



**CITY OF SAN FERNANDO  
PLANNING AND PRESERVATION COMMISSION  
COUNCIL CHAMBERS  
SPECIAL MEETING  
JUNE 18, 2013**

**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**

June 18, 2013

**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.

- Approval of the Planning and Preservation Commission meeting minutes for June 4, 2013
- Approval of Planning and Preservation Commission Resolution No. 2013-03.

**7. NEW BUSINESS**

**A: Subject: Conditional Use Permit 2013-04 (CUP 2013-04) and Variance 2013-03 (VAR 2013-03)**

**Location: 732 Mott Street/700 Chatsworth Drive, San Fernando, CA**

**Applicant: Mission Community Hospital, 14850 Roscoe Boulevard, Panorama City, CA 91402**

**Proposal: The project proposal is a request to allow modification of an existing conditional use permit for the continued operation of a community health and education facility in the existing building formerly occupied by Mission Community Hospital at 732 Mott Street. Pursuant to City Code Section 106-353(4), the proposed changes to the previously city-approved health and education facility (a hospital type use) requires Planning and Preservation Commission approval of a conditional use permit. The project**

includes proposed changes to the previously approved exterior façade and landscaping improvements along the Chatsworth Drive and Mott Street building frontages for the existing approximate 28,390 square feet single-story building. In addition, the project is requesting a variance from the city's development standards to allow trellis structures to be built within the required front yard setback along Chatsworth Drive and to deviate from the city parking regulations by providing less than the required landscaping area within existing nonresidential parking facilities and to allow for tandem parking. The project site covers approximately 60,350 square feet located within the R-1 (Single-Family Residential) zone.

**Recommendation:**      **Staff recommends that the Planning Commission:**

1. **Approve Conditional Use Permit 2013-04, allowing for the continued operation of a community health and education facility within an existing approximately 28,390 square feet single story building with the proposed façade and landscaping improvements in the R-1 (Single Family Residential) zone pursuant to the findings and conditions of approval as noted in Planning and Preservation Commission Resolution 2013-04.**
2. **Approve Variance 2013-03 to allow the two proposed trellis structures to encroach 11.5 and 19 feet into the required front yard setback along Chatsworth Drive, provide less than the required landscaping within the existing parking facilities, and allow for tandem parking within on-site Parking Lot No. 3 located along Woodworth Street, pursuant to findings and conditions of approval as noted in Planning and Preservation Commission Resolution 2013-04.**

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**  
July 2, 2013

*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.*