



# SAN FERNANDO

## PLANNING AND PRESERVATION COMMISSION

### SPECIAL MEETING NOTICE AND AGENDA

NOVEMBER 22, 2016 – 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 Anna M. Lopez  
Commissioner Yvonne G. Mejia

#### **PLEDGE OF ALLEGIANCE**

#### **APPROVAL OF AGENDA**

November 22, 2016

#### **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.

- No Items

# PLANNING AND PRESERVATION COMMISSION

Special Meeting Notice and Agenda – November 22, 2016

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## NEW BUSINESS

- 1) **SUBJECT:** Certificate of Appropriateness 2016-001  
Lopez Villegas House Relocation and Rehabilitation Project
- LOCATION:** 1320 San Fernando Road, San Fernando, CA (Los Angeles County Assessor's Parcel No: 2521-016-900) and 613 O'Melveny Street, San Fernando, CA (Los Angeles County Assessor's Parcel No: 2613-002-035)
- PROPOSAL:** The project is a request for the Planning and Preservation Commission's approval of a Certificate of Appropriateness 2016-001, pursuant to the City of San Fernando's Historic Preservation Ordinance (City Code Sections 106-1392(a) and 106-1392 et. seq.) in order to allow for the relocation and alteration/rehabilitation of the Lopez Villegas House, a City-designated local historic landmark.
- RECOMMENDATION:** It is recommended that the Planning and Preservation Commission approve Certificate of Appropriateness 2016-001 in order to facilitate the proposed relocation and alteration/rehabilitation of the Lopez Villegas House, pursuant to Planning and Preservation Resolution No. 2016-013 (Attachment No. 1) and the Conditions of Approval attached therein as Exhibit "A".

*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.*

## CONTINUED BUSINESS

None

## STAFF COMMUNICATIONS

# PLANNING AND PRESERVATION COMMISSION

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## COMMISSIONER COMMENTS

### ADJOURNMENT

December 6, 2016

*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.*

*Fred Ramirez*

Signed and Posted: November 16, 2016 @ 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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**MEETING DATE:** November 22, 2016

**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 Certificate of Appropriateness 2016-001 in order to facilitate the proposed relocation and alteration/rehabilitation of the Lopez Villegas House, pursuant to Planning and Preservation Commission Resolution 2016-013 (Attachment 1), and the Conditions of Approval attached therein as Exhibit “A”....(Roll Call Vote)
  - b. To Deny:

“I move to deny a Certificate of Appropriateness 2016-001 for the Lopez Villegas House Relocation and Rehabilitation Project, based on the following...” (Roll Call Vote)
  - c. To Continue:

“I move to continue consideration of a Certificate of Appropriateness 2016-001 for the Lopez Villegas House Relocation and Rehabilitation Project to a date specific date...” (Roll Call Vote)

Moved: \_\_\_\_\_ Seconded: \_\_\_\_\_

Roll Call: \_\_\_\_\_

**ITEM 1:**  
**CERTIFICATE OF APPROPRIATENESS**  
**2016-001**

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## AGENDA REPORT

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**To:** Planning and Preservation Commission Chairperson Haupt and Commissioners

**From:** Fred Ramirez, Community Development Director

**Date:** November 22, 2016

**Subject:** **Certificate of Appropriateness 2016-001:**  
**Lopez Villegas House Relocation and Rehabilitation Project**  
1320 San Fernando Road, San Fernando, CA (Los Angeles County Assessor's Parcel No: 2521-016-900) & 613 O'Melveny Street, San Fernando, CA (Los Angeles County Assessor's Parcel No: 2613-002-035)

**Proposal:** The project is a request for the Planning and Preservation Commission's approval of a Certificate of Appropriateness 2016-001, pursuant to the City of San Fernando's Historic Preservation Ordinance (City Code Sections 106-1392(a) and 106-1392 et. seq.) in order to allow for the relocation and alteration/rehabilitation of the Lopez Villegas House, a City-designated local historic landmark.

### **RECOMMENDATION:**

It is recommended that the Planning and Preservation Commission approve Certificate of Appropriateness 2016-001 in order to facilitate the proposed relocation and alteration/rehabilitation of the Lopez Villegas House, pursuant to Planning and Preservation Resolution No. 2016-013 (Attachment No. 1) and the Conditions of Approval attached therein as Exhibit "A".

### **PROJECT SUMMARY:**

The Certificate of Appropriateness 2016-001 is a request for the Planning and Preservation Commission's approval of a Certificate of Appropriateness pursuant to the City of San Fernando's Historic Preservation Ordinance (City Code Sections 106-1392(a) and 106-1392 et. seq.) in order to allow for the relocation and alteration/rehabilitation of the Lopez Villegas House, a City-designated local historic landmark.

The Lopez Villegas House has been identified as a "National Folk House of the Pyramidal Family with a hipped bell cast roof." The National Folk Style is based on a fundamental need for shelter and has its roots in Native American and pre-railroad dwellings. They can be "simple" or unadorned and are typically characterized by rectangular shapes with side-gable roof or in the

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case of the Lopez Villegas House, they can have a square floor plan with pyramidal roofs. The subject site is indicative of early housing in the region at the turn of the century and is one of the last remaining structures of its type. (Attachment No. 2: June 2002, City of San Fernando Historic Resources Survey.)

As proposed, the Project would include relocation of the Lopez Villegas House from its current location at the City-owned property at 1320 San Fernando Road to a privately-owned R-1 (Single Family Residential) zoned property in the City at 613 O'Melveny Street. Subsequent to relocation, the Lopez Villegas House would be rehabilitated in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties, Standards for Rehabilitation (Items 1 through 10).

#### **BACKGROUND:**

1. On March 15, 2004, the City Council, in a joint public hearing with the San Fernando Redevelopment Agency, approved a Disposition and Development Agreement with a developer providing for City and Redevelopment Agency participation in the proposed development of an affordable housing project with 95 dwelling units for low and very-low income seniors in the community. These 95 dwelling units (plus three manager units) were subsequently constructed at three noncontiguous sites in the community, including 25 units on a site that included the Lopez Villegas property at 1311 Pico Street.
2. On April 5, 2004, Mayor Pro Tem Julie Ruelas submitted a request to the City Council to consider possible alternatives to demolition of the Lopez Villegas House located at 1311 Pico Street. Councilmember Ruelas' request was based on information that suggested the possible significance of the structure as the prior residence of individuals who were descendants of the Lopez Family, and with original settlers/founders of "El Real Presidio de Santa Barbara."
3. On April 6, 2004, Historical Commissioner Richard Arroyo and Mr. John Brooks (subsequently appointed to Historical Commission on August 2, 2004) provided the City Council with additional information on former residents of the residential structure at 1311 Pico Street.
4. On May 5, 2004, City staff conducted a field inspection of the subject property. Staff photographed the exterior conditions of the site, the existing approximate 957 square foot primary residential structure, and the detached approximate 380 square foot garage structure. In addition, staff was allowed by the then resident to walk through the interior portions of the primary residential structure to inspect the existing conditions of the site.

