



PLANNING AND PRESERVATION COMMISSION

REGULAR MEETING NOTICE AND AGENDA

JUNE 6, 2017 – 6:30 P.M.

COUNCIL CHAMBERS
117 MACNEIL STREET
SAN FERNANDO, CA 91340

CALL TO ORDER

ROLL CALL

Chair Theale E. Haupt
Vice-Chair Alvin Durham, Jr.
Commissioner Kevin Beaulieu
Commissioner Yvonne G. Mejia
Commissioner Jennifer Perez-Helliwell

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

JUNE 6, 2017

PUBLIC STATEMENTS – WRITTEN/ORAL

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.

CONSENT CALENDAR

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) **Approval of the January 3, 2017, Planning and Preservation Commission Meeting Minutes; and**

Regular Meeting Notice and Agenda – JUNE 6, 2017

THE CITY OF
SAN FERNANDO

PLANNING AND PRESERVATION COMMISSION

Regular Meeting Notice and Agenda – JUNE 6, 2017

CONTINUED BUSINESS

None

STAFF COMMUNICATIONS

None

COMMISSIONER COMMENTS

ADJOURNMENT

Special Meeting of July 18, 2017

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.

H. Quintana (June 2, 2017 at 3:00 p.m.)

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). 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. 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.



**CITY OF SAN FERNANDO
PLANNING AND PRESERVATION COMMISSION**

**DRAFT MINUTES OF THE
JANUARY 3, 2017 MEETING
CITY HALL COUNCIL CHAMBER**

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION. AUDIO OF THE ACTUAL MEETING ARE AVAILABLE FOR LISTENING AT: www.ci.san-fernando.ca.us/commissionandboardmeetings/#ppc

CALL TO ORDER

The meeting was called to order by Chairperson Theale Haupt at 6:30 p.m.

ROLL CALL

The following persons were recorded as present:

PRESENT:

Chairperson Theale Haupt, Vice-chair Alvin Durham, and Commissioner Yvonne Mejia

ABSENT:

Commissioner Kevin Beaulieu

ALSO PRESENT

Community Development Director Federico “Fred” Ramirez, City Attorney Joaquin Vazquez, Associate Planner Humberto Quintana, and Community Development Secretary Michelle De Santiago

APPROVAL OF AGENDA

Commissioner Y. Mejia moved to approve the agenda of January 3, 2017, meeting. Seconded by Vice-chair A. Durham, the motion carried with the following vote:

AYES:	Y. Mejia, A. Durham, and T. Haupt
NOES:	None
ABSENT:	K. Beaulieu
ABSTAIN:	None

CONSENT CALENDAR

Vice-chair A. Durham moved to approve the minutes of the September 13, 2016, October 1, 2016, and the November 1, 2016, Planning and Preservation Commission Meetings. Seconded by Commissioner Y. Mejia, the motion carried with the following vote:

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AYES: A. Durham, Y. Mejia, and T. Haupt
NOES: None
ABSENT: K. Beaulieu
ABSTAIN: None

UNFINISHED BUSINESS

None

PUBLIC HEARING

Conditional Use Permit 2016-008 (CUP 2016-008) – 1204 San Fernando Road, San Fernando, CA - Garfield Beach CVS, LLC c/o Boos Development West, LLC. 701 N. Parkcenter Drive, Santa Ana, CA 92705 – The proposed project is a request for review and approval of a Conditional Use Permit (CUP) 2016-008 to allow for the sale of alcoholic beverages, including beer, wine, and distilled spirits, for consumption off the premises (“off-sale general alcohol license”), in conjunction with a pharmacy drive-up window for the planned occupancy and operation of CVS Pharmacy, a retail drug store at 1204 San Fernando Road.

The requested CUP would allow for CVS Pharmacy to apply for a Type 21 alcohol license with the California Department of Alcoholic Beverage Control. The new retail drug store would occupy an approximate 13,275 square-foot proposed commercial building. The subject property is located at the south side of the 1200 block of San Fernando Road between Kalisher Street and San Fernando Mission Boulevard, within the Truman/San Fernando District-Mixed Use Transition Sub-District of the San Fernando Corridors Specific Plan (SP-4) Zone.

STAFF PRESENTATION

Associate Planner Humberto Quintana provided the staff report recommending that the Planning and Preservation Commission approve Conditional Use Permit 2016-008, allowing for the sale of alcoholic beverages, including beer, wine, and distilled spirits, for consumption off the premises (“off-sale general alcohol license”), in conjunction with a pharmacy drive-up window for the planner occupancy and operation of a CVS Pharmacy, retail drug store at 1204 San Fernando Road, pursuant to Planning and Preservation Commission Resolution 2017-001 and the Conditions of Approval attached as Exhibit “A” to the Resolution (Attachment No. 1).

PUBLIC COMMENT

Margaret Taylor – 5419 Hollywood Blvd., #C747, Los Angeles, CA 91127 - Land Use Consultant from APEX LA representing CVS Pharmacy. Ms. Taylor stated that she has worked with staff to submit the final design and concept that is being presented to the Commission at tonight’s meeting. She also stated that CVS is the only national chain to forgo cigarette sales and

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is a highly recognized pharmacy. She indicated that it will take approximately 6 month to complete the demolition process and that they are targeting an open date of April 2018.

F. Ramirez indicated that the demolition can take place during the process of Plan Check and he would prefer that it be sooner than later because the existing building is an eyesore.

H. Quintana indicated that Condition of Approval #22 indicates that the “...existing building must be demolished within six months of approval of the Conditional Use Permit.”

M. Taylor stated that she understands that per the City Code the entitlement is only valid for 12 months of the approval of the Conditional Use Permit and CVS is fully prepared to submit the written request to allow for additional time to complete the project.

F. Ramirez informed the Ms. Taylor that the initiation of the demolition permit will constitute progress on the project.

Mr. Beaulieu – 1129 Celis Street, San Fernando, CA – Mr. Beaulieu asked if any of the infrastructures be modified by this project, particularly the street surface along Celis.

F. Ramirez stated that some improvements will take place in the area which will be funded with Community Development Block Grant (CDBG) Funds but this project does not warrant infrastructure improvements. He explained that this project will be removing two driveways which will minimize points of entry onto the street along San Fernando Road and along San Fernando Mission Boulevard.

COMMISSION DISCUSSION

A. Durham expressed his frustration with how the liquor license data is calculated which is based on the Los Angeles County population and not the City of San Fernando resident population and how it does not provide for an accurate depiction for our City.

Subsequent to discussion Commissioner Y. Mejia moved to approve Conditional Use Permit 2016-008 allowing for the sale of alcoholic beverages, including beer, wine, and distilled spirits for consumption off the premises (“off-sale general alcohol license”), in conjunction with a pharmacy drive-up window for the planned occupancy and operation of CVS Pharmacy, a retail drug store at 1204 San Fernando Road, pursuant to Planning and Preservation Commission Resolution 2017-001 and the Conditions of Approval attached as Exhibit “A” to the resolution (Attachment No. 1) including the modification of condition #22 to read that the required time line of demolition to the existing building can be extended for up to 10 months upon receipt of a written request for an extension. Seconded by Vice-chair A. Durham, the motion carried with the following vote:

AYES:	Y. Mejia, A. Durham, and T. Haupt
NOES:	None
ABSENT:	K. Beaulieu

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ABSTAIN: None

STAFF COMMUNICATIONS

F. Ramirez asked for the Commission's availability for a second meeting in January which would be scheduled tentatively for Wednesday, January 18, 2017 for a modification of an existing Conditional Use Permit (Beer and Wine) and for the Housing types and zoning associated with Group Home and Transitional Housing. He also informed the commission about Plan Check Review submittal at 650 Glenoaks Blvd.

COMMISSION COMMENTS

A. Durham asked about 1075 N. Maclay Avenue and the status.

F. Ramirez indicated that the review has been completed and some beams the different garages have to be replaced.

T, Haupt informed staff that the No Parking in front of the Nueva Esperanza School along Fourth Street is not being enforced.

F. Ramirez stated that he will inform the Police Department so that Parking Enforcement can monitor it.

PUBLIC STATEMENTS

None

ADJOURNMENT

Vice-Chair A. Durham moved to adjourn to the Special Meeting Date of Wednesday, January 18, 2017. Second by Commissioner Y. Mejia, the motion carried with the following vote:

AYES:	A. Durham , Y. Mejia, and T, Haupt
NOES:	None
ABSENT:	K. Beaulieu
ABSTAIN:	None

7:25 P.M.

Fred Ramirez

Planning Commission Secretary



**CITY OF SAN FERNANDO
PLANNING AND PRESERVATION COMMISSION**

**DRAFT MINUTES OF THE
FEBRUARY 7, 2017 MEETING
CITY HALL COUNCIL CHAMBER**

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION. AUDIO OF THE ACTUAL MEETING ARE AVAILABLE FOR LISTENING AT: www.ci.san-fernando.ca.us/commissionandboardmeetings/#ppc

CALL TO ORDER

The meeting was called to order by at 6:30 p.m. by Theale Haupt

ROLL CALL

The following persons were recorded as present:

PRESENT:

Chairperson Theale Haupt, Vice-chair Alvin Durham, Commissioners Kevin Beaulieu, and Yvonne Mejia

ABSENT:

Commissioner Jennifer Perez-Helliwell

*6:33 Commissioner Jennifer Perez-Helliwell arrived.

OATH OF OFFICE

Community Development Secretary Michelle De Santiago administered the Oath of Office for Jennifer Perez-Helliwell

ALSO PRESENT

Community Development Director Fred Ramirez, City Attorney Joaquin Vazquez, Associate Planner Humberto Quintana, San Fernando Detective Jorge Cervantes, and Community Development Secretary Michelle De Santiago

APPROVAL OF AGENDA

Commissioner Y. Mejia moved to approve the agenda of February 7, 2017 meeting. Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

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AYES: Y. Mejia, K. Beaulieu, A. Durham, T. Haupt, and J. Perez-Helliwell
NOES: None
ABSENT: None
ABSTAIN: None

CONSENT CALENDAR

Vice-Chair A. Durham moved to approve the minutes of the November 22, 2016, Planning and Preservation Commission Meeting. Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

AYES: A. Durham, K. Beaulieu, T. Haupt, and Y. Mejia
NOES: None
ABSENT: None
ABSTAIN: J. Perez-Helliwell

UNFINISHED BUSINESS

None

PUBLIC HEARING:

Conditional Use Permit 2017-001 (CUP 2017-001) – 227-229 N. Maclay Avenue, San Fernando, CA 91340 – Cesar S. Garcia – P.O. Box 921954, Sylmar, CA 91392 – The proposed “Project” is a request for review and approval of a Conditional Use Permit (CUP) 2017-001, amending CUP 2013-01, in order to allow an existing bona fide eating establishment with existing on-site sale and consumption of alcoholic beverages as an ancillary use, including beer and wine for consumption on-site (Type 41: On-Sale Beer and Wine – Eating Place), to allow the following: upgrade the existing beer and wine license to a beer, wine, and distilled spirits (Type 47; On-Sale General – Eating Place), for consumption on-site and within the adjacent tenant space (227-229 N. Maclay Avenue); allow for the sale and consumption of alcohol within a designated outdoor dining area; provide outdoor live entertainment within designated stage area from 10:00 a.m. – 10:00 p.m.; and allow up to twelve (12) special events per calendar year with associated alcohol sale and consumption within the entire commercial center courtyard area (per California Department of Alcoholic Beverage Control (ABC rules) located at 227-229 N. Maclay Avenue.

