



**CITY OF SAN FERNANDO
COUNCIL CHAMBERS
PLANNING AND PRESERVATION COMMISSION AGENDA
SPECIAL MEETING
MARCH 18, 2014**

1. CALL TO ORDER

7:00 P.M.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Chairperson Theale Haupt, Vice-chair Alvin Durham, Commissioners, Kevin Beaulieu, Yvonne G. Mejia, and Rodolfo Salinas, Jr.

4. APPROVAL OF AGENDA

March 18, 2014

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.

- No items

7. NEW BUSINESS

A: Subject: Modification of Variance 2013-04 (RE: Conditional Use Permit 2013-07 and Site Plan Review 2013-07)

Location: 460 San Fernando Mission Boulevard and 1136 Hollister Street, San Fernando, CA 91340

Applicant: Robert Grosse, WSS, 13425 South Figueroa Street, Los Angeles CA 90061

Proposal: The proposed project is a request to modify a previously approved Variance 2013-04 in order to allow the construction of a 4,696-square-foot addition to the existing 6,171, square foot commercial building with a reduced front and side setbacks, a primary lot coverage of 62 percent, and use of an off-site parking facility for a portion of the required parking. The project site at 460 San Fernando Mission Boulevard is an approximate 17,500-square-foot lot located on the easterly corner of San Fernando Mission Boulevard and Hollister Street, within the C-1 (Limited Commercial) zone. The site of the

planned off-site parking facility at 1136 Hollister Street is an approximate 10,000-square-foot lot located on the southwesterly portion of the 1100 block of Hollister Street, between San Fernando Mission Boulevard and South Maclay Avenue, within the R-2 (Multiple Family Residential) zone.

The request to modify the existing variance would allow for the proposed addition to the existing building at 460 San Fernando Mission Boulevard while maintaining a side yard setback of four feet and three inches along Hollister Street, exceeding the permissible lot coverage by two percent on the primary lot, and modification of the parking layouts on-site and at the off-site parking lot at 1136 Hollister Street in order to allow for a diagonal parking lot configuration with one-way through access from Hollister Street to Hewitt Street at said off-site parking facility. The total parking provided for the Project includes a total of 34 proposed parking spaces (i.e., 10 on-site and 24 at the off-site parking facility at the 1136 Hollister Street). The subject sites were previously entitled by the City on August 20, 2013, when the Planning and Preservation Commission approved Variance 2013-04 and Conditional Use Permit 2013-07.

Recommendation: Staff recommends that the Planning and Preservation Commission continue consideration of the proposed request to modify Variance 2013-04 to the next regularly scheduled meeting of April 1, 2014.

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, 1, 2014

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.