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5. On June 21, 2004, the City Council in a joint public hearing with the Redevelopment Agency approved a Specific Plan for the San Fernando Senior Housing Development Project, entitling the developer to construct the project subject to the site plan, building layout, architectural and landscaping treatments specified by the Specific Plan for all three sites comprising the project.
6. On July 14, 2004, the Historical Commission determined that the existing residential structure at 1311 Pico Street merited preservation based on the architectural style of the building and on the association of several of its past inhabitants to the early settlement of California and San Fernando.
7. On September 20, 2004, in a joint meeting, the Redevelopment Agency and the City Council discussed the possible relocation and potential funding for restoration of the Lopez Villegas House located at 1311 Pico Street. Subsequent to discussion, the City Council directed staff to move forward with a site assessment report, which was prepared by the consulting firm of Heritage Architecture and Planning.
8. On November 22, 2004, the consulting firm of Heritage Architecture and Planning submitted to staff the Draft Lopez Adobe Site Assessment for Placement of the Lopez Villegas House report for staff and Historical Commission's review and discussion.
9. On January 7, 2005, the Historical Commission reviewed the draft site assessment report along with a staff report discussing several points in the draft site assessment report needing further clarification in staff's opinion. Subsequent to discussion the Commission directed staff to obtain additional input from the consultant firm of Heritage Architecture and Planning to clarify the potential impact to the Lopez Adobe's National Register designation under Criterion B (due to the building's "association with the lives of persons significant in our past") and Criterion C (due to the building's architecture). In addition, the Historical Commission requested further information regarding the proposed project schemes for the relocation and subsequent orientation of the Lopez Villegas house on the Lopez Adobe site, and in particular, on the consultant's reasons for selecting Scheme C as the preferred alternative. Staff subsequently discussed these questions and concerns with the consultants, who then conducted some additional analysis and made revisions to the draft site assessment report for staff's and the Commission's further review.
10. On January 31, 2005, the Historical Commission reviewed the revisions to the draft site assessment report, including clarification of the report's assessment that the placement of the Lopez Villegas House at the Lopez Adobe site would not adversely impact the Lopez Adobe site's national, state, and/or local historic designation. Subsequent to discussion, the Commission concurred with staff's assessment of the revised draft report and voted to recommend City Council approval of the relocation of the Lopez Villegas House to the Lopez Adobe site at 1100 Pico Street, pursuant to the proposed building layout and site plan

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identified as "Scheme A" in the Draft Lopez Adobe Site Assessment for the Placement of the Lopez Villegas House report.

In addition, the consultant report advised the City to initiate the California Environmental Quality Act (CEQA) process that would include an Initial Study and environmental determination as well as the development of mitigation measures to address any potential environmental impacts to Lopez Adobe building and site to levels that are less than significant. The Historical Commission concurred with the consultant and staff's assessment that the CEQA process be completed prior to the final approval of a site plan for the relocation and subsequent placement of the Lopez Villegas House on a permanent foundation at the Lopez Adobe site.

11. On February 7, 2005, City Council directed staff to complete the environmental review process prior to making a final determination on the proposed relocation of the Lopez Villegas House to the Lopez Adobe site. Besides compliance with CEQA requirements in general, an objective of this review process from the City's standpoint, was to receive official concurrence from the State Office of Historic Preservation with the conclusions of the City's assessment report that the proposed relocation of the Lopez Villegas House to the Lopez Adobe site would not adversely impact the listing status of the Lopez Adobe on the National Register of Historic Places.
12. On April 25, 2005, the draft Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring Program were submitted for a 30-day review period to the California Governor's Office of Planning and Research, State Clearinghouse and Planning Unit. As part of the State's review the Office of Historic Preservation (OHP) reviewed the proposed relocation of the Lopez Villegas House to the Lopez Adobe Site, a National Register designated landmark site.
13. On May 25, 2005, the City received a letter from Terry Roberts, Director of the State Clearinghouse notifying the City that the review period for the draft Mitigated Negative Declaration had closed, and no state agencies submitted comments by that date. This letter acknowledged that the City had "complied with the State Clearinghouse review requirements for the draft environmental document, pursuant to the California Environmental Quality Act."
14. On June 10, 2005, planning staff contacted the OHP directly in order to confirm their concurrence with the City's determinations on the proposed project. They informed staff that it is common practice for OHP to not issue a comment letter unless review of a project and the accompanying environmental document had failed to identify and/or mitigate environmental impacts that were deemed significant. Therefore, based on discussion with the state, staff determined that the proposed relocation of the Lopez Villegas House to the

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Lopez Adobe Site, with mitigation measures incorporated, would not have any significant adverse environmental impact to a significant cultural resource, the Lopez Adobe.

15. On July 5, 2005, the City Council held a public hearing to consider relocation of the Lopez-Villegas House to the Lopez Adobe Site at 1100 Pico Street. Subsequent to the public hearing, the City Council adopted a Resolution No. 7051: 1) approving relocation of the Lopez Villegas House to the Lopez Adobe Site; 2) approving the Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring Program; 3) designation of the Lopez Villegas House as a City Historic landmark.
16. On March 6, 2006, the City Council appropriated \$15,725 from the General Fund to mothball and fence the Lopez Villegas House at the Lopez Adobe site at 1100 Pico Street. The Lopez Villegas House was by then a city-designated historic landmark that was intended to be rehabilitated as the ancillary facility that would include restrooms, storage, and office areas to support the proposed use of the Lopez Adobe building as a house museum.
17. On March 20, 2006, the City Council appropriated \$23,804 from the General Fund in order for Public Works personnel to conduct the necessary site preparation work to relocate the Lopez Villegas House to the Lopez Adobe site.
18. On June 29, 2006, the City Council appropriated \$7,000 to pay for the temporary foundation/"cribbing" (\$2,678) and perimeter fencing (\$4,322) as part of the Lopez Villegas House relocation project.
19. On November 17, 2008, the City Council adopted Ordinance No. 1583, "An Ordinance of the City Council of the City of San Fernando amending the San Fernando City Code Division 3 (Historical Commission) of Article V (Boards, Commissions, Committees, Agencies and Authorities) of Chapter 2 (Administration), and establishing Division 14 (Historic Preservation) of Article VI (General Regulations) of Chapter 106 (Zoning)".
20. On November 1, 2010, City Council awarded a construction contract to the lowest responsive bidder, Access Pacific, Inc., to undertake the first construction phase of the Lopez Adobe Rehabilitation Project.
21. On January 3, 2011, the contractor began work on the first phase of the Lopez Adobe Rehabilitation Project.
22. On March 7, 2011, the San Fernando City Council adopted Resolution Nos. 7415 and 7416 and the former San Fernando Redevelopment Agency adopted Resolution Nos. 1098 and 1099, consenting to and approving the transfer by the former San Fernando Redevelopment Agency of "its right, title and interest in and to certain real property to the City of San Fernando".

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23. On June 6, 2011, the Redevelopment Agency considered the proposed FY 2011-12 San Fernando Redevelopment Agency Budget. As part of the Agency's FY 2011-12 Budget, \$60,000 was allocated as matching funds for the proposed design and build of an ancillary facility at the Lopez Adobe site. Initially, City staff had proposed that these funds be used as matching monies with California Cultural and Historical Endowment (CCHE) grant funds to pay for the partial rehabilitation of the Lopez Villegas house at a cost of approximately \$120,000. The overall rehabilitation of the Lopez Villegas House had been estimated to cost between \$130,000 and \$392,065.

Subsequent to discussion by the Redevelopment Agency, the Agency determined that the overall rehabilitation of the Lopez Villegas House would be cost prohibitive and that an alternative ancillary facility should be developed consistent with the Lopez Adobe Preservation Plan's site plan to house restroom, storage, and office uses in support of the Lopez Adobe's use as a house museum.

24. On June 13, 2011, the Agency approved the FY 2011-12 Budget with the allocation of \$60,000 in Redevelopment Project Area No. 2 funds for the design and construction of an alternate ancillary facility.