The requested CUP would allow for the applicant to apply for a Type 47 alcohol license with ABC. The existing restaurant occupies an approximate 1,427 square foot tenant space. The project will facilitate expansion into the adjacent two-story approximate 1,209 square foot tenant space (227-229 N. Maclay Avenue) and utilize an approximate 626 square foot designated out dining area. The subject property is an approximate 29,812.5 square foot site. The Project site is located at the west side of the 200 block of North Maclay

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Avenue between Second Street and Third Street. In addition, the Project site is within the Downtown District – City Center Sub District of the San Fernando Corridors Specific Plan (SP-4) zone.

STAFF PRESENTATION

Associate Planner Humberto Quintana gave the staff presentation recommending that the Planning and Preservation Commission approve Conditional Use Permit 2017-001, amending previously approved CUP 2013-01, pursuant to Planning and Preservation Commission Resolution No. 2017-002 (Attachment No. 1) and the Conditions of Approval attached as Exhibit “A” in order to allow the following:

- Upgrade the existing beer and wine (License Type 41; On-site Beer and Wine – Eating Place) to a beer, wine, and distilled spirits (Type 47; On-Sale General – Eating Place), for consumption onsite and within the adjacent tenant space (227-229 N. Maclay Avenue);
- Allow for the sale and consumption of alcohol within a designated outdoor dining area;
- Provide outdoor live entertainment within a designated stage area with modified hours as recommended by City Planning staff; and
- Allow up to twelve (12) special events per calendar year with associate alcohol sales and consumption within the entire commercial center courtyard are (per ABC rules) located at 227-229 N. Maclay Avenue, subject to meeting certain performance milestones recommended by City Planning Staff as part of the conditions of approval for the project.

PUBLIC COMMENT

Tom Ross – Chamber of Commerce – Mr. Ross expressed that he was in favor of the project which requires the business owner to be responsible in making his patrons comply with the conditions in order to become a successful operation. He stated that the Chamber has hosted several events at this location which have been successful and the Chamber welcomes the expansion.

Jessie Guzman – Manzanitas – Mr. Guzman spoke in favor of the project. He indicated that the city becomes dormant at approximately 8:30-9:00 p.m. nightly so he encourages businesses to stay open later in the evening hours. He stated that his presence at the meeting is to show support for local business owners and operators.

COMMISSION DISCUSSION

Y. Mejia asked for clarification on the live entertainment and if it was only being approved as part of a special event.

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H. Quintana indicated that the live entertainment is being proposed on a general daily activity which cannot coincide with the hours of operation at the Los Angeles County Library.

K. Beaulieu asked what the hours of operations were at the Library.

H. Quintana indicated that the Library's hours are 11:00 a.m. to 7:00 p.m. Monday through Wednesday, 11:00 a.m. to 6:00 p.m. on Thursday, 11:00 a.m. through 5:00 p.m. on Friday and Saturday and closed on Sunday.

K. Beaulieu asked how close the library entrance is from the outdoor patio area and can customers meander throughout the courtyard.

H. Quintana stated that there is a corridor between the entrance and patio area which has a landscape perimeter. Additionally, he explained that the restaurant patrons must stay within the designated patio area.

F. Ramirez explained that with a Special Event application that includes alcohol the request has to be reviewed by both the Community Development Department and the Police Department to determine if the request includes inclusion of the area beyond the designated dining area. Staff will make to recommendation or require that the courtyard be cornered off so no alcohol will leave the premises and to assure that it doesn't interfere with any adjoining uses including the library.

Y Mejia asked if the Special Event proposal would require security guards.

F. Ramirez indicated that the review process would determine required security measures that staff would impose for the event.

Adriana Gomez – 615 N. Workman Street, San Fernando, (Representative for the Library Plaza) – Ms. Gomez indicated that past practices have been that either a wristband given to guest who are partaking in the Special Event or the guest are escorted to the restroom facilities. She indicated that the Special Events have been collaborated with the House of Brews.

K. Beaulieu wants to make sure that any and all activity taking place at the location will not conflict with the Library or its operations.

J. Cervantes informed the commission that no calls for service have been received for this multiple tenant location.

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Subsequent to discussion Commission Y. Mejia move to approve Conditional Use Permit 2017-001 to allow an upgrade to the type of ABC license, to allow live entertainment, to allow outdoor dining in the designated area, and to allow for twelve (12) Special Events with associated alcohol sales subject to meeting certain performance milestones. Additionally the conditions should include the language amendments to the conditions to reflect the Library hours of operation and condition # 20 to read “Restaurant Operation”. Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

AYES:	Y. Mejia, K. Beaulieu, A. Durham, T. Haupt, and J. Perez-Helliwell
NOES:	None
ABSENT:	None
ABSTAIN:	None

STAFF COMMUNICATIONS

F. Ramirez informed the Commission of the upcoming projects which includes defining Housing Regulations and solicit proposals for Density Bonus and Accessory Dwelling units.

COMMISSION COMMENTS

T. Haupt asked for an update on 1720-1724 First Street, 1101 N Maclay Avenue, and 650 Glenoaks Boulevard.

PUBLIC STATEMENTS

None

ADJOURNMENT

Vice-chair A. Durham moved to adjourn to the Regular Meeting of March 7, 2017. Second by Commissioner K. Beaulieu, the motion carried with the following vote:

AYES:	A. Durham, K. Beaulieu, T. Haupt, Y. Mejia, and J. Perez-Helliwell
NOES:	None
ABSENT:	None
ABSTAIN:	None

7:28 P.M.

Fred Ramirez

Planning Commission Secretary



MEETING DATE: June 6, 2017

PUBLIC HEARING:

1. CHAIRPERSON TO OPEN THE ITEM AND REQUEST STAFF REPORT
2. STAFF PRESENTS REPORT
3. COMMISSION QUESTIONS ON STAFF REPORT
4. OPEN THE PUBLIC HEARING
5. CLOSE THE PUBLIC HEARING
6. PLANNING AND PRESERVATION COMMISSION DISCUSSION
7. RECOMMENDED ACTION:

a. To Approve:

"I move to approve Conditional Use Permit 2016-006 (CUP 2016-006) to allow the operation of a moving and storage facility with ancillary offices within an existing 12,750-square foot industrial building located at 503 Jessie Street, pursuant to Planning and Preservation Commission Resolution No. 2017-004 and the "Conditions of Approval" attached as Exhibit "A" to the resolution... (Roll Call Vote)

b. To Deny:

"I move to deny Conditional Use Permit 2016-006, based on the following..." (Roll Call Vote)

c. To Continue:

"I move to continue consideration Conditional Use Permit 2016-006 to a date specific date..." (Roll Call Vote)

Moved:_____

Seconded:_____

Roll Call:_____

ITEM 3:
Conditional Use Permit 2016-006



AGENDA REPORT

To: Planning and Preservation Commission Chairperson Haupt and Commissioners

From: Nick Kimball, Interim City Manager
Prepared by: Humberto Quintana, Interim Senior Planner

Date: June 6, 2017

Subject: **Conditional Use Permit 2016-006**

503 Jessie St, San Fernando, CA 91340
(Los Angeles County Assessor's Parcel No.: 2519-022-045)

Proposal: The proposed "Project" is a request for review and approval of a Conditional Use Permit (CUP) 2016-006, to allow for storage, distribution, and warehousing uses to be established at the subject property. The requested CUP would allow for the applicant to operate a moving and storage facility with ancillary offices at the property located at 503 Jessie Street. The proposed moving and storage facility with ancillary offices will occupy an existing 12,750-square foot industrial building located on an approximate 23,606-square foot lot. The subject site is located along the west side of the 500 block of Jessie Street, between Fourth Street and Fifth Street, within the M-1 (Limited Industrial) Zone.

APPLICANT: DNE Group LLC, 6506 Capistrano Ave, West Hills, CA 91307

RECOMMENDATION:

Staff recommends that the Planning and Preservation Commission approve Conditional Use Permit 2016-006 to allow the operation of a moving and storage facility with ancillary offices within an existing 12,750-square foot industrial building located at 503 Jessie Street, pursuant to Planning and Preservation Commission Resolution No. 2017-004 and the "Conditions of Approval" attached as Exhibit "A" to the resolution (Attachment No. 1).

PROJECT OVERVIEW:

Pursuant to City of San Fernando (the "City") Code Section 106-583, certain uses are permitted in the M-1 (Limited Industrial) Zone if a Conditional Use Permit is approved by the Planning and Preservation Commission.

On September 12, 2016, the City received an application (Attachment No. 2) for a Conditional Use Permit to operate a moving and storage facility with ancillary offices on the property located at 503 Jessie Street (Los Angeles County Assessor's Identification Number: 2519-022-006). The proposed moving and storage facility with ancillary offices will operate at the subject site as "DNE Group LLC." The company provides local residential moving, corporate relocation, packing and unpacking services and storage services to its clients. Additionally, a business operations plan (Attachment No. 3) submitted by the business owner to Planning Staff on April 5, 2017 explains that the company delivers empty vaults to clients, the vaults are packed, sealed, picked up by employees and stored at the subject location until returned and delivery is requested by the client. The proposed moving and storage facility with ancillary offices will have three (3) on-site office staff and five (5) employees who work in the field. The hours of operation for the proposed moving and storage facility with ancillary offices is 7:00 AM to 5:00 PM, Monday through Saturday. The business operations plan also indicates that five (5) trucks will be used in conjunction with the proposed moving and storage facility with ancillary offices. The applicant has indicated that these trucks will be parked at the subject site when not in use.

