



**CITY OF SAN FERNANDO  
COUNCIL CHAMBERS**

**PLANNING AND PRESERVATION COMMISSION AGENDA**

**Regular Meeting  
March 6, 2012**

**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 and Jose Ruelas

**4. APPROVAL OF AGENDA**

March 6, 2012

**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 Special Meeting of January 18, 2012

**7. NEW BUSINESS**

<b>A:</b>	<b>Subject:</b>	<b>General Plan Amendment 2012-01, Zone Change 2012-01, Lot Line Adjustment 2012-01, Site Plan Review 2012-01, Initial Study and Mitigated Negative Declaration</b>
	<b>Location:</b>	<b>1501, 1529, and 1601 First Street and 112, 116, and 124 Harding Avenue, San Fernando, CA 91340</b>
	<b>Applicant:</b>	<b>Aszkenazy Development, Inc., 601 S. Brand Blvd., 3<sup>rd</sup> Floor, San Fernando, CA 91340</b>
	<b>Proposal:</b>	<b>The proposed development consists of two neighboring affordable housing projects (the "Project") consisting of a total of 113 dwelling units. The proposed Project would require a general plan map amendment and zone change to convert industrially zoned property along Harding Avenue to high density residentially zoned property. Each project site will be developed with a 45-foot, four-story building with a parking garage located on the first floor. Phase 1 of the Project at 1501</b>

and 1529 First Street will be developed with an 84-unit multi-family housing project with parking on-site for 112 vehicles within a first-floor garage. Phase 2 of the Project at 112, 116, and 124 Harding Avenue will developed with a 29-unit multi-family housing project with parking on-site for 40 vehicles within a first-floor garage. The project sites are located along Harding Avenue, between First Street and Second Street.

Recommendation: **Staff recommends that the Planning and Preservation Commission recommend approval of General Plan Amendment 2012-01, Zone Change 2012-01, and Site Plan Review 2012-01 and recommend adoption of Initial Study and Mitigated Negative Declaration for the project to the City Council, pursuant to Planning and Preservation Commission Resolution 2012-03 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**

April 3, 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](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.*