25. On June 29, 2011, the Governor of California signed AB X1 26 and AB X1 27, making certain changes to the Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the California Health and Safety Code) (the "Redevelopment Law"), including adding Part 1.8 (commencing with Section 34161)("Part 1.8") and Part 1.85 (commencing with Section 34170) ("Part 1.85"). Soon after AB X1 26 and ABX1 27, the California Redevelopment Association and League of California Cities filed a lawsuit in the Supreme Court of California (*California Redevelopment Association, et al. v. Matosantos, et al.* (Case No. S194861)) alleging that AB X1 26 and AB X1 27 are unconstitutional.

26. On June 30, 2011, the contractor completed work on "Phase 1" of the Lopez Adobe Rehabilitation Project.

27. On August 1, 2011, the Notice of Completion for Lopez Adobe Rehabilitation Project (Phase 1) was approved by the City Council.

28. On August 10, 2011, the Budget, Personnel, and Finance Standing Committee considered a staff recommendation regarding the proposed relocation of the Lopez Villegas House to the City-owned lot at 1320 San Fernando Road. Per staff's recommendation, the proposed relocation would allow the locally designated historic resource to be stored on-site until funds become available for its rehabilitation and/or the City Council decides on an alternative approach for the future use of the building. Subsequent to discussion, City staff was directed to forward the proposed relocation for the full Council's consideration at an upcoming meeting.



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29. On August 15, 2011, the City Council adopted Resolution No. 7452 electing for the City to serve as the Successor Agency for the City's Redevelopment Agency upon the Agency's dissolution. The assets of the Redevelopment Agency transferred to the Successor Agency by law on February 1, 2012.
30. On December 29, 2011, the Supreme Court issued its opinion in the *Matosantos* case, largely upholding AB X1 26, invalidating AB X1 27, and holding that AB X1 26 may be severed from AB X1 27 and enforced independently. The Supreme Court generally revised the effective dates and deadlines for performance of obligations in Part 1.85 of Redevelopment Law arising before May 1, 2012, to take effect four months later.
31. On October 5, 2011, CCHE staff informed City staff that the project had been granted an additional six month extension from December 31, 2011 through June 30, 2012. The extension will allow City staff to request the use of \$163,000 in unexpended CCHE grant funds to design and build an approximate 400 square ancillary facility at the southwest corner of the property to support the use of the Lopez Adobe building as a house museum.  
  
The proposed development of an ancillary facility at the subject site would be part of "Phase 2" of the Lopez Adobe Rehabilitation Project. These funds would be appropriated in order to offset the project shortfall associated with the unavailability of Agency funds from Project Area No. 2 during FY 2011-2012 to build said ancillary facility.
32. October 17, 2011, the City Council approved relocation of the Lopez Villegas House to 1320 San Fernando Road.
33. On February 1, 2012, as a result of the Supreme Court's decision, the San Fernando Redevelopment Agency (the "Redevelopment Agency") was dissolved pursuant to Part 1.85 of Redevelopment Law.
34. On June 27, 2012, the Governor signed the State budget trailer bill AB 1484, which became effective immediately. AB 1484 enacted technical and substantive amendments to AB X1 26 (collectively these laws are referred to as the "Dissolution Act"), which included among other things that the Successor Agency prepare the LRPMP within six months after receiving the Finding of Completion from DOF (Health and Safety Code Section 34191.5). The LRPMP is intended to address the disposition and use of real properties owned by the former Redevelopment Agency.
35. On December 17, 2012, City Council awarded a construction contract to the lowest responsive bidder, Access Pacific Incorporated, to undertake the second construction phase of the Lopez Adobe Rehabilitation Project.

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36. On February 1, 2013, the contractor began work on the second phase of the Lopez Adobe Rehabilitation Project.
37. On June 30, 2013, the contractor completed work on the second phase of the Lopez Adobe Rehabilitation Project.
38. August 19, 2013, the City Council approved a Notice of Completion for Lopez Adobe Rehabilitation Project (Phase II). The Lopez Adobe Rehabilitation Project Phase II, which included the flooring and roof repairs.
39. On October 2, 2013, the DOF issued a Finding of Completion to the Successor Agency pursuant to Health and Safety Code Section 34179.7
40. On October 21, 2013, the City Council awarded a construction contract to the lowest responsive bidder, IBN Construction, Incorporated, to undertake the construction of the Lopez Adobe Ancillary Building and Landscaping Project for a not to exceed amount of \$177,000 and a project completion deadline of March 31, 2014. (See City Council Resolution No. 7568 Award a Construction Contract (Contract No. 1727).)
41. On December 2, 2013, the contractor began work on the Lopez Adobe Ancillary Building and Landscaping Project.
42. On January 27, 2014, the City Council and Successor Agency held a joint-meeting to consider the proposed designation of former Redevelopment Agency property for any one of the following: 1) the retention of the property for governmental use pursuant to subdivision (a) of Health and Safety Code Section 34181; 2) the retention of the property for future development; 3) the sale of the property; or, 4) the use of the property to fulfill an enforceable obligation of the Successor Agency.  
  
Subsequent to discussion, the City Council and Successor Agency each voted to direct staff to evaluate possible alternatives related to retain all former Agency-owned property as either land held for future development or, in those instances where appropriate, as land held for a specific governmental use as permitted under applicable State law.
43. March 3, 2014, the Successor Agency voted to approve Resolution No. 63, approving the Long Range Property Management Plan for the City of San Fernando Successor Agency.
44. March 13, 2014, Oversight Board to the Successor Agency to the San Fernando Redevelopment Agency adopt Resolution No. 18, approving the Long Range Property Management Plan prepared by the Successor Agency.

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45. On March 25, 2014, the City submitted the Long Range Property Management Plan (“LRPMP”) to the California Department of Finance (“DOF”) for review and approval pursuant to Health and Safety Code Section 34191.5(b). Based on DOF comments and requested revisions, the city’s LRPMP was subsequently revised and resubmitted to DOF on June 19, 2014. Included as part of the proposed LRPMP was the designation of the former Agency-owned property at 1320 San Fernando Road, which is the current location of the Lopez Villegas House as land held by the City for future development.
46. On March 31, 2014, the contractor completed work on the second phase of the Lopez Adobe Rehabilitation Project; on time and within the budgeted amount to build out the project of \$177,000.
47. On April 21, 2014, the City Council approved the Notice of Completion for Lopez Adobe Ancillary Building and Landscaping Project accepting the all building and landscaping work associated with construction of an ancillary building with office and restrooms facilities and associated landscaping improvements.
48. On July 9, 2014, the DOF notified the City of San Fernando that the LRPMP was approved facilitating use and disposition of former agency owned parking lots and vacant parcels for either governmental use or land held for future development. Therefore, the former Agency-owned parcel at 1320 San Fernando Road (location where the Lopez Villegas is currently stored) was retained as land held for future redevelopment pursuant to the LRPMP.
49. On June 15, 2015, the City Council adopted Resolution No. 7679, adopting the City Budget for Fiscal Year 2015-2016. Included as part of the City Budget where the City Council priorities that included city pursuit of new economic development opportunities to the bolster the City’s revenue and enhance the City of San Fernando’s profile, which included amongst other things, to “Evaluate reuse options for Lopez Villegas property, including structure”.
50. On January 19, 2016, the City Council directed City staff to schedule discussion of possible reuse and/or disposition options for the Lopez Villegas House currently stored at the former Agency-owned parcel at 1320 San Fernando Road for an upcoming council meeting.
51. On April 18, 2016, the City Council conducted a study session to obtain an update on the Lopez Villegas House. As part of the study session, the City Council considered the following project alternatives:
  - Make structure repairs to the existing structure to address any dangerous and unsafe conditions, which may include removal of the existing “pop-out structure” in order to plywood and shore up existing structure and leave at the Agency-owned site until the