The subject site is located along the west side of the 500 block of Jessie Street, between Fourth Street and Fifth Street, within the M-1 (Limited Industrial) Zone. The subject property is approximately 23,606 square feet and is improved with a 12,750-square foot industrial building constructed in 1987. The proposed moving and storage facility with ancillary offices will occupy the entire industrial building. The existing industrial building consists of a prominent warehouse/storage area, as well as five (5) offices, six (6) restrooms, a lunch room and a small storage area. Access to the warehouse/storage area is provided by three (3) existing roll-up doors located along the north building elevation, as well as one (1) existing roll-up door located along the west building elevation. An existing 770-square foot (55' x 14') surface-level unloading/loading area is also located adjacent to the west building elevation. Parking for the proposed use will be provided by 18 on-site parking spaces. The proposed 18 on-site spaces exceeds the minimum on-site parking requirements by one additional space. Pursuant to City Code Section 106-822(d)(1)(a), the parking requirement for manufacturing, warehousing, and other industrial activities not classified elsewhere is one (1) parking space for every 750 square feet of gross floor area (up to and including 72,000 square feet). In this instance, the proposed moving and storage facility with ancillary offices is required to provide a minimum of 17 on-site parking spaces. Ingress/egress to the proposed moving and storage facility with ancillary offices is provided via two (2) existing driveway approaches located along Jessie Street. The subject site is surrounded by other industrial-zoned properties along both sides of the 500 block of Jessie Street, while the west property line (rear elevation of the existing industrial building) is adjacent to residential-zoned properties along Griswold Avenue (a site plan and floor plan are provided as Attachment No. 7).

Pursuant to City Code Section 106-583(14) and 106-583(15), the proposed moving and storage facility with ancillary offices may operate within the M-1 (Limited Industrial) Zone, subject to

the review and approval of a Conditional Use Permit by the Planning and Preservation Commission.

Based on the review of the requested Conditional Use Permit, it is staff's assessment that the proposed moving and storage facility with ancillary offices would qualify for the Commission's consideration of a CUP to allow the operation of a moving and storage facility with ancillary offices. Additional discussion regarding the proposed CUP and the required findings for approval of the project is provided in the Analysis section of this report.

BACKGROUND:

1. General Plan Land Use and Zoning Designation: The subject site at 503 Jessie Street is located within the M-1 (Limited Industrial) Zone and has a land use designation of IND (Industrial).
2. Site Location and Description: The subject site is located along the west side of the 500 block of Jessie Street, between Fourth Street and Fifth Street, within the M-1 (Limited Industrial) Zone. The subject property is approximately 23,606 square feet and is improved with a 12,750-square foot industrial building constructed in 1987. The proposed moving and storage facility with ancillary offices will occupy the entire industrial building. The existing industrial building consists of a prominent warehouse/storage area, as well as five (5) offices, six (6) restrooms, a lunch room and a small storage area. Access to the warehouse/storage area is provided by three (3) existing roll-up doors located along the north building elevation, as well as one (1) existing roll-up door located along the west building elevation. An existing 770-square foot (55' x 14') surface-level unloading/loading area is also located adjacent to the west building elevation. Parking for the proposed use will be provided by 18 on-site parking spaces. The proposed 18 on-site spaces exceeds the minimum on-site parking requirements by one additional space. Pursuant to City Code Section 106-822(d)(1)(a), the parking requirement for manufacturing, warehousing, and other industrial activities not classified elsewhere is one (1) parking space for every 750 square feet of gross floor area (up to and including 72,000 square feet). In this instance, the proposed moving and storage facility with ancillary offices is required to provide a minimum of 17 on-site parking spaces. Ingress/egress to the proposed moving and storage facility with ancillary offices is provided via two (2) existing driveway approaches located along Jessie Street. The site will have one point of ingress and egress. The subject site is surrounded by other industrial-zoned properties along both sides of the 500 block of Jessie Street, while the west property line (rear elevation of the existing industrial building) is adjacent to residential-zoned properties along Griswold Avenue.
3. Environmental Review: This project has been reviewed by the City for compliance with the California Environmental Quality Act (CEQA). Based on the City's environmental

assessment, it has been determined that this project is Categorically Exempt under Class 1 (Existing Facilities) of San Fernando's CEQA Guidelines, in that the project entails the approval of a Conditional Use Permit to allow the operation of a moving and storage facility with ancillary offices within the existing industrial building and will involve minor interior alterations (e.g., tenant improvements), minor exterior alterations (e.g., new signage) and minor alterations (e.g., installation of additional parking stalls) to the subject site.

The proposed moving and storage facility with ancillary offices is consistent with the City's General Plan Industrial Land Use Designation and applicable general plan policies that seek to attract new activities into the City's industrial zones. The proposed use is also consistent with the applicable Limited Industrial (M-1) zoning designation that allows the proposed moving and storage facility with ancillary offices, subject to the approval of a CUP by the City's Planning and Preservation Commission.

The proposed moving and storage facility with ancillary offices is located on a site that is less than five (5) acres (approximately 23,606 square feet) within an urbanized area along the 500 block of Jessie Street and has no value as a habitat for endangered, rare or threatened species. The proposed operation of a moving and storage facility with ancillary offices will not have any significant adverse effects related to traffic, noise, air quality, or water quality in that adequate ingress and egress is provided to the subject site via two (2) existing driveway approaches located along Jessie Street, which feeds to Fourth Street and is an identified Secondary Arterial in the Circulation Element of the City's General Plan. With the exception of periods of unloading and loading, most of the operational activity related to the proposed moving and storage facility with ancillary offices will occur within the existing 12,750-square foot industrial building and will not have the potential to create adverse environmental impacts related to noise levels or the existing air quality levels and quality of the city's water system. Furthermore, the proposed moving and storage facility with ancillary offices will utilize the existing industrial building constructed in 1987 and will not adversely impact existing utilities and public services.

4. Legal Notification: On May 26, 2017, a notice was published in print and online in the legal advertisement section of the *Los Angeles Daily News* (Attachment No. 5). On May 25, 2017, a public hearing notice was posted at two (2) City Hall bulletins, the Los Angeles County Library (217 N. Maclay Avenue), the subject site and notices of this hearing were mailed to all property owners of record within 500 feet of the subject site.
5. Public Comments: As of the date of preparation of this staff report, no comments were received from the public regarding this Conditional Use Permit request. Any comments received after the distribution of this report shall be read into the record at the public hearing.

ANALYSIS:

1. General Plan Consistency. The requested CUP to allow for the operation of a moving and storage facility with ancillary offices is consistent with the following goals and objectives of the San Fernando General Plan Land Use Element by:
 - ✓ Promoting economic viability of commercial areas; and,
 - ✓ Attracting new commercial activities.

(San Fernando General Plan Land Use Element Goals and Objectives II & V, Pg. IV-6)

The requested CUP to allow for the operation of a moving and storage facility with ancillary offices at 503 Jessie Street will allow for the expansion of industrial uses currently not operating within the City. The proposed use will expand the industrial base, allowing for the creation of new jobs and allow for the creation of a niche service that is distinct from the services provided in the surrounding communities and thus, promote the economic viability of the area.

2. Zoning Consistency. Pursuant to City Section 106-583(14) and 106-583(15), the moving and storage facility with ancillary offices may operate in an M-1 (Limited Industrial) Zone, subject to the review and approval of a Conditional Use Permit by the Planning and Preservation Commission.

The requested CUP to allow the operation of a moving and storage facility with ancillary offices at the subject site will permit an industrial-related use and allow the growth of the industrial base in the region in a manner that is consistent with other industrial uses that are permitted by right and conditionally permitted uses within the M-1 (Limited Industrial) Zone. Modifications to the existing site (including the installation of additional on-site parking spaces to comply with minimum requirements for the proposed use) have been reviewed for consistency with the applicable regulations for similarly zoned industrial property on the 500 block of Jessie Street. Based on the foregoing, it is City Planning Staff's assessment that the CUP request to operate a moving and storage facility with ancillary offices is consistent with all of the applicable development standards for the M-1 (Limited Industrial) Zone.

3. Conditional Use Permit Findings. As the name implies, a Conditional Use Permit ("CUP") allows the City of San Fernando the ability to consider specified uses that might not otherwise be allowed as a principally permitted use, provided the landowner or applicant meets certain conditions of approval. The basic goal of the CUP is to allow the full range of land uses required for the community to function, while still giving the community some control over individual situations that could result in land use conflicts and/or negative environmental impacts. CUPs are important to land use planning because it allows the Planning and Preservation Commission (the "Commission") to review the potential impacts associated with the discretionary review of the proposed development.

A CUP is subject to discretionary review by the Commission. Discretionary review is a process that permits the Commission to review individual cases for proposed uses of the land and approve a project subject to specific conditions or deny the CUP request. Conditions of project approval imposed on the applicant through the discretionary review process may call for any measures that are reasonably related to preventing potential adverse land use and/or environmental impacts that might be associated with the project.

The approval or denial of a CUP is based on the Commission's ability to be reasonably satisfied with the project and that it possesses certain characteristics that are identified in the form of 10 findings of fact, as required per City Code Section 106-145. All findings must be justified and upheld in the affirmative for approval of the CUP; a negative determination on any single finding is grounds for a denial of the CUP.

It is City Planning Staff's assessment that the findings for approval of the CUP can be made in this instance based on the aforementioned discussion, and as explained below for each of the required findings of fact.

a) The proposed use is one conditionally permitted within the subject zone and complies with all applicable sections of the zoning ordinance.

The proposed operation of a moving and storage facility with ancillary offices is a conditionally permitted use within the M-1 (Limited Industrial) Zone. The proposed use will be situated within an existing 12,750-square foot industrial building located on an approximate 23,606-square foot lot at 503 Jessie Street, between Fourth Street and Fifth Street. The subject site is surrounded by other industrial-zoned properties along Jessie Street. The proposed operation of a moving and storage facility with ancillary offices at the subject site will not adversely impact the surrounding industrial-zoned properties along Jessie Street. Furthermore, the operational requirements to conduct the proposed use (e.g., demand for parking from employees, work vehicle access, truck storage, etc.) and the proposed hours of operation will comply with requirements of the M-1 (Limited Industrial) Zone. Thus, it is staff's assessment that this finding can be made in this case.

b) The proposed use would not impair the integrity and character of the zone in which it is to be located.

