



**CITY OF SAN FERNANDO
COUNCIL CHAMBERS**

**PLANNING AND PRESERVATION COMMISSION AGENDA
AUGUST 2, 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

August 2, 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. Planning and Preservation Commission minutes of April 5, 2011; and

B. Planning and Preservation Commission minutes of April 26, 2011.

7. NEW BUSINESS

A: Subject: Variance 2011-05 (VAR 2011-05)

Location: 323 - 333 Hagar Street, San Fernando, CA

Applicant: Park Chapel AME Church c/o: Torres Development Group, 28 North Marengo Avenue, Pasadena, CA 91101

Proposal: The applicant is requesting a variance from City Code Section 106-970 (a) (1) regarding applicable development standards for fence height along the front yard setback. Specifically, the variance would allow for the construction of a new six feet high wrought iron style fence within the front yard set-back area of an existing surface parking facility that will be used for parking and recreational uses associated with the operation of a middle school on an adjacent property at 1218 Fourth Street. The subject site is an approximate 21,375 square foot lot within the

R-3 (Multiple Family) zone and within the Redevelopment Project Area No. 3.

Recommendation: Staff recommends that the Planning and Preservation Commission approve Variance 2011-05, to allow for the construction of approximately 170 linear feet of six feet high wrought iron style fencing within the designated front yard setback area of an existing surface parking facility at 323-333 Hagar Street, pursuant to Planning and Preservation Commission Resolution 2011-07 (Attachment 1) and the Conditions of Approval attached as Exhibit “A” to the resolution.

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

- Green loading zones associated with Lighthouse Christian Center along First and Alexander Street.
- Update on Code Enforcement Inquiry For Commissioner Rodriquez

9. COMMISSION COMMENTS

10. ADJOURNMENT

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.