



**CITY OF SAN FERNANDO
COUNCIL CHAMBERS**

PLANNING AND PRESERVATION COMMISSION AGENDA

December 6, 2011

Regular Meeting

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, Robert Montañez, and Jose Ruelas

4. APPROVAL OF AGENDA

December 6, 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 to adopt the staff recommendation or report. If the Commission wishes to discuss any item, it should first be removed from the consent calendar.

- A. Approval of the Planning and Preservation Commission minutes of the November 1, 2011 meeting.

7. NEW BUSINESS

A: Subject: Site Plan Review 2011-04 and Variance 2011-07

Location: 774 North Maclay Avenue, San Fernando, CA 91340

Applicant: Fawzy Tadros, 3009 Trudi Lane, Burbank, CA 91504

Proposal: The proposed project is a request to construct an approximately 1,800 square foot commercial building for use as a dental office with an ancillary pharmacy use at a vacant lot. The applicant is requesting the approval of a variance to provide a two-foot front setback and a 10-foot driveway for vehicles to access the proposed parking facilities at the rear of the property. The project site is an approximately 6,720 square foot lot located along the 700 block of North Maclay Avenue, between Glenoaks Boulevard and De Haven Street, within the Maclay District of the SP-4 (Corridor Specific Plan) zone.

Recommendation: Staff recommends that the Planning and Preservation Commission approve Variance 2011-07 and Site Plan Review 2001-04, pursuant to Planning and Preservation Commission Resolution 2011-10 and conditions of approval attached as Exhibit “A” to the resolution (Attachment 1).

B. Subject: Affordable Housing Initiatives Update

Location: City of San Fernando

Presentation: Staff will present the Affordable Housing Initiatives Update requesting that the Planning and Preservation Commission provide staff with input regarding a proposed amendment to the City’s zoning and development standard for an affordable housing density bonus ordinance, as a first step in an effort to facilitate the development of various types of housing for all economic segments of the community.

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
Wednesday, January 4, 2012

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.