The proposed operation of a moving and storage facility with ancillary offices at 503 Jessie Street will not adversely impact the surrounding industrial-zoned properties. The occupancy of an industrial building is consistent with objectives to eliminate existing blighted conditions and to diversify the uses located within the project area. This

includes accommodating a variety of industrial uses that concurrently work toward providing goods and services consistent with local economic stability

Approval of the requested Conditional Use Permit will also allow a viable use to operate at the subject site, thus preventing deterioration of the subject industrial building and surrounding site. Therefore, the proposed use will not adversely impact the integrity or character of the limited industrial zone and will preserve the physical condition of the subject building and site in a manner consistent with the pattern of development and uses allowed within the limited industrial zone. Thus, it is staff's assessment that this finding can be made.

c) The subject site is physically suitable for the type of land use being proposed.

The existing 12,750-square foot industrial building is adequate for the proposed operation of a moving and storage facility with ancillary offices. The industrial building is comprised of a prominent warehouse/storage area, as well as five (5) offices, six (6) restrooms, a lunch room and a small storage area. Ingress/egress to the proposed moving and storage facility is provided via two (2) existing driveway approaches located along Jessie Street. Access to the warehouse/storage areas is provided by three (3) existing roll-up doors located along the north building elevation, as well as one (1) existing roll-up door located along the east building elevation. An existing 770-square foot (55' x 14') surface-level unloading/loading area is also located adjacent to the south building elevation. Parking for the proposed use will be provided by 18 on-site parking spaces. The proposed 18 on-site spaces exceeds the minimum on-site parking requirements. Pursuant to City Code Section 106-822(d)(1)(a), the parking requirement for manufacturing, warehousing, and other industrial activities not classified elsewhere is one (1) parking space for every 750 square feet of gross floor area (up to and including 72,000 square feet). In this instance, the proposed moving and storage facility with ancillary offices is required to provide a total of 17 on-site parking spaces. Thus, it is staff's assessment that this finding can be made.

d) The proposed use is compatible with land uses presently on the subject property.

The existing industrial building was constructed in 1987. The proposal seeks to operate a conditionally permitted land use that consists of a moving and storage facility with ancillary offices on a property located in the M-1 (Limited Industrial) Zone, which is intended to be conducted in a manner that is compatible with the existing industrial character of the surrounding industrial properties located along the 500 block of Jessie Street. The proposed moving and storage facility with ancillary offices will be the only use to occupy the subject building and site. Thus, it is staff's assessment that this finding can be made.

- e) The proposed use would be compatible with the existing and future land uses within the zone and the general area in which the proposed use is to be located.**

The existing land uses surrounding the proposed moving and storage facility with ancillary offices at 503 Jessie Street consist of similar and compatible industrial-related activities. The proposed use will occupy an existing 12,750-square foot industrial building as a moving and storage facility with ancillary offices. It is staff's assessment that the proposed use will be similar or less intensive than other existing business permitted in the M-1 (Limited Industrial) Zone and will provide a less than significant environmental impact on the site and surrounding area. Moreover, the proposed use is expected to comply with all conditions of approval for occupancy, as outlined in Exhibit "A" of the attached resolution. Thus, it is staff's assessment that this finding can be made.

- f) There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.**

The proposed use will be adequately served by water, sanitation and public utilities that were previously developed for the existing building constructed in 1987. The required physical upgrades to the building and site are minimal and will ensure that the existing water, sanitation and public utilities are upgraded in compliance with applicable federal, state and local regulations. As such, the proposed use will not be detrimental to the public health and safety of the surrounding industrial area. Thus, it is staff's assessment that this finding can be made.

- g) There would be adequate provisions for public access to serve the subject proposal.**

The subject site provides adequate pedestrian and vehicular access from Jessie Street. Vehicular access to the on-site parking spaces, unloading/loading area and warehouse/storage area roll-up doors are accessible from two (2) existing driveway approaches located along Jessie Street. Additionally, pedestrian access is available from office man doors located along the east building elevation. Thus, it is staff's assessment that this finding can be made.

- h) The proposed use would be appropriate in light of an established need for the use at the proposed location.**

The industrial-zoned areas within the City of San Fernando are intended to provide for a variety of industrial-related activities for the community. It is staff's assessment that the operation of a moving and storage facility with ancillary offices at the subject site will be appropriate for the subject site and surrounding area by providing a similar and

compatible use within an established industrial-zoned area. Thus, it is staff's assessment that this finding can be made.

i) The proposed use is consistent with the objectives, policies, general land uses and programs of the City's general plan.

The goals and objectives of the San Fernando General Plan Land Use Element seek to promote the economic viability of commercial areas by attracting new commercial activities. (San Fernando General Plan Land Use Element Goals and Objectives II & V, Pg. IV-6.)

The requested Conditional Use Permit to allow for the operation of a moving and storage facility with ancillary offices at the subject site is consistent with the objectives, policies and programs of the City's General Plan. The subject site has a General Plan land use designation of IND (Industrial). Allowing the operation of a moving and storage facility with ancillary offices at the subject site is consistent with the intent and purpose of the General Plan and Zoning Code for properties that have an Industrial land use designation and M-1 (Limited Industrial) zone designation, respectively. Thus, it is staff's assessment that this finding can be made.

j) The proposed use would not be detrimental to the public interest, health, safety, convenience or welfare.

Approval of a Conditional Use Permit to allow for the operation of a moving and storage facility with ancillary offices at the subject site will not be detrimental to the public interest, health, safety, convenience or welfare. The proposed use will primarily take place within the confines of the existing 12,750-square foot industrial building constructed in 1987. Access to the warehouse/storage areas is provided via three (3) existing roll-up doors along the north building elevation, while a 770-square foot (55' x 14') surface-level unloading/loading area is located along the west building elevation.

Conditions of Approval have been included in Exhibit "A" of the attached resolution that requires all delivery-related activities (unloading/loading of client storage vaults) to occur during the proposed hours of operation (7:00 AM to 5:00 PM, Monday through Saturday), on the premises and within the area designated on the approved site plan. Upon unloading, client storage vaults shall immediately be stored within the existing 12,750-square foot industrial building. Further, the outdoor storage and or staging of client storage vaults is prohibited. Additionally, the staging of vehicles used in conjunction with the moving and storage facility with ancillary offices shall not obstruct the public right-of-way at any time.

Any interior modifications to the existing 12,750-square foot industrial building proposed in conjunction with the operation of the moving and storage facility with

ancillary offices shall be in compliance with all applicable building codes and seismic safety standards. The operation of the proposed moving and storage facility will ensure continued maintenance of the subject building and site in a manner consistent with the City's General Plan and redevelopment plans for similarly designated industrial-zoned properties in the surrounding area. Thus, it is staff's assessment that this finding can be made.

CONCLUSION:

The granting of a Conditional Use Permit to operate a moving and storage facility with ancillary offices will promote the viability of the area and attract new industrial-related activities in a manner consistent with the General Plan's goals and objectives for properties within the Industrial land use designation and the intent and purpose of the M-1 (Limited Industrial) Zone.

Based on the above findings, City Planning Staff recommends that the Planning and Preservation Commission approve Conditional Use Permit 2016-006 to allow the operation of a moving and storage facility with ancillary offices, pursuant to Planning and Preservation Commission Resolution No. 2017-004 and the Conditions of Approval attached as Exhibit "A" to the Resolution (Attachment No.1).

ATTACHMENTS:

1. Planning and Preservation Commission Resolution No. 2017-004 and Exhibit "A": Conditions of Approval
2. Conditional Use Permit Application—CUP 2016-006
3. Business Operations Plan (Dated April 5, 2017)
4. Notice of Public Hearing Published in the *Los Angeles Daily News*
5. Zoning & Vicinity Map
6. Project Site Photos
7. Site Plan and Floor Plan

RESOLUTION NO. 2017-004**A RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO APPROVING CONDITIONAL USE PERMIT 2016-006 TO ALLOW THE OPERATION OF A MOVING AND STORAGE FACILITY WITH ANCILLARY OFFICES WITHIN AN EXISTING 12,750-SQUARE FOOT INDUSTRIAL BUILDING LOCATED ON AN APPROXIMATE 23,606-SQUARE FOOT LOT AT 503 JESSIE STREET.**

WHEREAS, an application has been filed by DNE Group LLC, 6506 Capistrano Avenue, West Hills, CA 91307 (the “Applicant”), requesting approval of a Conditional Use Permit to allow the operation of a moving and storage facility with ancillary offices within and existing 12,750-square foot industrial building located on an approximate 23,606-square foot lot at 503 Jessie Street (the “Project”). The subject site is located along the west side of the 500 block of Jessie Street, between 4th and 5th Street, within the M-1 (Limited Industrial) Zone;

WHEREAS, pursuant to City Code Section 106-583, certain uses are permitted in the M-1 (Limited Industrial) Zone if a conditional use permit is approved by the Planning and Preservation Commission;

WHEREAS, pursuant to City Code Section 106-583(14), the Applicant is requesting approval of a Conditional Use Permit pursuant to allow the operation of a moving and storage facility with ancillary offices within an existing 12,750-square foot industrial building located on an approximate 23,606-square foot lot at 503 Jessie Street; and

WHEREAS, the Planning and Preservation Commission has considered all of the evidence presented in connection with the Project, written and oral at the public hearing held on the 6th day of June 2017.

NOW, THEREFORE, BE IT RESOLVED that the Planning and Preservation Commission finds as follows:

SECTION 1: This project has been reviewed by the City for compliance with the California Environmental Quality Act (CEQA). Based on the City’s environmental assessment, it is the City’s assessment that the Project proposal qualifies for a Categorical Exemption under Class 1 (Existing Facilities) of San Fernando’s CEQA Guidelines, in that the project entails the approval of a Conditional Use Permit to allow the operation of a moving and storage facility with ancillary offices within the existing industrial building and will involve minor interior alterations (e.g., tenant improvements), minor exterior alterations (e.g., new signage) and minor alterations (e.g., installation of additional parking stalls) to the subject site.

The proposed moving and storage facility with ancillary offices is consistent with the City’s General Plan Industrial Land Use Designation and applicable general plan policies that seek to attract new activities into the City’s industrial zones. The proposed use is also consistent with the applicable Limited Industrial (M-1) zoning designation that allows the proposed moving and storage facility

with ancillary offices, subject to the approval of a CUP by the City's Planning and Preservation Commission.

The proposed moving and storage facility with ancillary offices is located on a site that is less than five (5) acres (approximately 23,606 square feet) within an urbanized area along the 500 block of Jessie Street and has no value as a habitat for endangered, rare or threatened species. The proposed operation of a moving and storage facility with ancillary offices will not have any significant adverse effects related to traffic, noise, air quality, or water quality in that adequate ingress and egress is provided to the subject site via two (2) existing driveway approaches located along Jessie Street, which feeds to Fourth Street and is an identified Secondary Arterial in the Circulation Element of the City's General Plan. With the exception of periods of unloading and loading, most of the operational activity related to the proposed moving and storage facility with ancillary offices will occur within the existing 12,750-square foot industrial building and will not have the potential to create adverse environmental impacts related to noise levels or the existing air quality levels and quality of the city's water system. Furthermore, the proposed moving and storage facility with ancillary offices will utilize the existing industrial building constructed in 1987 and will not adversely impact existing utilities and public services.

