



**CITY OF SAN FERNANDO  
COMMUNITY ROOM**

**PLANNING AND PRESERVATION COMMISSION AGENDA**

**Special Meeting  
February 8, 2011**

**1. CALL TO ORDER  
7:00 P.M.**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Chairperson Cono “Bud” Rizzo, Vice-Chair Julie Cuellar, Commissioners, Antonio Lopez, Robert Montañez, and Mario Rodriguez

**4. APPROVAL OF AGENDA  
February 8, 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. CONTINUED BUSINESS**

**Subject:** Variance 2011-01 (VAR 2011-01) and Site Plan Review 2011-01 (SPR 2011-01)

**Location:** 112 N. Alexander Street, San Fernando, CA 91340

**Applicant:** San Fernando First Street, LLC (C/o Aszkenazy Development, Inc.), 601 S. Brand Blvd., 3<sup>rd</sup> Floor, San Fernando, CA 91340

**Proposal:** A proposal to construct 15 dwelling units of non-age-restricted affordable housing. The dwelling units will be available for rent by persons whose income is less than 50 percent of the region’s median income and who are veterans of the United States Armed Forces. The proposed structure is an approximate 20,670 square foot three-story multiple-family apartment building with a parking garage for 16 vehicles on the first floor and the dwelling units located on the upper floors. The project site is an approximate 10,687 square foot vacant lot comprised of two parcels within the R-3 (Multiple Family) zone and Redevelopment Project Area No. 3. The applicant is requesting approval of a variance from the city’s applicable development standards for density, building setbacks, building lot coverage, common and usable open space, and on-site parking.

**Recommendation:** Staff recommends that the Planning and Preservation commission approve Variance 2011-01, and recommend to the

**Executive Director of the Redevelopment Agency approval of Site Plan Review 2011-01, pursuant to Planning and Preservation Commission Resolution 2011-01 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.

**7. STAFF COMMUNICATIONS**

**8. COMMISSION COMMENTS**

**9. ADJOURNMENT**

March 1, 2011

*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.*