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land is redeveloped and the building is subsequently relocated as part of a future development agreement with the then selected developer;

- Make needed structure repairs of any dangerous and unsafe conditions and relocate the Lopez Villegas House to another City facility/park space and “mothball” in place until funds are available to undertake adaptive reuse of the structure in compliance with applicable *Secretary of the Interior's Standards for the Treatment of Historic Properties; Preservation Brief No. 31: Mothballing Historic Buildings*;
- Offer the subject structure for sale and relocation within the City including preparation of associated Certificate of Appropriateness, hardship waiver, and environmental assessment;
- Offer the subject structure for sale and relocate outside of the City that would include a rescinding local historic landmark designation, hardship waiver, and environmental assessment; or
- Rescind local historic landmark designation in order to demolish structure, issue hardship waiver, and complete the associated environmental assessment pursuant to CEQA and the City’s Historic Preservation Ordinance.

No final action was given however, City Staff continued outreach efforts to solicit potential buyers that would be interested purchasing the Lopez Villegas House in order to relocate and rehabilitate the subject historic structure.

Subsequent to this meeting, City Staff notified the City Council that a potential buyer had come forward (Gerardo Ascencio) seeking to purchase the Lopez Villegas House and relocate it 613 O’Melveny Street an R-1 (Single Family Residential) zoned property in the City of San Fernando.

52. On July 18, 2016, the City Council conducted a closed session to consider the proposed offer from Mr. Ascencio to purchase, relocate, and subsequently rehabilitate the Lopez Villegas House at the subject site at 613 O’Melveny Street. City Staff was given direction, but no final action was taken.

The Certificate of Appropriateness 2016-001 is being considered by the Planning and Preservation Commission as one of the initial steps necessary in order to facilitate the City Council’s potential future consideration of a “Purchase and Sale Agreement” for the disposition of real property, the Lopez Villegas House.

**ANALYSIS:**

**Local Historic Landmark Designation.**

Pursuant to City Council Resolution No. 7051, the Lopez Villegas House is currently a City Historic landmark and was designated as such pursuant to City Code Section 2-477.

At the time of designation of the Lopez Villegas House, the City Code did not provide specific criteria for the designation of “historical sites and monuments” by the City Council. However, the City’s Historic Preservation Element (in Objective 1.3 on page 25) specifically advocates the adaptation of the national-significance criteria used under the National Register of Historic Places (NHRP) for use as local-significance criteria in designating local historic landmarks. Under the National Register of Historic Places criteria: “Resources may qualify for NRHP listing if they: A.) are associated with events that have made a significant contribution to the broad patterns of our history; B.) are associated with the lives of persons significant to our past; C.) embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or, D.) have yielded, or may be likely to yield, information important in prehistory or history...”

The City Council, at their April 6, 2004, meeting considered a request to preserve the Lopez Villegas House as a potentially historic resource based on historical records that identified Isabel Villegas Castro, a former resident of the subject structure, as a descendent of the Lopez Family, and with Don Jose Francisco de Ortega, one of the original/founders of “El Presidio de Santa Barbara.”

In addition, the June 2002, Historic Resources Survey, the historical consultant identified the Lopez Villegas House as a potentially historic resource as a “National Folk House of the Pyramidal Family with a hipped bell cast roof.” The National Folk Style is based on a fundamental need for shelter and has its roots in Native American and pre-railroad dwellings. They can be “simple” or unadorned and are typically characterized by rectangular shapes with side-gable roof or in the case of the Lopez Villegas House, they can have a square floor plan with pyramidal roofs. The subject site is indicative of early housing in the region at the turn of the century and is one of the last remaining structures of its type. (See Attachment No. 2 and No. 3.)

Based on this assessment, the Historical Commission at the time and the City Council, concurred with City staff’s assessment that the structure merited local historic designation as it “embodies the distinctive characteristics of a type, period, or method of construction” that helps tell the story of early residential development in the City of San Fernando. Therefore, the City Council approved designation of the Lopez Villegas House as City Historic Landmark pursuant to the National Register of Historic Places under Criteria B and C previously noted.

**Environmental Assessment of Prior Local Historic Landmark Designation.**

As part of the City Council's local historic landmark designation, the council adopted the Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring Program pursuant to the California Environmental Quality Act. The City determined that the Lopez Villegas House's designation as a local historic landmark consistent with the National Register designation Criterion B (due to the building's "association with the lives of persons significant in our past") and Criterion C (due to the building's architecture) would not have a significant adverse impact on any local designated cultural resource including the Lopez Adobe building and site where it was previously stored.

**Current Historic Preservation Regulations.**

As previously noted, the City's Historic Preservation Ordinance was adopted on November 17, 2008 pursuant to City Council Resolution No. 1583. In addition, the current historic preservation regulations were established after the City's initial historic landmark designation of the Lopez Villegas House in 2005; three (3) years after the Lopez Villegas House's designation. Therefore, any future modifications to the Lopez Villegas House's designation, structural alteration, and/or relocation would be subject to Chapter 106 (Zoning), Article VI (General Regulations), Division 14 (Historic Preservation).

Pursuant to Section 106-1385 of the City's Historic Preservation Ordinance, the City Council can designate a building like the Lopez Villegas House as a historic resource if it meets at least one of the following criteria:

1. It is associated with events or lives of persons that have made a significant contribution to the broad patterns of the history of the city, region, state or nation;
2. It embodies the distinctive characteristics of a historic type, period, architectural style or method of construction, or represents the work of an architect, designer, engineer, or builder whose work is significant to the city, region, state or nation; or
3. It has yielded, or is likely to yield, information important in the history of the city, region, state or nation.

In the case of the Lopez Villegas House, prior designation under National Register of Historic Places Criteria B and C is most similar to the current Criteria 1 and 2 noted above.

**Review of Proposed Improvements under a Certificate of Appropriateness**

The proposal is for relocation of the Lopez Villegas House from 1320 San Fernando Road to the existing R-1 (Single Family Residential) zoned property at 613 O'Melveny Street (Attachment No. 4). Post-relocation, the proposals includes the construction of a one-story addition and exterior alterations to the existing one-story Lopez Villegas House and the construction of a

new two story second dwelling unit with attached two-car garage and detached carport (the "Project").

The Project will reintroduce use of the Lopez Villegas House as a single family residential dwelling with interior and exterior improvements consistent with the Secretary of the Interior's Standards for Rehabilitation and the applicable City building and fire codes as well as an accessory dwelling unit and covered, on-site parking facilities.

