



**CITY OF SAN FERNANDO
COUNCIL CHAMBERS**

PLANNING AND PRESERVATION COMMISSION AGENDA

**July 3, 2012
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 and Jose Ruelas

4. APPROVAL OF AGENDA

July 3, 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 for June 5, 2012 meeting (to be provided under separate cover).

7. NEW BUSINESS

A: Subject: Mitigated Negative Declaration and Initial Study, Conditional Use Permit 2012-01 and 2012-02, Variance 2012-01, and Site Plan Review 2011-06

**Location: “Santa Rosa Improvement Project”
668 South Workman Street and 1304 Hollister Street, San Fernando, CA 91340
(Los Angeles County Assessors’ Parcel Numbers: 2521-037-001 and 002 and 2521-012-025)**

Applicant: Cuningham Group Architecture (c/o: Santa Rosa Catholic Church), 4056 Del Rey Avenue, Marina Del Rey, CA 90292

Proposal: The proposed project consists of the demolition of an existing 6,875-square-foot assembly hall and the construction of a new

7,856-square foot assembly hall and pre-kindergarten building at 668 South Workman Street. The project would also utilize a satellite facility located at 1304 Hollister Street as a temporary pre-kindergarten/daycare facility while the construction of the proposed assembly hall and pre-kindergarten is completed at 668 South Workman Street. The primary project site at 668 South Workman Street is located along the 600 block of South Workman Street and is bound by South Workman Street to the northwest, Kalisher Street to the southeast, Griffith Street to the northeast, and Mott Street to the southwest. Additionally, the satellite facility at 1304 Hollister Street is located along the 1300 block of Hollister Street, between South Workman Street and Kalisher Street

Recommendation: Staff recommends that the Planning and Preservation Commission:

1) Adopt a Mitigated Negative Declaration for the proposed Santa Rosa Improvements Project at 668 South Workman Street and 1304 Hollister Street pursuant to Planning and Preservation Commission Resolution 2012-05 and the conditions of approval attached as Exhibit “A”: Initial Study and Mitigated Negative Declaration (Attachment 1);

2) Approve Conditional Use Permit 2012-01, Variance 2012-01, and site Plan Review 2011-06, pursuant to Planning and Preservation Commission Resolution 2012-06 and the conditions of approval attached as Exhibit “A” to the resolution (Attachment 2), and;

3) Approve Conditional Use Permit 2012- 02, pursuant to Planning and Preservation Commission Resolution 2012-07 and the conditions of approval attaches as Exhibit “A” to the resolution (Attachment 3).

B: Subject: Conditional Use Permit 2012-03 and Site Plan Review 2012-02

**Location: 803 Truman Street, San Fernando, CA 91340
(Los Angeles County Assessor’s Parcel Number 2522-016-001)**

Applicant: Progetti, Inc., 1505 S. La Cienega Blvd., Los Angeles, CA 90035

Proposal: The proposed project is to construct a new 8,760-square foot commercial building for medical, dental, office, and retail uses. The project would provide 37 parking spaces on-site for the commercial development and will include additional on-site and

off-site improvements. As part of the project, the applicant is requesting approval of a Conditional Use Permit to establish medical, dental, office, and retail uses at the site pursuant to Section 2.8 (A and C) of the development standards for the Auto Commercial Sub-District. The subject property is a 24,680-square-foot vacant lot located along the 700/800 block of Truman Street, between north Brand Boulevard and Wolfskill Street, within Auto-Commercial Sub-District of the SP-4 (Corridors Special Plan) zone.

Recommendation: Staff recommends that the Planning and Preservation Commission determine that medical, dental, and retail uses less than 7,500 square feet are similar and compatible to uses conditionally permitted in the Auto-Commercial Sub-district of the SP-4 (Corridors specific Plan) zone, and approve Conditional Use Permit 2012-03 and Site Plan Review 2012-02, pursuant to Planning and Preservation Commission Resolution 2012-08 and the 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

August 7, 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.

Posted: 06/29/12

Michelle De Santiago