



**CITY OF SAN FERNANDO
COUNCIL CHAMBERS
PLANNING AND PRESERVATION COMMISSION AGENDA
MAY 6, 2014**

1. CALL TO ORDER

7:00 P.M.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Chairperson Theale Haupt, Vice-chair Alvin Durham, Commissioners, Kevin Beaulieu, Yvonne G. Mejia, and Rodolfo Salinas, Jr.

4. APPROVAL OF AGENDA

May 6, 2014

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.

- Planning and Preservation Commission minutes of the February 4, 2014 meeting

7. NEW BUSINESS

A: Subject: Conditional Use Permit 2014-01 and Modification of Variance 1995-02

Location: 1242 Pico Street, San Fernando, CA 91340

Applicant: Janelle P. Williams Land Use Services (on behalf of Carrillo's Tortilleria), 2418 Honolulu Avenue, Unit B, Montrose, CA 91020

Proposal: The proposed project is a request for review and approval of a conditional use permit to allow an existing restaurant to sell beer and wine for on-site and off-site consumption. Pursuant to Code Sections 106-176, et al., sale of beer and wine for on-site or off-site consumption required the Planning and Preservation Commission's approval of a conditional use permit. The restaurant currently has a legal non-conforming entitlement to sell beer and wine for off-site consumption as the use was established at the C-2 (Commercial) zoned property as a permitted use prior to the City's 1985 Comprehensive zone code

update (City Ordinance No. 1270; Adopted September 30, 1985). The 1985 zone code update required all future applicants seeking to sell alcoholic beverages for on-site or off-site consumption to obtain approval by City's Planning and Preservation Commission of a conditional use permit. Furthermore, the project includes a request to modify Variance 1995-02, which was previously approved by the City to allow a reduction in the required minimum number of on-site parking spaces from 10 to 6 (City Code Section 106-822(c)(2)). The current proposal would modify the existing variance to allow three of the six on-site parking spaces to be designed in a tandem parking configuration (City Code Section 106-832). The project site is an approximate 7,275 square foot lot improved with an approximate 5,066 square foot commercial building located at 1242 Pico Street; at the southeast corner of Pico Street and Kalisher Street within the City's C-2 (Commercial) zone.

Recommendation: Staff recommends that the Planning and Preservation Commission approve Conditional Use Permit 2014-01, to allow for the ancillary sale and the on-site consumption of alcoholic beverages in conjunction with the operation of Carrillo's Tortilleria, a bona fide public eating place located at 1242 Pico Street and approve a request to modify Variance 1995-02, which was previously approved to allow a reduction in the required minimum number of on-site parking spaces from 10 to 6 to now allow three of the on-site spaces to be designed in a tandem parking configuration, pursuant to Planning and Preservation Commission Resolution 2014-05 and the conditions of approval attached as Exhibit "A" to the resolution (Attachment 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 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**

June 3, 2014

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.