SECTION 2: The Project is consistent with the objectives, policies, and general land uses and programs provided in the City's General Plan and the applicable development standards for industrial-zoned property within the M-1 (Limited Industrial).

SECTION 3: Pursuant to City Code Section 106-145, the Planning and Preservation Commission finds that the following findings for Conditional Use Permit 2016-006 have been justified and upheld in the affirmative because of the recommended Conditions of Approval regarding operating procedures governing the operation of a moving and storage facility with ancillary offices. The Planning and Preservation Commission (the "Commission") findings are as follows:

1. The proposed use is one conditionally permitted within the subject zone and complies with all applicable sections of the zoning ordinance.

The proposed operation of a moving and storage facility with ancillary offices is a conditionally permitted use within the M-1 (Limited Industrial) Zone. The proposed use will be situated within an existing 12,750-square foot industrial building located on an approximate 23,606-square foot lot at 503 Jessie Street, between Fourth Street and Fifth Street. The subject site is surrounded by other industrial-zoned properties along Jessie Street. The proposed operation of a moving and storage facility with ancillary offices at the subject site will not adversely impact the surrounding industrial-zoned properties along Jessie Street. Furthermore, the operational requirements to conduct the proposed use (e.g., demand for parking from employees, work vehicle access, truck storage, etc.) and the proposed hours of operation and will comply with requirements of the M-1 (Limited Industrial) Zone. Thus, it is the Commission's determination that this finding can be made.

2. The proposed use would not impair the integrity and character of the zone in which it is to be located.

The proposed operation of a moving and storage facility with ancillary offices at 503 Jessie Street will not adversely impact the surrounding industrial-zoned properties. The occupancy of an industrial building is consistent with objectives to eliminate existing blighted conditions and to diversify the uses located within the project area. This includes accommodating a variety of industrial uses that concurrently work toward providing goods and services consistent with local economic stability

Approval of the requested Conditional Use Permit will also allow a viable use to operate at the subject site, thus preventing deterioration of the subject industrial building and surrounding site. Therefore, the proposed use will not adversely impact the integrity or character of the limited industrial zone and will preserve the physical condition of the subject building and site in a manner consistent with the pattern of development and uses allowed within the limited industrial zone. Thus, it is the Commission's determination that this finding can be made..

3. The subject site is physically suitable for the type of land use being proposed.

The existing 12,750-square foot industrial building is adequate for the proposed operation of a moving and storage facility with ancillary offices. The industrial building is comprised of a prominent warehouse/storage area, as well as five (5) offices, six (6) restrooms, a lunch room and a small storage area. Ingress/egress to the proposed moving and storage facility is provided via two (2) existing driveway approaches located along Jessie Street. Access to the warehouse/storage areas is provided by three (3) existing roll-up doors located along the north building elevation, as well as one (1) existing roll-up door located along the east building elevation. An existing 770-square foot (55' x 14') surface-level unloading/loading area is also located adjacent to the south building elevation. Parking for the proposed use will be provided by 18 on-site parking spaces. The proposed 18 on-site spaces exceeds the minimum on-site parking requirements. Pursuant to City Code Section 106-822(d)(1)(a), the parking requirement for manufacturing, warehousing, and other industrial activities not classified elsewhere is one (1) parking space for every 750 square feet of gross floor area (up to and including 72,000 square feet). In this instance, the proposed moving and storage facility with ancillary offices is required to provide a total of 17 on-site parking spaces. Thus, it is the Commission's determination that this finding can be made.

4. The proposed use is compatible with land uses presently on the subject property.

The existing industrial building was constructed in 1987. The proposal seeks to operate a conditionally permitted land use that consists of a moving and storage facility with ancillary offices on a property located in the M-1 (Limited Industrial) Zone, which is intended to be conducted in a manner that is compatible with the existing industrial character of the surrounding industrial properties located along the 500 block of Jessie Street. The proposed moving and storage facility with ancillary offices will be the only use to occupy the subject building and site. Thus, it is the Commission's determination that this finding can be made.

5. The proposed use would be compatible with the existing future land uses within the zone and the general area in which the proposed use is to be located.

The existing land uses surrounding the proposed moving and storage facility with ancillary offices at 503 Jessie Street consist of similar and compatible industrial-related activities. The proposed use will occupy an existing 12,750-square foot industrial building as a moving and storage facility with ancillary offices. It is staff's assessment that the proposed use will be similar or less intensive than other existing business permitted in the M-1 (Limited Industrial) Zone and will provide a less than significant environmental impact on the site and surrounding area. Moreover, the proposed use is expected to comply with all conditions of approval for occupancy, as outlined in Exhibit "A" of the attached resolution. Thus, it is the Commission's determination that this finding can be made.

6. There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

The proposed use will be adequately served by water, sanitation and public utilities that were previously developed for the existing building constructed in 1987. The required physical upgrades to the building and site are minimal and will ensure that the existing water, sanitation and public utilities are upgraded in compliance with applicable federal, state and local regulations. As such, the proposed use will not be detrimental to the public health and safety of the surrounding industrial area. Thus, it is the Commission's determination that this finding can be made.

7. There would be adequate provisions for public access to serve the subject proposal.

The subject site provides adequate pedestrian and vehicular access from Jessie Street. Vehicular access to the on-site parking spaces, unloading/loading area and warehouse/storage area roll-up doors are accessible from two (2) existing driveway approaches located along Jessie Street. Additionally, pedestrian access is available from office man doors located along the east building elevation.. Thus, it is the Commission's determination that this finding can be made.

8. The proposed use would be appropriate in light of an established need for the use at the proposed location.

The industrial-zoned areas within the City of San Fernando are intended to provide for a variety of industrial-related activities for the community. It is staff's assessment that the operation of a moving and storage facility with ancillary offices at the subject site will be appropriate for the subject site and surrounding area by providing a similar and compatible use within an established industrial-zoned area. Thus, it is the Commission's determination that this finding can be made.

9. The proposed use is consistent with the objectives, policies, general land uses and programs of the City's general plan.

The goals and objectives of the San Fernando General Plan Land Use Element seek to promote the economic viability of commercial areas by attracting new commercial activities. (San Fernando General Plan Land Use Element Goals and Objectives II & V, Pg. IV-6.)

The requested Conditional Use Permit to allow for the operation of a moving and storage facility with ancillary offices at the subject site is consistent with the objectives, policies and programs of the City's General Plan. The subject site has a General Plan land use designation of IND (Industrial). Allowing the operation of a moving and storage facility with ancillary offices at the subject site is consistent with the intent and purpose of the General Plan and Zoning Code for properties that have an Industrial land use designation and M-1 (Limited Industrial) zone designation, respectively. Thus, it is the Commission's determination that this finding can be made.

10. The proposed use would not be detrimental to the public interest, health, safety, convenience or welfare.

Approval of a Conditional Use Permit to allow for the operation of a moving and storage facility with ancillary offices at the subject site will not be detrimental to the public interest, health, safety, convenience or welfare. The proposed use will primarily take place within the confines of the existing 12,750-square foot industrial building constructed in 1987. Access to the warehouse/storage areas is provided via three (3) existing roll-up doors along the north building elevation, while a 770-square foot (55' x 14') surface-level unloading/loading area is located along the west building elevation.

Conditions of Approval have been included in Exhibit "A" of the attached resolution that requires all delivery-related activities (unloading/loading of client storage vaults) to occur during the proposed hours of operation (7:00 AM to 5:00 PM, Monday through Saturday), on the premises and within the area designated on the approved site plan. Upon unloading, client storage vaults shall immediately be stored within the existing 12,750-square foot industrial building. Further, the outdoor storage and or staging of client storage vaults is prohibited. Additionally, the staging of vehicles used in conjunction with the moving and storage facility with ancillary offices shall not obstruct the public right-of-way at any time.

Any interior modifications to the existing 12,750-square foot industrial building proposed in conjunction with the operation of the moving and storage facility with ancillary offices shall be in compliance with all applicable building codes and seismic safety standards. The operation of the proposed moving and storage facility will ensure continued maintenance of the subject building and site in a manner consistent with the City's General Plan and redevelopment plans for similarly designated industrial-zoned properties in the surrounding area. Thus, it is the Commission's determination that this finding can be made.

BE IT FURTHER RESOLVED that based upon the foregoing, the Planning and Preservation Commission hereby approves Conditional Use Permit 2016-006, subject to the Conditions of Approval attached as Exhibit "A."

(SIGNATURE PAGE TO FOLLOW)

PASSED, APPROVED AND ADOPTED this 6th day of June 2017.

THEALE E. HAUPT, CHAIRPERSON

ATTEST:

NICK KIMBALL, SECRETARY TO THE PLANNING
AND PRESERVATION COMMISSION

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF SAN FERNANDO)

I, Nick Kimball, Secretary to the Planning and Preservation Commission of the City of San Fernando, do hereby certify that the foregoing Resolution was duly adopted by the Planning and Preservation Commission and signed by the Chairperson of said City at a meeting held on the 6th day of June 2017; and that the same was passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

NICK KIMBALL, SECRETARY TO THE PLANNING AND
PRESERVATION COMMISSION

EXHIBIT "A"
CONDITIONS OF APPROVAL

PROJECT NO. : **Conditional Use Permit 2016-006**

PROJECT ADDRESS : 503 Jessie Street, San Fernando, CA 91340
 (Los Angeles County Assessor's Parcel No.: 2519-022-045)

PROJECT DESCRIPTION : The applicant is requesting a Conditional Use Permit to allow the operation of a moving and storage facility with ancillary offices at the property located at 503 Jessie Street. The proposed moving and storage facility with ancillary offices will occupy an existing 12,750-square foot industrial building located on an approximate 23,606-square foot lot. The subject site is located along the west side of the 500 block of Jessie Street, between Fourth Street and Fifth Street, within the M-1 (Limited Industrial) Zone.

