



**CITY OF SAN FERNANDO
COUNCIL CHAMBERS**

PLANNING AND PRESERVATION COMMISSION AGENDA

Regular Meeting

February 1, 2011

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

February 1, 2011

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. NEW BUSINESS

A. Approval of the minutes of the Planning and Preservation Commission of December 28, 2010. (*Note: Minutes will be provided under separate cover at the Planning and Preservation Commission Meeting.*)

7.

A: Subject: Variance 2011-01 (VAR 2011-01) and Site Plan Review 2011-01 (SPR 2011-01)

Location: 112 N. Alexander Street, San Fernando, CA 91340

Applicant: San Fernando First Street, LLC (C/o Aszkenazy Development, Inc.), 601 S. Brand Blvd., 3rd Floor, San Fernando, CA 91340

Proposal: A proposal to construct 15 dwelling units of non-age-restricted affordable housing. The dwelling units will be available for rent by persons whose income is less than 50 percent of the region's median income and who are veterans of the United States Armed Forces. The proposed structure is an approximate 20,670 square foot three-story multiple-family apartment building with a parking garage for 16 vehicles on the first floor and the dwelling units located on the upper floors. The project site is an approximate 10,687 square foot vacant lot comprised of two parcels within the R-3 (Multiple Family) zone and Redevelopment Project Area No. 3. The applicant is requesting approval of a variance from the city's applicable development

standards for density, building setbacks, building lot coverage, common and usable open space, and on-site parking.

Recommendation: Staff recommends that the Planning and Preservation commission approve Variance 2011-01, and recommend to the Executive Director of the Redevelopment Agency approval of Site Plan Review 2011-01, pursuant to Planning and Preservation Commission Resolution 2011-01 and conditions of approval attached as Exhibit “A” to the resolution (Attachment 1).

B: Subject: Variance 2011-02, Lot Line Adjustment 2011-02, and Site Plan Review 2011-02 (*previously referenced as Variance 2010-06, Lot Line Adjustment 2010-01, and Site Plan Review 2010-11*)

Location: 2010 Glenoaks Boulevard, San Fernando, CA 91340

Applicant: PK Architecture, 5126 Clareton Drive, Agoura Hills, CA 91301 and Alliance engineering, 2248 Faraday Avenue, Carlsbad, CA 92008

Proposal: The proposed project is to construct an approximate 2,799 square foot addition to an existing commercial building located at 2010 Glenoaks Boulevard. The project includes other improvements to the existing buildings and landscaping in the commercial center, and the total amount of available parking spaces will be increased. The applicant is also requesting the approval of a variance per city regulations to allow for shared parking among businesses on different lots within the commercial center.

Along with the commercial building addition, a proposed lot line adjustment to modify the legal boundaries of parcels 2517-015-035 and 2517-015-900 is being reviewed. The entire project site covers an area of approximately 117,000 square feet located along the 2000 block of Glenoaks Boulevard, between Hubbard Street and Lazard Street, within the C-2 (Commercial) zone.

Recommendation: Staff recommends that the Planning and Preservation Commission approve Variance 2011-02, Lot Line Adjustment 2011-01, Site Plan Review 2011-02 pursuant to Planning and Preservation Commission Resolution 2011-02 and conditions of approval attached as Exhibit “A” to the resolution (Attachment 1).

C: Subject: Determination of General Plan Conformance: Sale of City-owned Parcels

Location: 519 South Brand Boulevard and 1211 First Street, San Fernando, CA 91340

Applicant: City of San Fernando

Recommendation: Staff recommends that the Planning and Preservation Commission adopt Resolution 2011-03 (attachment 1) finding that the potential sale of city-owned parcels at 519 South Brand Boulevard and 1211 First Street as configured and as shown as Resolution Exhibits “A” and “B”, respectively, 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**
March 1, 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.