The Project is described in architectural plans submitted by Ray Ascencio and included herein as Attachment No. 5. In detail, the Project scope of work includes:

- Reroof of the existing structure retaining the overall dimension and slope of the hipped bell-cast roof as viewed from the public right of way;
- Removal of the approximate 100 square foot "pop-out" located on the side elevation of the building that is a non-character defining feature of the house will facilitate a simpler building frontage more in keeping with the overall architecture of the building and will facilitate a more consistent building design when viewed in its final orientation/placement at the subject site at 613 O'Melveny Street;
- Restoration and replacement of the existing horizontal wood siding along the proposed front and side elevations of the historic building;
- Replacement of existing deteriorated and/or missing windows with new wood-clad or wood windows and extending window treatment through the proposed addition;
- Restoration and replacement of wood trim with similar wood material;
- Construction of the proposed 830 square foot addition to the existing 857 square foot historic home along the proposed rear elevation with little to no visibility from the public street right of way as viewed from O'Melveny Street;
- Construction of a hipped roof to cover the proposed addition at a modified pitch that results in roof that is lower than the roof peak of the existing structure significantly reducing the new roof's view from the public right of way;
- Installation of composite siding or wood siding that is slightly larger than the siding of the existing historic structure and adding vertical wood trim placed at the union of the addition and the historic building in order provide visual distinction between the historic section of the original Lopez Villegas House and the proposed addition;
- Interior improvements to allow for adaptive reuse of a former residential structure (i.e., two bedroom one bath dwelling) into a updated single family residence (i.e., three bedroom and two bath dwelling) that complies with all applicable building and fire codes;

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### **Lopez Villegas House Relocation and Rehabilitation Project**

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- Construction of a 490 square foot second dwelling unit in compliance with applicable City Zoning regulations (City Code Section 106-358 et. seq.);
- Construction of a the required on-site covered parking for the Lopez Villegas House and proposed second dwelling unit (i.e., detached two-car garage below the proposed second dwelling unit and a detached one-car carport at the rear of the subject property; and,
- Color scheme for the Lopez Villegas House to provide for an off-white background color with dark brown or burgundy color for all wood trim around doors and windows with matching dark brown or burgundy color for doors and windows;
- Color scheme for second dwelling unit to be earth tone color for background main color and darker accent color for trim and accent details for doors, trim, windows and roof to differentiate it from the Lopez Villegas House;
- Composite horizontal siding of a larger width to the historic house shall be used on the proposed garage and second dwelling unit to visually distinguish the historic home from the new garage/residential structure; and,
- On-site and off-site physical improvements as required by the City's Community Development Department and Public Works Department as provided for in the approved conceptual plans and associated Conditions of Approval included herein as Exhibit "A" to Attachment No. 1.

#### **Applicable Regulations to Requested Relocation and Alteration of a Local Historic Landmark.**

Like any owner of a locally designated historic landmark, if the City is seeking to make structural alterations, adaptive reuse, demolish, and/or relocate a designated historic resource, then the City must file an application for a Certificate of Appropriateness pursuant to City Code Section 106-1392, subsection (a). The Certificate of Appropriateness is initially reviewed by the City's Community Development Director before an assessment of the Project request is made and a report submitted to the City's Planning and Preservation Commission for their review at a noticed public hearing. In the case of Certificate of Appropriateness, the decision of the commission is final unless appealed to the City Council pursuant to City Code Section 106-77. If the commission approves the proposed Certificate of Appropriateness, then the commission shall make findings of fact and determinations in writing subject to the requirements of California Environmental Quality Act (CEQA) and City Code Section 106-1405 et. seq. The application process noted above does not preclude the City's ordinary maintenance of the building and/or emergency repairs to address any unsafe or dangerous condition pursuant to City Code Section 106-1398.



All decisions about alterations, additions and rehabilitations to historic structures are based on the Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings. Specifically, the proposed Project shall comply with the Secretary of Interior's Standards for Rehabilitation as noted in the following section. (The full text of on the National Park Service's website at: <http://www.cr.nps.gov/hps/tps/standguide/index.htm>.)

**The Secretary of the Interior's Standards for Rehabilitation**

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

- **Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**

The subject property will retain its existing, and historic, residential uses as a one-story residential dwelling. The Project and associated scope of work will allow retention of the building City landmark designation even after to the sale to a private party via the recordation of Covenant and Agreement. The new addition will allow the building to be reconfigured with a new floor layout that allows for a more contemporary design with three bedrooms and two bathrooms, kitchen, living room and dining space that facilitates the current use as a single family residence. Although the overall massing of the existing building will change with the new addition, the resulting height is consistent with heights of the historic structure and similar residential structures in the surrounding neighborhood.

- **Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**

The relocation and proposed alterations/rehabilitation work proposed for the Lopez Villegas House will retain the historic character of the house, which make it one of the last examples of a simple one-story National Folk house of the Pyramidal Family. These character defining features include: the hipped bell-cast roof, front covered porch, column supports and balustrade enclosing the porch space, boxed cornice beneath the overhang of the composition shingle roof with horizontal wood siding, wooden double hung windows encased in heavy wood trim.

The Project does not include the removal of any distinctive materials, nor irreversibly alter features, spaces, or spatial relationships that characterize the historic structure. The building height of the existing structure and the proposed addition will remain consistent keeping the one-story design of the historic residential structure with front porch oriented

to the street frontage along O'Melveny Street. The proposed addition will feature minimal decorative elements and will be finished in a manner that clearly denotes a newer addition to the historic structure while still maintain compatibility and simplicity of building lines attributed to the wider horizontal siding and hipped roof with wood clad, double hung windows with smaller wood trim.

- **Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**

The proposed Project does not include the addition of conjectural elements or architectural features to the historic building. As noted in the Project's scope of work, the building will be rehabilitated to maintain the architectural elements of the National Folk Style with prominent pyramidal-hipped roof, horizontal wood siding, oversized wood trim, boxed eaves, wood windows and doors with off-white primary colors and darker accent colors for said doors, trim and windows.

The proposed addition constructed to the rear of the Lopez Villegas house will include wider horizontal siding, wood windows, and hipped roof (built below the peak of the existing roof) that hides the majority of the addition from the primary street-facing frontage along O'Melveny Street but also creates a visual distinction between the older front portion of the house and the more modern rear addition.

- **Standard 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.**

New work has been designed in order to not create a false sense of historical development of the structure as a whole by using contemporary materials that are slightly altered in width (i.e., wider horizontal wood siding and narrower wood trim) as well as altered slope and roof forms associated with the hipped roof installed over the addition at the rear of the building. Therefore, the existing building will be rehabilitated to reflect its original appearance. The new addition to the rear of the Lopez Villegas House with the historic character defining frontage and roof forms oriented toward the street will ensure that the new addition that will be constructed, using modern materials, will be recognized as a physical record of its time, place, and use that are visually distinguished from the historic building.

- **Standard 5: Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.**

The proposed project will not affect any original distinctive materials, features, finishes, and construction techniques that characterize the historic building as a National Folk House of the Pyramidal Family (circa early 1900s to late 1930s). Alterations to this building, including the addition, will not affect the historic character and architectural design of the building.

- **Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, material. Replacement of missing features will be substantiated by documentary and physical evidence.**

The proposed Project will make every effort to preserve all character defining features (including horizontal wood siding, wood trim, wood doors and windows) as well as the current color scheme. In those instances where materials has been damaged through weatherization and/or prior vandalism, new features will be used that seek the match the design, color, texture, and materials, wherever possible. City Planning and Building and Safety personnel assigned to the Project's review during final design and during construction shall ensure that any required replacement of missing features will be substantiated by documentary and physical evidence (e.g., photographic and written documentation, submittal of new building material specifications to be used as replacement material).

- **Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**

The Project does not include the use of chemical and/or physical treatments that cause damage to historic materials including the existing wood siding, wood trim, windows and doors.

- **Standard 8: Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.**

The proposed project will not affect any original distinctive materials, features, finishes, and construction techniques that characterize the historic building as a National Folk House of the Pyramidal Family (circa early 1900s to late 1930s). Alterations to this building, including the addition, will not affect the historic character and architectural design of the building.

