



**CITY OF SAN FERNANDO
COUNCIL CHAMBERS**

**PLANNING AND PRESERVATION COMMISSION AGENDA
December 28, 2010
Special 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

December 28, 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. If the Commission wishes to discuss any item, it should first be removed from the consent calendar.

A. Approval of the minutes for the August 17, 2010 Planning and Preservation Commission meeting; and

B. Approval of the minutes for the September 8, 2010 Planning and Preservation Commission meeting

7. NEW BUSINESS

A: Subject: Mitigated Negative Declaration and Initial Study, Variance 2010-05, and Site Plan Review 2010-17

Location: 208 Jessie Street and 202 Jessie Street, San Fernando, CA

Applicant: Park Properties, LLC, 601 S. Brand Blvd., 3rd Floor, San Fernando, CA 91340

Proposal: The proposed project involves the construction of a new 20 unit residential development at 208 Jessie Street that will integrate with an existing eight unit senior apartment complex located on the adjacent property at 202 Jessie Street. The project site is located within the R-3 (Multiple Family) Zone and within Redevelopment Project Area No. 3. Nineteen of the proposed apartment units will be reserved for rent to very low-income senior households and one unit will be occupied by the manager of the apartment complex. The project will require approval of

a Mitigated Negative Declaration and Initial Study, as well as a variance from the city's applicable R-3 Zone development standards for density, building setbacks, building lot coverage, open space, and on-site parking. In addition, the site plan review application for the project will be reviewed by the Planning and Preservation Commission in order to make a recommendation on the project to the Executive Director of the City of San Fernando Redevelopment Agency.

Recommendation: Staff recommends that the Planning and Preservation Commission approve the Mitigated Negative Declaration and Initial Study, approve Variance 2010-05, and recommend approval of Site Plan Review 2010-17 to the Executive Director of the Redevelopment Agency, all pursuant to approval of Planning and Preservation Commission Resolution 2010-13 and 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 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**

January 4, 2011

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.