



**CITY OF SAN FERNANDO
COUNCIL CHAMBERS
NOVEMBER 19, 2013**

**PLANNING AND PRESERVATION COMMISSION AGENDA
SPECIAL MEETING**

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 19, 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.

- None.

7. NEW BUSINESS

A: Subject: Variance 2013-01 (Modification of Variance 2010-03)

Location: 131-133 Park Avenue, San Fernando, CA 91340

Applicant: Aszkenazy Development, Inc., 601 S. Brand Blvd. 3rd. Floor, San Fernando, CA 91340

Proposal: The proposed project involves modification of a previously approved variance in order to deviate from the City's fence and wall requirements, landscape standards, and building setback requirements for the San Fernando Community Housing Project at 131-133 Park Avenue. The subject property is an approximate 30,756-square-foot through lot with street frontages along Jessie Street and Park Avenue. The subject property is located along the southerly portion of the 100 block of Jessie Street and the northerly portion of the 100 block of Park Avenue, within the R-3 (Multiple Family) zone.

The request variances would allow a perimeter block wall and wrought iron style fence structures to be constructed within the required front yard setback area along Jessie Street that exceeds the City's fence and wall regulations as it pertains to the 3-foot maximum height and amount of solid surface area coverage that is permitted for walls and fences within the city's residential zones. The proposed maximum height of the block wall is an approximate 4 feet and the wrought iron style fence height is an approximate 7.3 feet. The additional variance request within the front setback along Jessie Street includes the installation of artificial turf in lieu of live landscaping. Along the Park Avenue front setback, the project includes a request to allow the building structure to encroach into the previously approved 2-foot and 5-foot front setbacks by an additional 7.2 inches and 3 inches respectively.

Recommendation: Staff recommends that the Planning and Preservation Commission approve the Variance 2013-01, modification of a previously approved Variance 2010-03 in order to deviate from the City's fence and wall requirements, landscape standards, and building setback requirements for the San Fernando Community Housing Project at 131-133 Park Avenue, pursuant to Planning and Preservation Resolution 2013-15 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**

December 3, 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.