- **Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

The new 830 square foot addition and associated exterior alteration to remove the approximate 100 square foot "pop out", or related new construction shall not destroy historic materials that characterize the Lopez Villegas House. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the Lopez Villegas House and its environment.

The proposed addition will be increase the mass of the building, however, the overall height of the new structure will be consistent with existing one-story structure and will not physically or visually overwhelm immediately adjacent neighbors. Although the proposed massing of structure includes a doubling of the square footage the location of the addition to the rear of the buildings future layout and orientation at the 613 O'Melveny Street site and the proposed construction materials and roof design will be consistent with the historic building, but still visually distinctive so as to differentiate it from the older sections of the home.

- **Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

The essential form and integrity of the National Folk Style, Lopez Villegas House will not be impaired by the proposed addition if the proposed alterations to the subject structure were removed at a future date. It is important to note that a future removal of the proposed addition would ultimately require a redesign of the interior layout and a potential reduction in the number and/or size of living and dining areas, bedrooms, and baths.

**Environmental Assessment for Proposed Changes to Existing Local Historic Landmarks.**

The Community Development Director has determined that the proposed Project (i.e., relocation and rehabilitation) will not have the potential to create any significant adverse impact on the subject local historic landmark structure. As a result of the City's environmental assessment, the City determined that the Project qualifies for a Categorical Exemption (i.e., Class 31 Categorical Exemption pursuant to California Code of Regulations, Title 14, Division 6 Chapter 3, Section 15331-Historic Resource Restoration/Rehabilitation) pursuant to the California Environmental Quality Act. (See Attachment No. 6.)

**Public Notification Pursuant to the City's Historic Preservation Ordinance**

Pursuant to City Code Section 106-1393(c), the City-owned property at 1320 San Fernando Road and the private-property at 613 O'Melveny Street (the relocation site), where posted with a "Notice of Pending Application and Public Hearing" (Attachment No. 7) and associated public hearing before the Planning and Preservation Commission regarding the proposed Certificate of Appropriateness 2016-001.

The public notices were posted on November 7, 2016, more than ten (10) days prior to the commission's scheduled review at both 1320 San Fernando Road (along the Celis St. and San Fernando Road street frontages) and at 613 O'Melveny Street (on posting on primary street frontage). In addition, similar notices were posted at the City Hall Bulletins and at the publically accessible bulletin at the Los Angeles County Public Library at 217 N. Maclay Avenue. Per City Code Section 106-1393(c), the Notice of Pending Application included the nature of the request, the location of the property, and the time and place of the scheduled meeting. The

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location of the posting on the site, the number of postings, and the size of the posting shall be determined by the Community Development Director.

**CONCLUSION:**

Based on the requirements of Article 10 and the Secretary of the Interior's Standards for Rehabilitation (Standards for Rehabilitation), City Planning Staff has determined that the proposed scope of work including the relocation and subsequent rehabilitation work will be compatible with the historic Lopez Villegas House and surrounding residential neighborhood.

Therefore, City Planning Staff recommends that the Planning and Preservation Commission approve Certificate of Appropriateness 2016-001 in order to allow the relocation and rehabilitation of the Lopez Villegas House per the proposed Project's Scope of Work as noted in this staff report. The commission's approval will facilitate rehabilitation of the historic building in a manner consistent with the City's Historic Preservation Element, Historic Preservation Ordinance, and the Secretary of the Interior's Standards for Rehabilitation.

Furthermore, the commission's approval of the relocation and the proposed physical improvements to the historic structure will facilitate the City Council's consideration of a Purchase and Sale Agreement for the sale of the Lopez Villegas House and create a new opportunity for the redevelopment of the city-owned parcel at 1320 San Fernando Road, which will be a vacant paved lot, post relocation.

**ATTACHMENTS:**

1. Resolution No. 2016-013
2. Primary Record for 1311 Pico Street (2002 Historic Resources Survey Excerpt)
3. A Field Guide to American Houses Excerpt (National Folk Style Pyramidal Family)
4. Project Site Photos
5. Conceptual Plans
6. Categorical Exemption: Class 31 (Section 15331)
7. Notice of Pending Application

**RESOLUTION NO. 2016-013**

**RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION  
APPROVING CERTIFICATE OF APPROPRIATENESS 2016-001 IN ORDER  
TO FACILITATE RELOCATION OF THE LOPEZ VILLEGAS HOUSE TO  
613 O'MELVENY AND REHABILITATION OF THE LOPEZ VILLEGAS  
HOUSE PURSUANT TO THE SECRETARY OF THE INTERIOR'S  
STANDARDS FOR REHABILITATION**

WHEREAS, an application had been filed by City of San Fernando, Community Development Department on November 22, 2016 for the City of San Fernando Planning and Preservation Commission's consideration of a Certificate of Appropriateness 2016-001 pursuant to the City's Historic Preservation Ordinance (2008) and City General Plan Housing Element (2005) to undertake the Lopez Villegas House Relocation and Rehabilitation Project (the "Project");

WHEREAS, in June 2002, Historic Resources Survey, the historical consultant identified the Lopez-Villegas House as a potentially historic resource that is a "National Folk house of the Pyramidal Family with a hipped bell cast roof." The National Folk Style is based on a fundamental need for shelter and has its roots in Native American and pre-railroad dwellings. They can be "simple" or unadorned and are typically characterized by rectangular shapes with side-gable roof or in the case of the Lopez-Villegas House, they can have a square floor plan with pyramidal roofs. The subject site is indicative of early housing in the region at the turn of the century and is one of the last remaining structures of its type;

WHEREAS, on March 15, 2004, the City Council, in a joint public hearing with the San Fernando Redevelopment Agency, approved a Disposition and Development Agreement with a developer providing for City and Redevelopment Agency participation in the proposed development of an affordable housing project with 95 dwelling units for low and very-low income seniors in the community. These 95 dwelling units (plus three manager units) were subsequently constructed at three noncontiguous sites in the community, including 25 units on a site that includes the Lopez-Villegas property at 1311 Pico Street;

WHEREAS, on April 5, 2004, Mayor Pro Tem Julie Ruelas submitted a request to the City Council to consider possible alternatives to demolition of the Lopez-Villegas House located at 1311 Pico Street. Councilmember Ruelas' request was based on information that suggested the possible significance of the structure as the prior residence of individuals who were descendants of the Lopez Family, and with original settlers/founders of "El Real Presidio de Santa Barbara";

WHEREAS, on April 6, 2004, Historical Commissioner Richard Arroyo and Mr. John Brooks (subsequently appointed to Historical Commission on August 2, 2004) provided the City Council with additional information on former residents of the residential structure at 1311 Pico Street;

WHEREAS, on May 5, 2004, City staff conducted a field inspection of the subject property. Staff photographed the exterior conditions of the site, the existing approximate 957 square foot primary residential structure, and the detached approximate 380 square foot garage structure. In addition, staff was allowed by the then resident to walk through the interior portions of the primary

residential structure to inspect the existing conditions of the site;

WHEREAS, on June 21, 2004, the City Council in a joint public hearing with the Redevelopment Agency approved a Specific Plan for the San Fernando Senior Housing Development Project, entitling the developer to construct the project subject to the site plan, building layout, architectural and landscaping treatments specified by the Specific Plan for all three sites comprising the project;

WHEREAS, on July 14, 2004, the Historical Commission determined that the existing residential structure at 1311 Pico Street merited preservation based on the architectural style of the building and on the association of several of its past inhabitants to the early settlement of California and San Fernando;