The following conditions shall be made a part of the approval of the project, and shall be complied with in their entirety, as determined by the Community Development Department:

- 1) Conditional Use Permit Entitlement. Conditional Use Permit 2016-006 is granted for the land described in this application and any attachments thereto, as reviewed by the Planning and Preservation Commission on June 6, 2017, except as herein modified to comply with these Conditions of Approval.
- 2) Indemnification. The property owner and the project applicant shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City to attack, set aside, void, annul, seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voter of the City, concerning the entitlement application. City shall promptly notify both the property owner and developer of any claim, action, or proceeding to which this condition is applicable and shall further cooperate fully in the defense of the action. The City reserves its right to take any and all action the City deems to be in the best interest of the City and its citizens in regard to such defense. The property owner and developer shall defend, indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending, any document (such as an environmental impact report or related environmental assessment) if made necessary through the initiation of the project
- 3) Deliveries. All deliveries must occur on-site and only within the designated staging area identified on the set of plans; no vehicles shall be standing or parked in the right-of-way. The unloading/loading of client storage vaults shall occur during the proposed hours of operation (7:00 AM to 5:00 PM, Monday through Saturday) and within the designated staging area identified on the set of plans. The unloading/loading of client storage vaults (or staging of vehicles used in conjunction with the business) shall not occur in the public right-of-way. All deliveries times shall be staggered to ensure that no queueing of any trucks occur in the public right-of-way. Upon unloading, client storage

vaults shall immediately be stored within the existing 12,750-square foot industrial building. The exterior storage of client storage vaults and any other items is strictly prohibited.

- 4) Hours of Operation. The moving and storage facility with ancillary offices shall operate during the hours of 7:00 AM to 5:00 PM, Monday through Saturday. Changes in the hours of operation beyond the hours provided above shall be subject to review and approval by the Director of Community Development or his or her designee.
- 5) Revocation. Violation of, or noncompliance with, any of these conditions of approval shall constitute grounds for revocation of this conditional use permit, in addition to the grounds below:
 - a. Upon the issuance of, and conviction for, three zoning violation citations;
 - b. This Conditional Use Permit may also be revoked as provided in City Code Sections 106-148 and 106-183. If at any time the operation of the business becomes a nuisance, is detrimental to the public health, safety, or welfare, or results in undesirable activities creating an increased demand for law enforcement activities including an above normal rate of calls for service to the City Police Department, the Planning and Preservation Commission, after a public hearing, as hereinafter provided, may revoke the Conditional Use Permit herein granted or may modify and amend the same in such manner as it may determine necessary to abate the nuisance or preclude the undesirable activities or behaviors, which have generated the increased demand for law enforcement services.
- 6) On-Site Parking. The applicant shall maintain the eighteen (18) on-site parking spaces available for parking purposes only at no time shall they be used for loading, unloading, storage and or staging of items. Any trucks that cannot fit in the designated standard 9'x19' parking space shall be stored and or parked off-site at a facility designated for the overnight storage and or parking of large trucks.
- 7) Lighting. All exterior lighting shall be decorative cut-off fixtures (where no light is emitted above the horizontal plane) with the light source fully shielded or recessed to preclude light trespass or pollution up into the night sky. Also, any building-mounted luminaries shall be attached to walls or soffits, and the top of the fixture shall not exceed the height of the roof. All proposed light fixtures shall be designed in a manner that is consistent with the overall design of the building and shall not disturb or create glare towards neighboring properties. In addition, any decorative up-lighting, such as those that illuminate building facades or landscaping, shall be operated on timers that turn off illumination no later than 12 midnight, nightly. The Community Development Department shall review and approve all light fixtures prior to installation. In addition, all lighting shall also comply with the following requirements:
 - a. The equivalent of one foot-candle of illumination shall be provided throughout the parking area;
 - b. All lighting shall be on a time-clock or photo-sensor system;
 - c. All lighting shall be designed to confine direct rays to the premises. No spillover beyond the property line shall be permitted; and,

- d. All lighting shall conform to the development standards in the M-1 (Limited Industrial) Zone.
- 8) Outdoor Storage. The exterior storage and or staging of client storage vaults, pods, shipping containers and similar portable storage units are prohibited. The outdoor areas of the site (parking lot, street frontages) shall be cleaned daily to maintain the property free of outdoor storage and or debris.
- 9) Surveillance. A security camera system approved by the police department shall be installed on the exterior of the premises and shall be maintained in proper working order at all times. The security camera system shall be subject to periodic inspection by the police department. The system must be capable of producing retrievable images on film or tape that can be made a permanent record and that can be enlarged through projection or other means. The video or digital recordings generated by the system shall be maintained for a period of at least 30 days;
- 10) Trash. All trash bins shall be kept free of trash overflow and maintained in a clean manner at all times. Litter and trash receptacles shall be located at convenient locations both inside and outside the establishment, and trash and debris shall be removed on a daily basis.
- 11) Building Code Requirements. The applicant shall comply with all applicable building and construction requirements of the City of San Fernando's building codes, as specified by the City's Community Development Department.
- 12) Landscape. A minimum 10' landscape buffer shall be maintained along the front yard setback. All proposed on-site and off-site plantings shall be kept in a healthy and growing condition, consistent with the design of a landscape and irrigation plan approved by the Community Development Department. Fertilization, cultivation, tree pruning shall be a part of regular maintenance. Good horticultural practices shall be followed in all instances. The landscape design shall be further refined as necessary to improve the level of design quality by focusing on important design principles. Further landscape design refinements shall address, but not be limited to, the following:
 - a) The landscaping shall be provided with an appropriate low-maintenance landscape design and material selection that is attractive, durable and drought-tolerant. All proposed landscape shall be arranged to emphasize visual attractiveness as viewed from the public right-of-way.
 - b) All proposed landscaped areas shall be served by well-balanced automatic irrigation system operated by an electrically timed controller station set for early morning irrigation and maintained in a manner consistent with the approved landscape plan. The final landscape/irrigation plan shall identify the size and location of all landscape materials and irrigation equipment. Water conservation measures shall be incorporated in the irrigation plan;
 - c) The landscape plan shall provide specifications for the following: design of hardscape elements, including pedestrian walkways, paved areas, common areas, seating, landscape planters, lighting, etc.; planting materials, including, trees, shrubs, ground cover, grass, miscellaneous plant materials, landscape containers and soil preparation; and, automatic irrigation plans, including materials and details; and,
 - d) A backflow preventer device shall be installed, tested, and inspected by the Public Works

Department to protect water supplies from contamination or pollution.

- e) All landscaping installed within the landscape planter abutting the pharmacy drive-thru lane shall not exceed three (3) feet in height and not obstruct the line of sight of vehicles entering and exiting the drive-thru lane.
- 13) Property Maintenance. The project site at 503 Jessie Street and its immediate surrounding area shall be maintained in a clean, neat and orderly manner at all times and shall comply with the property maintenance standards as set forth in the San Fernando City Code.
- 14) Graffiti Removal. Unless otherwise specified in the conditions of approval, the property owner(s), operator and all successors shall comply with the graffiti removal and deterrence requirements of the San Fernando City Code.
- 15) Site Inspections. The Community Development Department shall inspect the site to assure compliance with these conditions of approval. The moving and storage facility with ancillary offices operator and all successors shall grant the right of access to authorized agents of the City of San Fernando to conduct periodic inspections of the property.
- 16) Encroachment Permit. Under no circumstances shall any public right-of-way be obstructed during construction by materials, vehicles, equipment or other related objects without prior approval from the City Engineer. An Encroachment Permit must be obtained from the Public Works Department prior to any demolition and/or new construction activity that would require staging and/or construction within the public right-of-way.
- 17) General Compliance. The applicant shall comply with all requirements of applicable Federal, State, or local law, ordinance, or regulation.
- 18) Modifications. Unless the chief planning official deems a proposed change to the approved plans and operation a minor modification, any and all other modifications to the development plan, including these conditions of approval, shall require review and approval by the Planning and Preservation Commission. Expansion or enlargement of the business premises over the life of the structure or the use shall be subject to the CUP modification approval process.
- 19) Acceptance. Within thirty (30) days of approval of Conditional Use Permit 2016-006, the moving and storage facility with ancillary offices drug store/pharmacy operator(s) or their duly authorized representatives shall certify the acceptance of the conditions of approval by signing a statement using an acceptance affidavit form provided by the City of San Fernando Community Development Department that acknowledges acceptance of and commitment to adhere to all of the conditions of approval.
- 20) Recordation. The applicant shall provide the Community Development Department with proof that the conditions of approval have been recorded with the Los Angeles Registrar Recorder/County Clerk's Office.
- 21) Public Review of Conditions of Approval. A copy of these conditions of approval shall be retained on-site at all times during the hours of operation of the business and shall be made available for

viewing upon public request or upon request by any city official. Employees of the business shall not prohibit a request of the public to view the conditions of approval for this entitlement.

- 22) Expiration. Conditional Use Permit 2016-006 shall become null and void unless exercised by initiating substantive action to implement the operation permitted by this entitlement within twelve (12) months of final approval; or until such additional time as may be granted by the Community Development Department upon receipt of a request for an extension received prior to such expiration date. Subsequent failure to obtain and exercise an active business occupancy permit shall also cause expiration of the Conditional Use Permit.

CITY OF
SAN FERNANDO

CONDITIONAL USE PERMIT APPLICATION

PROJECT INFORMATION

SITE ADDRESS(ES)

503 JESSIE ST

ASSESSORS PARCEL NUMBER(S) "APN"

12 7500

LOT SIZE

23,606

EXISTING BUILDING (SQUARE FOOTAGE)

11

PROPOSED ADDITION (SQUARE FOOTAGE)

TOTAL PARKING SPACES (ON-SITE/OFF-SITE)

18

PROPOSED USE(S)

LANDSCAPING (SQUARE FOOTAGE)

PROJECT DESCRIPTION/TYPE OF CONDITIONAL USE PERMIT REQUEST Include any additional information on separate sheet and attach to the back of this application

MOVING + STORAGE USE + crate manufacturing

APPLICANT INFORMATION

APPLICANT NAME

DNE GROUP LLC

PHONE NUMBER

818 4029331

MAILING ADDRESS

6506 CAPISTRANO AV

FAX NUMBER

818 8874519

EMAIL ADDRESS

MOYALFamily2@hotmail.com

SIGNATURE



PROPERTY OWNER INFORMATION

PROPERTY OWNER NAME

DAVID MOYAL

PHONE NUMBER

818 4029331

MAILING ADDRESS

6506 CAPISTRANO AV

FAX NUMBER

818 8874519

EMAIL ADDRESS

MOYALFamily2@hotmail.com

SIGNATURE



FOR OFFICE USE ONLY

CUP APPLICATION	\$ 3,005.00
AIMS SURCHARGE	\$ 300.50
ENVIRONMENTAL	\$ 204.00
NOTIFICATION	\$ 120.00
PUBLISHING	\$ 600.00
TOTAL FEE	\$4,229.50

ZONE

M-1

GENERAL PLAN AREA

FILE NUMBER

DATE FILED

9/12/15

CUP NO.

