lopez, Robert Montañez, and Mario Rodriguez

4. APPROVAL OF AGENDA

August 3, 2010

5. PUBLIC STATEMENTS

There will be a three (3) minute limitation per each member of the audience who wishes to make comments in order to provide a full opportunity to every person who wishes to address the Commission on community planning matters not pertaining to items on this agenda.

6. CONSENT CALENDAR

Items on the consent calendar are considered routine and may be acted on by a single motion to adopt the staff recommendation or report. If the Commission wishes to discuss any item, it should first be removed from the consent calendar.

- A. Approval of the minutes for the May 4, 2010 Planning and Preservation Commission meeting, and
- B. Approval of the minutes for the July 7, 2010 Planning and Preservation Commission meeting.

7. NEW BUSINESS

A: Subject: Mitigated Negative Declaration and Initial Study, Variance 2010-03 and Site Plan Review 2010-05

Location: 131 Park Avenue (APN's: 2519-020-017, 2519-020-30, 2519-020-031, 2519-020-034, and 2519-020-035)

Applicant: Aszkenazy Development, Inc., 601 S. Brand Blvd., 3rd Floor, San Fernando, CA 91340

Proposal: The proposed project involves the construction of a four-level, 62-unit multiple-family structure that includes 64 on-site covered parking spaces for residents and guests on an existing approximate 30,750 square feet site within the R-3 (Multiple Family) zone and within the Redevelopment Project Area No. 3. Forty-one of the proposed apartment units will be designated for

rent to low-income households while the remaining 21 units will be rented at market rates. The project will require approval of a Mitigated Negative Declaration and Initial Study, as well as variance from the city's applicable development standards for density, building setbacks, building lot coverage, private open space, landscape, and on-site parking requirements for similarly zoned R-3 property. In addition, a site plan review application will be reviewed by the Planning and Preservation Commission with a recommendation submitted to the Executive Director of the City of San Fernando Redevelopment Agency for their consideration.

Recommendation: Staff recommends that the Planning and Preservation Commission approve Mitigated Negative Declaration and Initial Study, Variance 2010-03 and recommend to the Executive Director of the Redevelopment Agency approval of Site Plan Review 2010-05, pursuant to Planning and Preservation Commission Resolution 2010-10 and conditions of approval attached as Exhibit "A".

B: Subject: Determination of General Plan Conformance: Vacation of a Portion of Truman Street Adjacent to 753 San Fernando Road.

Location: Portion of the Truman Street public right-of-way, southeast of Kittridge Street and adjacent to 753 San Fernando Road.

Applicant: City of San Fernando

Proposal: Determination of general plan conformance for the proposed vacation of a portion of the Truman Street public right-of-way, southeast of Kittridge Street and adjacent to 753 San Fernando Road.

Recommendation: Staff recommends that the Planning and Preservation Commission adopt Resolution 2010-08 (Attachment 1) finding that the proposed vacation of that portion of Truman Street as configured and shown in Exhibit "A" and described in the legal description included as Exhibit "B" of said Resolution conforms with the City of San Fernando General Plan.

C: Subject: Determination of General Plan Conformance: Sale of City-owned Parcels Adjacent to 2040 Glenoaks Boulevard.

Location: City parcels adjacent to 2040 Glenoaks Boulevard (APN: 2517-015-270 and 2517-015-900)

Applicant: City of San Fernando

Proposal: Determination of general plan conformance for the proposed sale of city-owned properties located adjacent to the Food-4-Less Supermarket commercial center located at 2040 Glenoaks Boulevard.

Recommendation: Staff recommends that the Planning and Preservation Commission adopt Resolution 2010-09 (Attachment 1) finding that the proposed sale of city-owned parcels adjacent to 2040 Glenoaks Boulevard as configured and shown as Exhibit "A" of said Resolution conforms to the City of San Fernando General Plan.

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 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.

8. STAFF COMMUNICATIONS

9. COMMISSION COMMENTS

10. ADJOURNMENT

Wednesday, September 8, 2010.

Any public writings distributed to the Planning and Preservation Commission regarding any item on this regular meeting agenda will also be made available at the Community Development Department public counter at City Hall 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 or accommodation to attend or participate in this meeting, including auxiliary aids or services please call the Community Development Department office at (818) 898-1227 at least 48 hours prior to the meeting.