WHEREAS, on July 5, 2005, the City Council held a public hearing to consider relocation of the Lopez- Villegas House to the Lopez Adobe Site at 1100 Pico Street. Subsequent to the public hearing, the City Council adopted a Resolution No. 7051: 1) approving relocation of the Lopez- Villegas House to the Lopez Adobe Site; 2) approving the Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring Program; 3) designation of the Lopez-Villegas House as a City Historic landmark;

WHEREAS, on March 6, 2006, the City Council appropriated \$15,725 from the General Fund to mothball and fence the Lopez-Villegas House at the Lopez Adobe site at 1100 Pico Street. The Lopez-Villegas House was by then a city-designated historic landmark that was intended to be rehabilitated as the ancillary facility that would include restrooms, storage, and office areas to support the proposed use of the Lopez Adobe building as a house museum;

WHEREAS, on June 15, 2015, the City Council adopted Resolution No. 7679, adopting the City Budget for Fiscal Year 2015-2016. Included as part of the City Budget where the City Council priorities that included city pursuit of new economic development opportunities to the bolster the city's revenue and enhance the City of San Fernando's profile, which included amongst other things, to "Evaluate reuse options for Lopez/Villegas property, including structure";

WHEREAS, on January 19, 2016, the City Council directed City staff to schedule discussion of possible reuse and/or disposition options for the Lopez Villegas House currently stored at the former Agency-owned parcel at 1320 San Fernando Road for an upcoming council meeting;

WHEREAS, on April 18, 2016, the City Council conducted a study session to obtain an update on the Lopez Villegas House. As part of the study session, the City Council considered the following project alternatives.

WHEREAS, subsequent to this meeting, City Staff notified the City Council that a potential buyers had come forward (Gerardo Ascencio) seeking to purchase the Lopez Villegas House and relocate it 613 O'Melveny Street an R-1 (Single Family Residential) zoned property in the City of San Fernando;

WHEREAS, on July 18, 2016, the City Council conducted a closed session to consider the proposed offer from Mr. Ascencio to purchase, relocate, and subsequently rehabilitate the Lopez

Villegas House at the subject site at 613 O'Melveny Street. City Staff was given direction, but no final action was taken.

WHEREAS, the Certificate of Appropriateness 2016-001 is being considered by the Planning and Preservation Commission as one of the initial steps necessary in order to facilitate the City Council's potential future consideration of a Purchase and Sale Agreement for the disposition of real property, the Lopez Villegas House;

WHEREAS, Pursuant to City Code Section 106-1393(c), the City-owned property at 1320 San Fernando Road and the private-property at 613 O'Melveny Street (the relocation site), where posted with a "Notice of Pending Application and Public Hearing" and associated public hearing before the Planning and Preservation Commission regarding the proposed Certificate of Appropriateness 2016-001. The public notices were posted on November 7, 2016, more than ten (10) days prior to the commission's scheduled review at both 1320 San Fernando Road (along the Celis St. and San Fernando Road street frontages) and at 613 O'Melveny Street (on posting on primary street frontage). In addition, similar notices were posted at the City Hall Bulletins and at the publically accessible bulletin at the Los Angeles County Public Library at 217 N. Maclay Avenue;

WHEREAS, pursuant to Section 106-1393 et seq., of the City's Historic Preservation Ordinance, the Project would allow for relocation of the Lopez Villegas House from 1320 San Fernando Road to the existing R-1 (Single Family Residential) zoned property at 613 O'Melveny Street and, post-relocation, the construction of a one-story addition and exterior alterations to the existing one-story Lopez Villegas House and the construction of a new two story second dwelling unit with attached two-car garage and detached carport;

WHEREAS, the Project will allow for the adaptive reuse of the Lopez Villegas House as a single family residential dwelling with interior and exterior improvements consistent with the Secretary of the Interior's Standards for Rehabilitation and the applicable City building and fire codes as well as an accessory dwelling unit and covered, on-site parking facilities; and

WHEREAS, the Project includes the following Scope of Work:

- Reroof of the existing structure retaining the overall dimension and slope of the hipped bell cast roof as viewed from the public right of way;
- Removal of the approximate 100 square foot "pop-out" located on the side elevation of the building that is a non-character defining feature of the house will facilitate a simpler building frontage more in keeping with the overall architecture of the building and will facilitate a more consistent building design when viewed in its final orientation/placement at the subject site at 613 O'Melveny Street;
- Restoration and replacement of the existing horizontal wood siding along the proposed front and side elevations of the historic building;
- Replacement of existing deteriorated and/or missing windows with new wood-clad or wood windows and extending window treatment through the proposed addition;
- Restoration and replacement of wood trim with similar wood material;



- Construction of the proposed 830 square foot addition to the existing 857 square foot historic home along the proposed rear elevation with little to no visibility from the public street right of way as viewed from O'Melveny Street;
- Construction of a hipped roof to cover the proposed addition at a modified pitch that results in roof that is lower than the roof peak of the existing structure significantly reducing the new roof's view from the public right of way;
- Installation of composite siding or wood siding that is slightly larger than the siding of the existing historic structure and adding vertical wood trim placed at the union of the addition and the historic building in order provide visual distinction between the historic section of the original Lopez Villegas House and the proposed addition;
- Interior improvements to allow for adaptive reuse of a former residential structure (i.e., two bedroom one bath dwelling) into a updated single family residence (i.e., three bedroom and two bath dwelling) that complies with all applicable building and fire codes;
- Construction of a 490 square foot second dwelling unit in compliance with applicable City Zoning regulations (City Code Section 106-358 et. seq.);
- Construction of a the required on-site covered parking for the Lopez Villegas House and proposed second dwelling unit (i.e., detached two-car garage below the proposed second dwelling unit and a detached one-car carport at the rear of the subject property; and,
- Color scheme for the Lopez Villegas House to provide for an off-white background color with dark brown or burgundy color for all wood trim around doors and windows with matching dark brown or burgundy color for doors and windows;
- Color scheme for second dwelling unit to be earth tone color for background main color and darker accent color for trim and accent details for doors, trim, windows and roof to differentiate it from the Lopez Villegas House;
- Composite horizontal siding of a larger width to the historic house shall be used on the proposed garage and second dwelling unit to visually distinguish the historic home from the new garage/residential structure; and,
- On-site and off-site physical improvements as required by the City's Community Development Department and Public Works Department as provided for in the approved conceptual plans and associated Conditions of Approval included herein as Exhibit "A".

WHEREAS, pursuant to City Code Section 106-1392(a), any person, owner or entity applying for a building permit or any other permit for exterior alteration, relocation or development of a structure designated as a historic resource shall apply for and obtain a certificate of appropriateness;

WHEREAS, pursuant to City Code Section 106-1393, Subsections (a) and (b), the review and the decision of the issuance of the certificate of appropriateness will be undertaken by the Planning and Preservation Commission subsequent to the Community Development Director's

review of the application using the Secretary's Standards and the director's making of a recommendation to the commission;

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) and the City of San Fernando's CEQA Guidelines, the City of San Fernando as the Lead Agency overseeing the environmental review for the Project has determined that the Project (i.e., relocation and rehabilitation) will not have the potential to create any significant adverse impact on the subject local historic landmark structure. As a result of the City's environmental assessment, the City determined that the Project qualifies for a Categorical Exemption (i.e., Class 31 Categorical Exemption pursuant to California Code of Regulations, Title 14, Division 6 Chapter 3, Section 15331-Historic Resource Restoration/Rehabilitation) pursuant to the California Environmental Quality Act; and,

WHEREAS, the Planning and Preservation Commission considered all of the evidence presented in connection with the Project, written and oral at the public hearing held on the 22nd day of November 2016.