2016-006

ACCEPTED BY

H. Quintana

AIMS NO.

COMMENTS

106-583(14)
+15

CROSS REFERENCE

SPR NO.

VAR NO.

OTHER

DNE Group LLC
David Moyal
503 Jessie Street
San Fernando Ca 91340
Hours of operation
7 am to 5pm
Monday - Saturday
818-402-9331

April 5th, 2017

City of San Fernando
Department of Community Development
117 Macneil Street
San Fernando, Ca 91340

Re: Permit No: PL 1609162 - Project No: 160003599
Conditional Use Permit
Application Address: 503 Jessie St. San Fernando CA 91340

To Whom It May Concern:


This is to advise that the above premises, for which the conditional use permit is being applied for, are used for storage of vaults, containing personal items and furnishings belonging to clients who have contracted with the DNE Group to store the vaults.

DNE deliver empty vaults to clients, their personal belongings and furnishings are then packed and sealed into the vaults, at which time DNE employees return to pick up the packed vaults to store them in the ware house at 503 Jessie Street, until clients require return and delivery of their possessions.

DNE Group also own 5 trucks which are garaged in the parking area of 503 Jessie Street, San Fernando Ca 91340. We also have 3 office staff and 5 employees that work in the field

Yours truly,

David Moyal
Owner





NOTICE OF A
PUBLIC HEARING
THE CITY OF SAN FERNANDO PLANNING AND PRESERVATION COMMISSION

A public hearing on this matter and associated potential environmental impacts, if any, will be conducted by the City of San Fernando Planning and Preservation Commission on:

DATE: Tuesday, June 6, 2017

TIME: 6:30 p.m.

HEARING LOCATION: City Hall Council Chambers, 117 Macneil Street, San Fernando, CA 91340

PROJECT LOCATION: 503 Jessie Street, San Fernando, CA 91340
(Los Angeles County Assessor's Parcel No: 2519-022-045)

APPLICATION: Conditional Use Permit 2016-006

PROJECT PROPONENT: DNE Group LLC
6506 Capistrano Ave., West Hills, CA 91307

PROJECT DESCRIPTION:

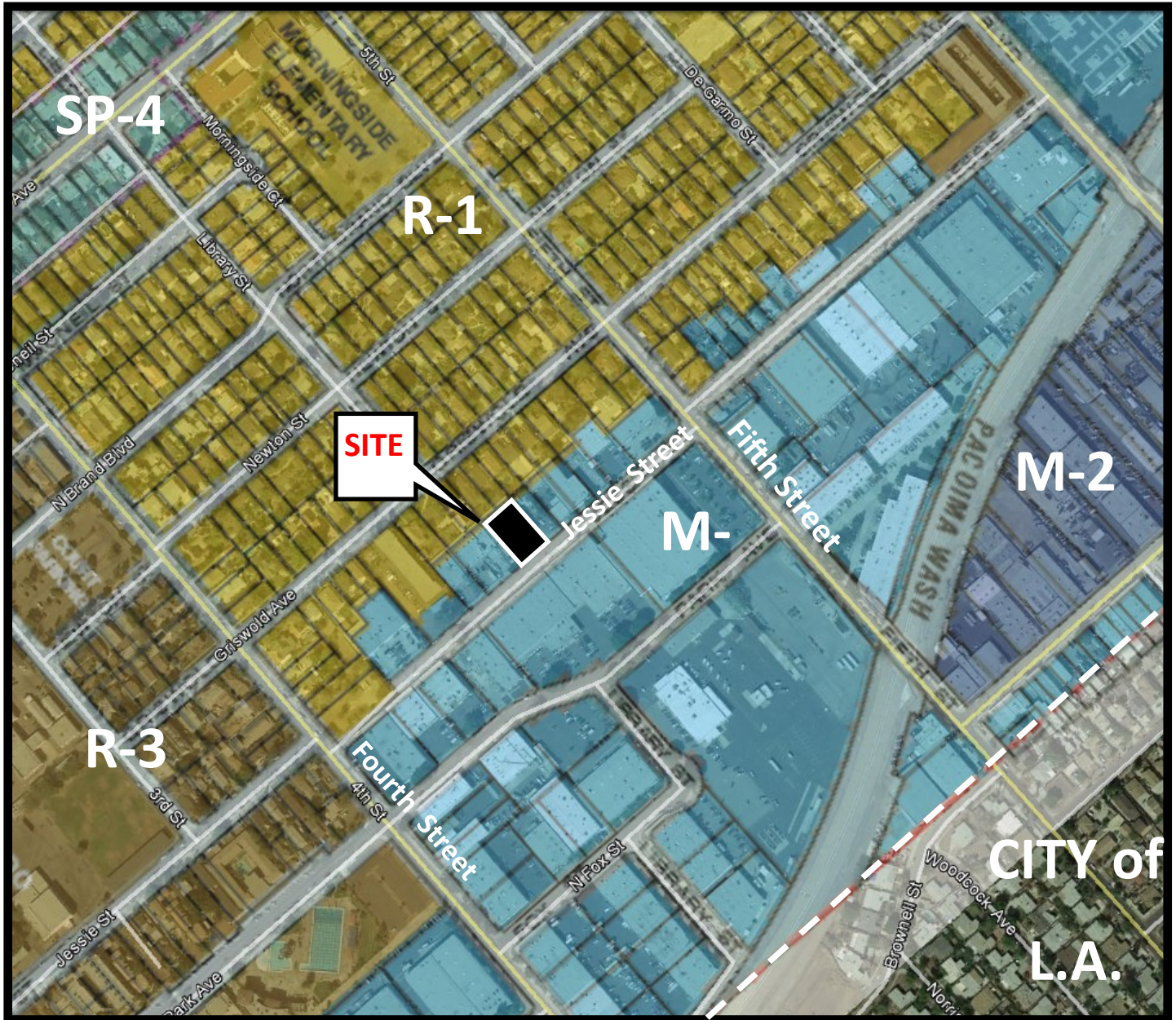
The proposed project is a request for review and approval of a Conditional Use Permit (CUP) 2016-006, in order to allow for the operation of a moving and storage facility with ancillary offices at the property located at 503 Jessie Street. The proposed moving and storage facility with ancillary offices will occupy an existing 12,750 square foot industrial building located on an approximate 23,606 square foot lot. The subject site is located along the west side of the 500 block of Jessie Street, between Fourth Street and Fifth Street, within the M-1 (Limited Industrial) Zone.

This project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, the project has been determined to be Categorically Exempt under Class 32 (In-Fill Development Projects) of the City's adopted local CEQA Guidelines.

If you wish to challenge the action taken on this matter 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 of San Fernando at, or prior to, the public hearing.

For further information regarding this proposal, please contact Interim Senior Planner Humberto Quintana at (818) 898-1227 or by written correspondence to: City of San Fernando, Community Development Department, 117 Macneil Street, San Fernando, CA 91340-2993.

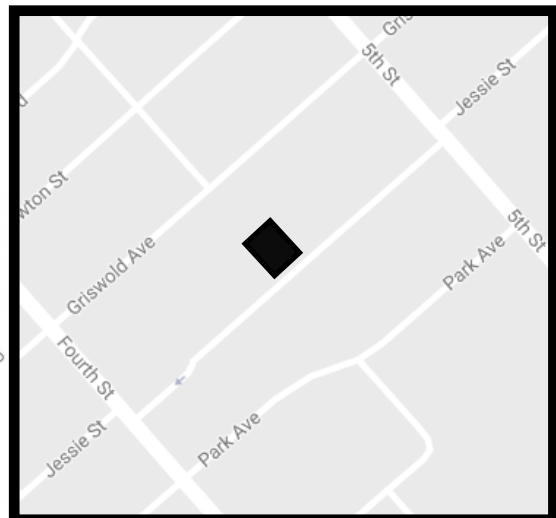
HUMBERTO QUINTANA
Interim Senior Planner



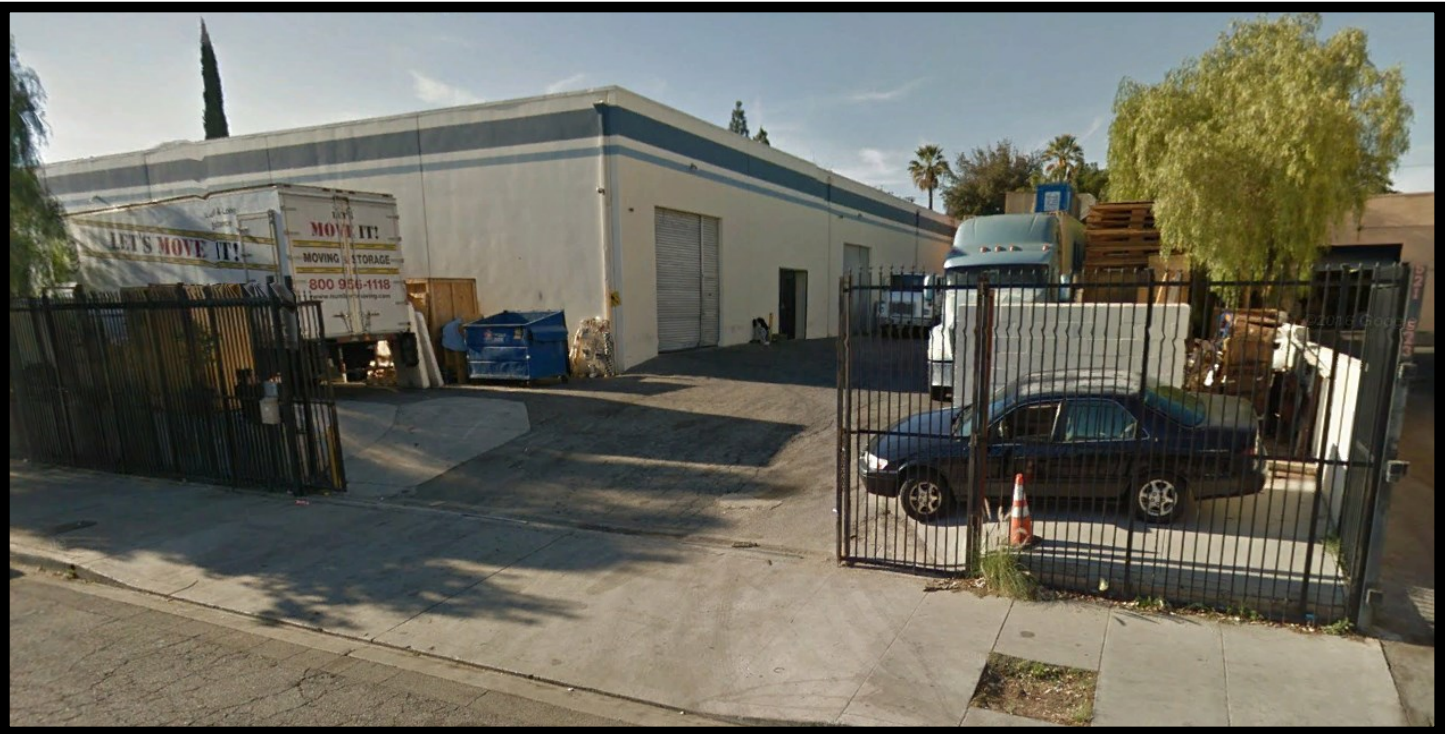
Zoning & Vicinity Map

CASE NO: CUP 2016-006

ADDRESS: 503 Jessie Street



Scale: NTS



View of Subject Site looking west from Jessie Street



View of Subject Site looking west from Jessie Street



Subject Site Photos

CASE NO: CUP 2016-006

ADDRESS: 503 Jessie Street

PROJECT DESCRIPTION:

