



# SAN FERNANDO

## PLANNING AND PRESERVATION COMMISSION

### REGULAR MEETING NOTICE AND AGENDA

NOVEMBER 4, 2014 – 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 Yvonne G. Mejia  
Commissioner Rodolfo Salinas, Jr.

#### **PLEDGE OF ALLEGIANCE**

Chairperson Theale E. Haupt

#### **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.



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**PROPOSAL:**

A request for approval of Planning Review 2014-038 to allow the operation of an artist studio, including drawing, painting and art lessons at 451 S. Brand Boulevard based on the Planning and Preservation Commission's land use determination that "studios, including design professional and artist studios (all media), recording studios, television, movie, and media arts productions studios, photography studios, post-production studios, dance, exercise and martial arts studios", which includes the proposed art studio use that provides art lessons, are similar to and no more objectionable than the primary service use and other permitted uses within the C-1 (Limited Commercial) zone.

**RECOMMENDATION:**

Staff recommends that the Planning and Preservation Commission approve Planning Review 2014-038, authorizing the operation of an artist studio, including drawing, painting and art lessons at 451 S. Brand Boulevard based on the Commission's land use determination that "studios, including design professional and artist studios (all media), recording studios, television, movie and media arts productions studios, photography studios, post-production studios, dance, exercise and martial arts studios", which includes the proposed art studio use that provides for art lessons, are similar to and no more objectionable than the primary service use and other permitted uses within the C-1 (Limited Commercial) zone, pursuant to Planning and Preservation Commission Resolution 2014-13 (Attachment 1), including the conditions of approval noted therein as Exhibit "A".

*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.*

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## CONTINUED BUSINESS

None

## STAFF COMMUNICATIONS

- Update regarding upcoming Community Workshop (11-19-2014) for TOD Overlay Zone Project
- East San Fernando Valley Transit Corridor Project Community Meeting (11-06-2014)

## COMMISSIONER COMMENTS

## ADJOURNMENT

December 2, 2014

*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: October 30, 2014 (5:16 p.m.)*

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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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