



**CITY OF SAN FERNANDO
COUNCIL CHAMBERS**

PLANNING AND PRESERVATION COMMISSION AGENDA

Special Meeting

April 26, 2011

1. CALL TO ORDER

7:00 P.M.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Chairperson Julie Cuellar, Vice-chair Mario Rodriguez, Commissioners, Alvin F. Durham Jr., Robert Montañez, and Jose Ruelas

4. APPROVAL OF AGENDA

April 26, 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. 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 Planning and Preservation Commission Special Meeting Minutes of February 8, 2011

7. NEW BUSINESS

A: Subject: Mitigated Negative Declaration and Initial Study, Site Plan Review 2011-03 (SPR 2011-03), Conditional Use Permit 2011-03 (CUP 2011-03), and Variance 2011-04 (VAR 2011-04)

Location: 700 and 753 San Fernando Road, 726 Celis Street, and 721 Pico Street, San Fernando, CA 91340

Applicant: Aszkenazy Development, Inc., 601 South Brand Boulevard, San Fernando, CA 91340

Proposal: The project proposal involves the adaptive reuse of a former automotive dealership and the construction of either a 92,560 square foot (single-story) or a 105,623 square foot (partially two-story) commercial development with 449 parking spaces located on-site and on-street. The proposed uses for the project include repair, service commercial, medical, and office occupancies. The project site is comprised of 12 parcels totaling approximately 5.58 acres of land that span three city blocks.

The properties identified as part of the project are located on: Truman Street and San Fernando Road between Kittridge Street and Wolfskill Street, San Fernando Road and Celis Street between Chatsworth Drive and Wolfskill Street, and Celis Street and Pico Street between Chatsworth Drive and Wolfskill Street. Properties located along Truman Street, San Fernando Road and Celis Street are located within the Truman/San Fernando District of the SP-4 (Corridors Specific Plan) zone. Properties located along Pico Street are within the R-2 (Multiple-Family Residential) zone. The project site is also within Redevelopment Project Area No. 2.

Recommendation: Staff recommends that the Planning and Preservation Commission adopt a Mitigated Negative Declaration for the project and approve Site Plan Review 2011-03, Conditional Use Permit 2011-03, and Variance 2011-04, pursuant to Planning and Preservation Commission Resolution 2011-05 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.

8. **STAFF COMMUNICATIONS**

9. **COMMISSION COMMENTS**

10. **ADJOURNMENT**
May 3, 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.