



**CITY OF SAN FERNANDO  
COUNCIL CHAMBERS  
PLANNING AND PRESERVATION COMMISSION AGENDA  
Regular Meeting  
April 5, 2011**

1. **CALL TO ORDER**  
7:00 P.M.
2. **PLEDGE OF ALLEGIANCE**
3. **NEW COMMISSIONERS OATH OF OFFICE**  
Alvin F. Durham, Jr. and Jose Ruelas
4. **ROLL CALL**  
Vice-Chair Julie Cuellar, Commissioners, Alvin F. Durham, Robert Montañez, Mario Rodriguez, and Jose Ruelas
5. **APPROVAL OF AGENDA**  
April 5, 2011
6. **COMMISSION REORGANIZATION**  
Nominations for Chairperson and Vice-chair
7. **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.
8. **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 December 28, 2010 Planning and Preservation Commission meeting; and
  - B. Approval of the minutes for the February 1, 2011, Planning and Preservation Commission meeting.
9.
  - A: **Subject:** **Conditional Use Permit 2011-01 (CUP 2011-01) and Variance 2011-03 (VAR 2011-03)**  
  
**Location:** **603 San Fernando Road, San Fernando, CA**  
  
**Applicant:** **Aszkenazy Development, Inc., 601 South Brand Boulevard, San Fernando, CA**  
  
**Proposal:** **Request modification of a previously approved conditional use permit (CUP 2009-01) to also allow for the operation of administrative, professional and government offices, and workplace studios as conditionally permitted uses per Section 2.8 (A) of the San Fernando Corridors Specific Plan (the**

**“Specific Plan”**), as well as a determination from the Planning and Preservation Commission that medical uses are similar and compatible uses to those conditionally permitted uses in the zoning district and that these meet the purpose and intent of the Auto Commercial Sub-District and of the Specific Plan, pursuant to Specific Plan Code Section 2.8 (C). In addition, the project applicant is requesting a variance from City Code Section 106-832(a) regarding applicable parking lot design standards in order to allow for tandem parking to meet a portion of the on-site parking requirement specifically associated with the operation of future medical uses. The project is also located within San Fernando Redevelopment Project Area No.2.

**Recommendation:** Staff recommends that the Planning and Preservation Commission: 1) approve Conditional Use Permit 2011-01, a modification of a previously approved conditional use permit (CUP 2009-01) to also allow for the operation of administrative, professional and government offices, and workplace studios as conditionally permitted uses per Section 2.8 (A) of the San Fernando Corridors Specific Plan (the “Specific Plan”); 2) make a determination that medical uses are similar and compatible to those uses conditionally permitted in the zoning district and that these uses meet the purpose and intent of the Auto Commercial Sub-District and of the Specific Plan, pursuant to Specific Plan Code Section 2.8 (C); 3) approval a variance from City Code Section 106-832(a), regarding applicable parking lot design standards, in order to allow for tandem parking to meet a portion of the on-site parking requirement specifically associated with the operation of future medical uses; all of the above pursuant to Planning and Preservation Commission Resolution 2011-04 and 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.

10. **STAFF COMMUNICATIONS**

11. **COMMISSION COMMENTS**

12. **ADJOURNMENT**

April 26, 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](http://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.*