



**CITY OF SAN FERNANDO
COUNCIL CHAMBERS
PLANNING AND PRESERVATION COMMISSION AGENDA
NOVEMBER 5, 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

November 5, 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.

- Planning and Preservation Commission minutes of the August 20, 2013 meeting; and
- Planning and Preservation Commission minutes of the September 10, 2013

7. NEW BUSINESS

A: Subject: Conditional Use Permit 2013-10

Location: 603 San Fernando Road, San Fernando, CA

Applicant: Tricolor Auto Group, 545 E. John Carpenter Freeway, Suite 1900, Irving, Texas 75062 and Aszkenazy Development Inc., 601 South Brand Blvd, 3rd Floor, San Fernando, CA 91340

Proposal: Request for review and approval of a conditional use permit (CUP) application to modify a previously approved CUP 2011-01 allow for the operation of a used automobile dealership with a minimum floor area of 7,500 square feet within an existing 13,785-square-foot commercial building formerly used as new automobile dealership located at 603 San Fernando Road. The subject property is an approximate 63,587-square-foot lot located along the 600 block of San Fernando Road,

between Fox Street and Wolfskill Street, within the Truman-San Fernando District (Auto Commercial Sub-District) of the SP-4 (Corridor Specific Plan) zone. Approval of the proposed used automobile dealership is being requested by the applicant pursuant to Section 2.8(C) of the development standards for the Auto Commercial Sub-District. The CUP application also includes a request for the Planning and Preservation Commission to consider the proposed used automobile dealership with a minimum floor area of 7,500 square feet as a use that is similar and compatible to those uses conditionally permitted in the Sub-District.

Recommendation:

Staff recommends that the Planning and Preservation Commission:

1. Approve Conditional Use Permit 2013-10, a modification of a previously approved conditional use Permit (CUP 2011-01) to allow for the operation of a used automobile dealership within an existing 13,785-square-foot commercial building formerly used a new automobile dealership located at 603 San Fernando Road, within the Truman-San Fernando District (Auto Commercial Sub-District) of the SP-4 (Corridors Specific Plan) zone;
2. Determine that a used automobile dealership use with a minimum floor area of 7,500 square feet is similar and compatible to the uses that are conditionally permitted in the zoning district and meet the purpose and intent of the Auto Commercial Sub-District and of the Specific Plan Code Section 2.8(C); and,
3. Approve all of the above, pursuant to Planning and Preservation Commission Resolution 2013-11 and the Conditions of Approval attached as Exhibit "A" to the resolution (Attachment No.1).

B: Subject:

Conditional Use Permit 2013-09 (RE: Site Plan Review 2013-13)

Location:

1201 Arroyo Avenue, San Fernando, CA and 13055 West Arroyo Street, Los Angeles, CA 91340

Applicant:

Brett Warner, 1520 Ventura Boulevard, #100, Sherman Oaks, CA 91401

Proposal: The proposed project is a request for review and approval of a conditional use permit (CUP) application to allow for the storage, distribution, and warehousing uses to be established at the subject property as part of the development of a new 72,208-square-foot industrial building with 66 parking spaces. The subject property is an approximate 2.84-acre site comprised of two parcels (one parcel is located in the City of San Fernando and one in the City of Los Angeles) located on the northerly corner of Arroyo Avenue and Eighth Street.

Recommendation: Staff recommends that the Planning and Preservation Commission approve Conditional Use Permit 2013-09 pursuant to Planning and Preservation Commission Resolution 2013-12 and the Conditions of Approval attached as Exhibit “A” to the resolution (Attachment 1).

C: Subject: Determination of General Plan Conformance

Locations: City-owned properties at 1211 First Street (old fire station), and at 732 Mott Street, 700 and 713 Chatsworth Drive (Mission Community Hospital facility)

Applicant: City of San Fernando

Proposal: The purpose of this analysis is to document how the potential sale of city-owned properties are in conformance with the City of San Fernando General Plan.

Recommendation: Staff recommends that the Planning and Preservation Commission:

1. Adopt Resolution 2013-13 (Attachment 1) finding that the potential sale of city-owned property at 1211 First Street (old fire station site) as configured and shown as Resolution’s Exhibit “A”, conforms to the City of San Fernando General Plan; and
2. Adopt Resolution 2013-14 (Attachment 2) finding that the potential sale of city-owned properties at 732 Mott Street, 700 and 713 Chatsworth Drive (Mission Community Hospital facility) as configured and shown as Resolution’s Exhibit “A”, 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

December 5, 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.

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.