PROJECT ADDRESS: 503 Jessie St.
San Fernando, CA 91340

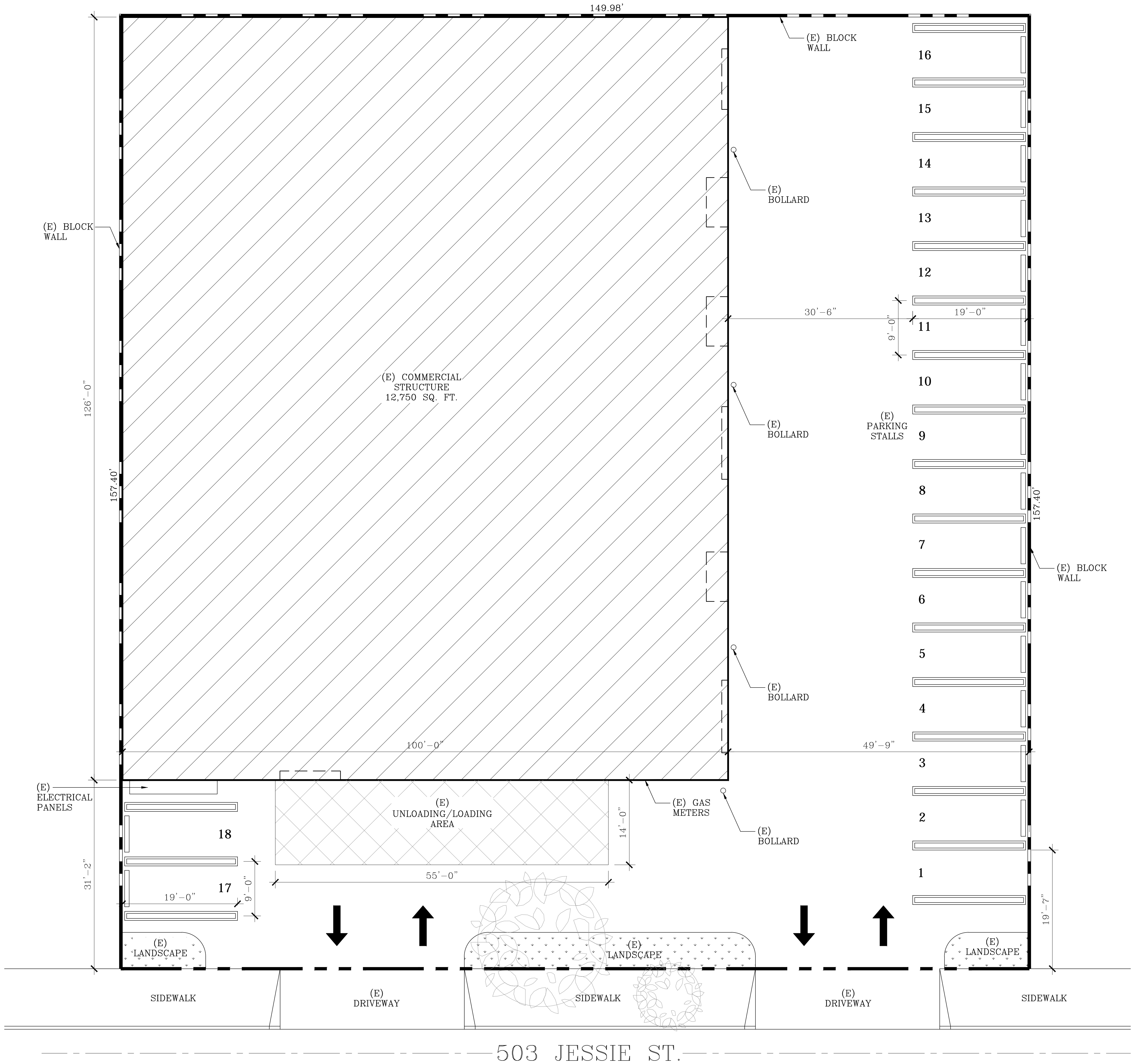
LEGAL DESCRIPTION: P M 182-88-89
Lots 2 & 4

ZONING: C

APN: 2519-022-045

BUILDING AREA:
Existing Structure: 12,750 sq. ft.

Parking Spaces Provided 15 spaces



REVISIONS

PHOENIX & QUEEN
DESIGN BUILD

DESIGNER:
LAURA SILDANA
PACOMA, CA 91331
TEL: (818) 634-5300

STAMP:

SITE PLAN

CONDITIONAL USE PERMIT

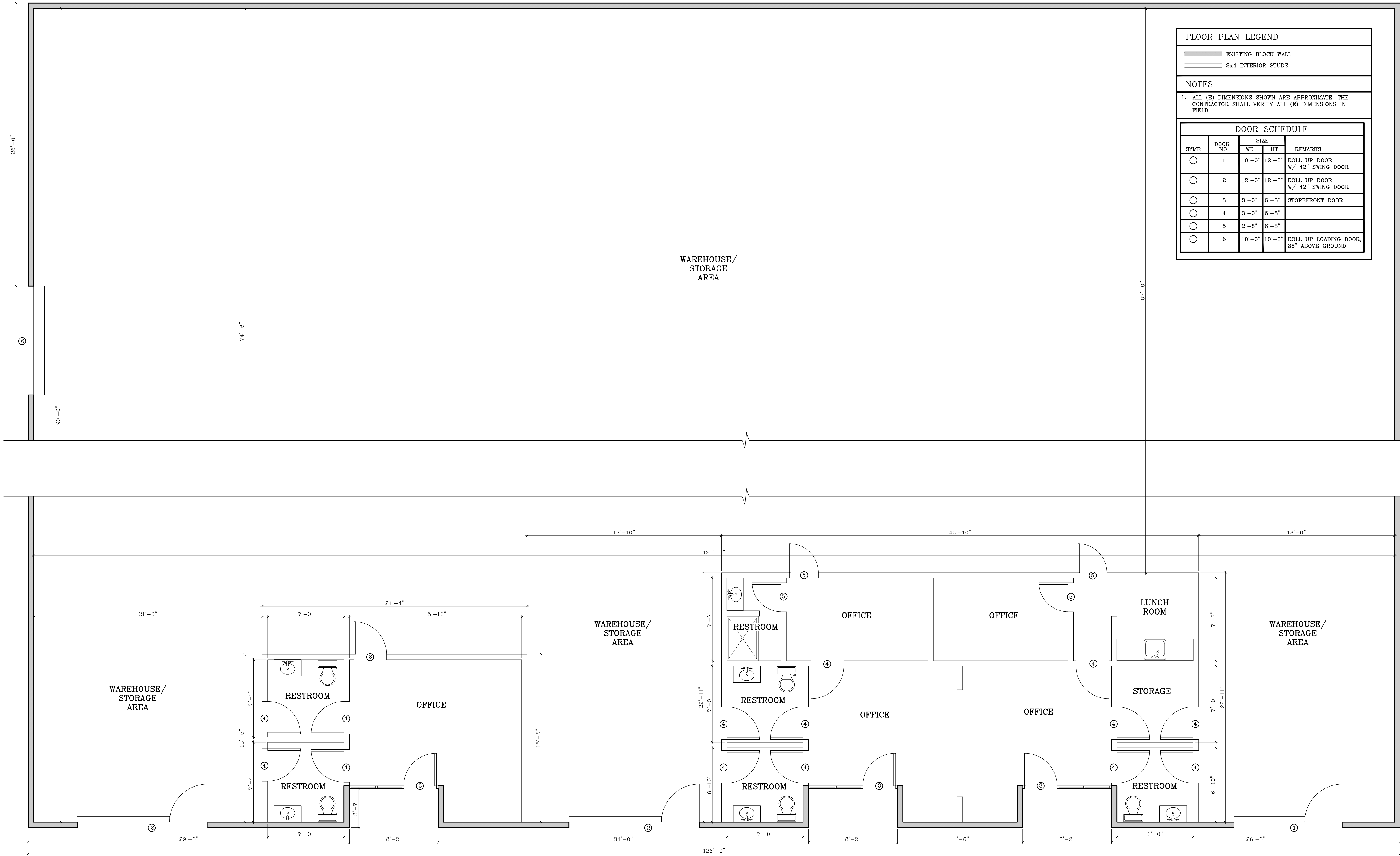
503 JESSIE ST.
SAN FERNANDO, CA 91340

PERMIT #:

SIGNATURE
DATE
08-28-18
SCALE
AS NOTED
DRAWN BY
L.S.

SHEET NO.

A1
1 OF 8 SHEETS



FLOOR PLAN

1/4" = 1'-0"

REVISIONS	

PHOENIX & QUEEN
DESIGN BUILD

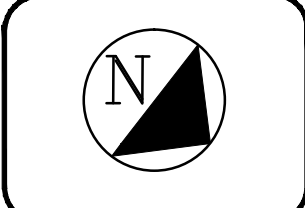
DESIGNER:
LAURA SILDANA
PACOMA, CA 91330
TEL: (916) 834-5330

STAMP:

FLOOR PLAN

CONDITIONAL USE PERMIT

503 JESSIE ST
SAN FERNANDO, CA 91340



SIGNATURE

DATE
08/30/16

SCALE
AS NOTED

DRAWN BY
L.S.

SHEET NO.
A2.0

1 OF - SHEETS