



## SPECIAL MEETING NOTICE AND AGENDA

JANUARY 17, 2018 – 6:30 P.M.

COUNCIL CHAMBERS  
117 MACNEIL STREET  
SAN FERNANDO, CA 91340

## ROLL CALL

## PLEDGE OF ALLEGIANCE

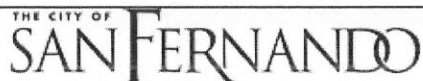
January 17, 2018

There will be a three (3) minute limitation per each member of the audience who wishes to make comments relating to City Business. Anyone wishing to speak, please fill out a form located at the Council Chambers entrance and submit it to the Commission Chair. When addressing the Planning and Preservation Commission please speak into the microphone and voluntarily state your name and address.

Items on the Consent Calendar are considered routine and may be disposed of by a single motion to adopt staff recommendation. If the Planning and Preservation Commission wishes to discuss any item, it should first be removed from the Consent Calendar.

1) **SUBJECT:** Variance 2017-004 (VAR 2017-004) and Site Plan Review 2017-008 (SPR 2017-008)

**PROPOSAL:** The project consists of a request for a reduction in setback and landscape requirements in conjunction with the demolition of an existing 2,204 square foot one-story



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structure and construction of a new 3,370 square foot one-story medical office building. The subject site consists of one 90.48' x 125' lot, total approximately 11,310 square feet. The subject property is located on the east side of the 500 block of N. Maclay Avenue (between Library Street and Morningside Court) within the Maclay District of the San Fernando Corridors Specific Plan (SP-4) Zone.

**APPLICANT:**

Shiv Talwar for Design Concepts

**RECOMMENDATION:**

Staff recommends that the Planning and Preservation Commission approve Variance 2017-004, pursuant to Planning and Preservation Commission Resolution No. 2017-009 (Attachment No. 1) and the Conditions of Approval attached thereto as "Exhibit A" in order to allow for a reduction in setback and landscape requirements in conjunction with the demolition of an existing 2,204 square foot one-story structure and construction of a new 3,370 square foot one-story medical office building at the property located at 504 N. Maclay Avenue.

### NEW BUSINESS

**1) SUBJECT:**

Tentative Parcel Map No. 74153, Variance 2017-001 (VAR 2017-001) and Site Plan Review 2015-020 (SPR 2015-020)

**PROPOSAL:**

The project consists of a request for the approval of a tentative parcel map to subdivide a 15,800 square foot property into three lots as follows: parcel 1 will consist of approximately 4,783 square feet and, Parcel 2 and Parcel 3 will consist of approximately 4,452 square feet each. Each lot will include a two-story 2,200 square foot single-family detached residential unit with an attached two-car garage to the rear of the lot with driveway access from the alley. The project site is currently improved with a single-family residence that will be demolished to accommodate the proposed new development. The project site consists of a 79 foot by 200 foot lot and is located at the corner of Seventh Street and Macneil Street within the Low Density Residential General Plan Land Use designation and Single-Family Residential (R-1) Zone. The applicant is requesting approval of a variance to allow for deviation from development standards, including minimum lot area and minimum lot depth requirements.

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**APPLICANT:** Julio Martinez

**RECOMMENDATION:** Staff recommends that the Planning and Preservation Commission open the public hearing to allow any audience member an opportunity to speak for or against the project proposal to be included on record and subsequent to public testimony continue the public hearing to the regularly scheduled Planning and Preservation Commission meeting of May 1, 2018, to allow additional time for staff to work with the applicant on some pending items.

**2) SUBJECT:** Consideration to Recommend the Park & Recreation Master Plan

**APPLICANT:** City of San Fernando Department of Recreation & Community Services

**RECOMMENDATION:** Recommend to the City Council approval of the Parks & Recreation Master Plan as presented.

*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 and Preservation 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.*

### STAFF COMMUNICATIONS

None


### COMMISSIONER COMMENTS

### ADJOURNMENT

February 6, 2018

*I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting.*

Signed and Posted:

*January 12, 2018 @ 4:00 p.m.* 

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Agendas and complete Agenda Packets (including staff reports and exhibits related to each item) are posted on the City's Internet Web site ([www.sfcity.org](http://www.sfcity.org)). These are also available for public reviewing prior to a meeting at the Community Development Department Public Counter. Any public writings distributed by the Planning and Preservation Commission to at least a majority of the Commissioners regarding any item on this regular meeting agenda will also be made available at the Community Development Department Public Counter 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/accommodation to attend or participate in this meeting, including auxiliary aids or services please call the Community Development Department at (818) 898-1227 at least 48 hours prior to the meeting.

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THE CITY OF  
**SAN FERNANDO**