



**CITY OF SAN FERNANDO
COUNCIL CHAMBERS**

PLANNING AND PRESERVATION COMMISSION AGENDA

**Special Meeting
January 18, 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, Robert Montañez, and Jose Ruelas

4. APPROVAL OF AGENDA

January 18, 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.

- Approval of the Planning and Preservation Commission minutes of the December 6, 2011, meeting.

7. NEW BUSINESS

A: Subject: Variance 2011-08 and Site Plan Review 2011-10

Location: 1449 Pico Street, San Fernando, CA 91340

Applicant: Stefany Zamora, MCM-LA Engineering, Inc., 14545 Victory Boulevard, Suite 418, Van Nuys, CA 91411

Proposal: The proposed project is to construct an approximately 882-square foot addition and an attached two-car garage to an existing 448 square foot single-family dwelling located at 1449 Pico Street. The applicant is requesting the approval of a variance to construct the required two-car garage for the residence with a distance of 13 feet from the street right-of-way along South Huntington Street. The project site is an approximately 2,500 square foot lot (100 feet in depth by 25 feet in width) located along the 1400 block of Pico Street, between South Workman Street and South Huntington Street, within the R-2 (Multiple Family Dwelling) zone.

Recommendation: Staff recommends that the Planning and Preservation Commission approve Variance 2011-08 and Site Plan Review 2011-10 pursuant to Planning and Preservation Commission Resolution 2012-01 and the conditions of approval attached as Exhibit “A” to the resolution (Attachment 1).

B: Subject: Conditional Use Permit 2011-06

Location: 639 San Fernando Road, San Fernando, CA 91340

Applicant: Joseph P. Mullen, Mullen Bros. Inc., 840 W. Glenoaks Boulevard, Glendale, CA 91202

Proposal: The proposed project is a request for a conditional use permit to allow for administrative/professional offices pursuant to Section 2.8(A) of the development standards for the Auto-Commercial Sub-District at 639 San Fernando Road. The requested conditional use permit would allow for a financing company to operate at the property while discontinuing the existing legal nonconforming use of the site as a used automobile dealership. The subject property is an approximately 5,920 square foot lot located along the 600 block of San Fernando Road, between Fox Street and Wolfskill Street, within the Truman/San Fernando District of the SP-4 (Corridors Specific Plan) zone and Redevelopment Project Area No.2.

Recommendation: Staff recommends that the Planning and Preservation Commission approve Conditional Use Permit 2011-06 pursuant to Planning and Preservation Commission Resolution 2012-02 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**
February 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.