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

SECTION 1: The Planning and Preservation Commission finds that all of the facts set forth in this Resolution are true and correct.

SECTION 2: Based upon substantial evidence presented to the Planning and Preservation Commission on November 22, 2016, including public testimony, written materials and written and oral staff reports from the Community Development Director, with regard to the Project, the Planning and Preservation Commission concurred with the City planning staff's determination that the Project will not have a significant adverse impact on the environment and qualifies for a Categorical Exemption (i.e., Class 31 Categorical Exemption pursuant to California Code of Regulations, Title 14, Division 6 Chapter 3, Section 15331-Historic Resource Restoration/Rehabilitation) pursuant to the California Environmental Quality Act and no further environmental assessment is necessary.

SECTION 3: The proposed Project, which includes the relocation of the Lopez Villegas House to 613 O'Melveny Street and post-relocation, allows the rehabilitation of the Lopez Villegas House per the proposed Scope of Work shall facilitate preservation of various architectural features and appurtenances that still exist on the building's primary front façade elevation and proposed side elevations while allowing a proposed addition to the rear of the structure consistent with the City's Historic Preservation Ordinance, City General Plan Historic Preservation Element Goals and Objectives and the Secretary of the Interior's Standards for Rehabilitation based on the following findings:

**1) The Project is consistent with and supportive of identified goals and objectives of the City General Plan Land Use and Historic Preservation Elements and the City's Zoning and Historic Preservation Ordinances.**

- The Project's proposed Scope of Work as included herein will ensure the Project's consistency City's applicable zoning regulations including consistency with the purpose

of the City's Historic Preservation Ordinance that seeks to establish procedures and regulations necessary to:

- (1) Implement the city's historic preservation goals, policies and programs;

The proposed scope of work that includes relocation and subsequent rehabilitation of the Lopez Villegas House consistent with the Secretary of the Interior Standards for Rehabilitation will ensure compliance with preservation goals of the City's General Plan Historic Preservation Element that include working private entities to preserve and where appropriately adaptively reuse structures in a manner that preserves the structure's character defining features and architectural features of significance while also facilitating economic investment in the structure and in the property that help promote investment within the city's single family residential neighborhoods.

- (2) Protect, enhance and perpetuate historic resources that represent or reflect distinctive and important elements of the city's cultural, social, economic, political, archeological and architectural history;

The Project will ensure that the Lopez Villegas House, a local designated historic resources is preserved for future generations as a city-landmark, which adds to the distinctive and important elements of the city's cultural, social, economic, and architectural history of the Lopez and Villegas families early settlers and residents that contributed to the history of San Fernando.

- (3) Encourage public understanding and involvement in the unique architectural and environmental heritage of the city;

The Project will facilitate preservation of the Lopez Villegas House, a Folk Style House from the Pyramidal Family, would ensure that one of the last remaining examples of this type of early American Houses is preserved helping to preserve the unique architectural and environmental heritage of the city.

- (4) Foster civic pride in the beauty and notable accomplishments of the past by promoting private stewardship of historic resources that represent these accomplishments;

The Project's proposed physical improvements to the house will preserve the City Councils previous designation of the Lopez Villegas House as a city historic landmark based on historical records that identified Isabel Villegas Castro, a former resident of the subject structure, as a descendent of the Lopez Family, and with Don Jose Francisco de Ortega, one of the original/founders of "El Presidio de Santa Barbara" as well as the City's assessment that the structure merited local historic designation as it "embodies the distinctive characteristics of a type, period, or method of construction" that helps tell the story of early

residential development in the City of San Fernando.” Therefore, the long term preservation as a privately owned, but city-designated historic resource will help foster civic pride in the beauty and notable accomplishments of past residents and owners of the Lopez Villegas House and by promoting public and private partnerships in the ongoing stewardships of this historic resources through the approved Certificate of Appropriateness and subsequent purchase and sale agreements between the City and the future owner.

- (5) Encourage and promote preservation, restoration, rehabilitation and maintenance of historic resources and potential historic resources for the culture, education, enjoyment and economic welfare of the city's inhabitants;

The Project would facilitate rehabilitation of the Lopez Villegas House in a manner consistent with the Secretary of the Interior’s Standards for Rehabilitation promoting adaptive reuse of a historic structure as a single family dwelling that is still designated as a city historic resources to the benefit of the city’s inhabitants.

- (6) Ensure that historic preservation planning is inclusive and reflective of the unique background and diversity of the city;

The Project and the required discretionary review and approval of Certificate of Appropriateness 2016-001 ensures that the historic preservation work and planning is inclusive and reflective of the unique historical background and diversity of the city.

- (7) Encourage the repair rather than the replacement of historic materials in accordance with the Secretary of the Interior's Standards;

The Project will be developed pursuant to the Secretary of the Interior’s Standards for Rehabilitation making every effort to repair rather than replace historic materials of the Lopez Villegas House, which add to the unique architectural style of the building as a Folk Style House of the Pyramidal Family.

- (8) Protect historic and cultural resources from demolition and inappropriate alterations;

The Project creates a unique opportunity to adaptive reuse the Lopez Villegas House that is currently mothballed and shuddered falling further into disrepair and therefore ensures protection of the unique historic resource from demolition and inappropriate alterations.

- (9) Integrate historic preservation into community economic development strategies for sustainable development and to promote adaptive reuse of historic structures;

The Project facilitates a public-private endeavor allowing adaptive reuse of the Lopez Villegas House as privately owned single family dwelling while preserving the structures historic landmark designation for future generations.

- (10) Fulfill the city's responsibilities under the California Environmental Quality Act (CEQA);

The Project has been reviewed as part of the environmental assessment process required under CEQA, the City has determined that the Project qualifies for a Categorical Exemption (i.e., Class 31 Categorical Exemption pursuant to California Code of Regulations, Title 14, Division 6 Chapter 3, Section 15331-Historic Resource Restoration/Rehabilitation) pursuant to the California Environmental Quality Act and that no further environmental analysis is required.

- (11) Fulfill the city's responsibilities pursuant to federal historic preservation statutes; and

The Project's review as part of the City's Historic Preservation Ordinance requirements including the Planning and Preservation Commission's review of the requested Certificate of Appropriateness and development of the Project's Scope of Work pursuant to the Secretary of the Interior's Standards for Rehabilitation ensure that the City complies with its responsibilities pursuant to federal historic preservation statutes.

- (12) Stabilize, improve, and protect property values within the city by establishing policies and procedures that protect historic resources.

The Project will facilitate adaptive reuse of the Lopez Villegas House and will allow for new investment at 613 O'Melveny Street in a manner that preserves the architectural character of the historic building as well as adding ancillary structures that are complimentary but distinct to the architectural style of the historic building and help add to the property values of the site and the surrounding neighborhood.

- The Project is consistent with the goals and objectives of the General Plan Land Use Element, with the approval of the certificate of appropriateness and associated scope of work that will allow for relocation of the Lopez Villegas House and its adaptive reuse at a single family residential zoned parcel in a manner furthers the City's long term preservation and neighborhood revitalization efforts by allowing new physical improvements to the historic structure and relocation site in a manner that retains the small town character of San Fernando and maintains an identity that is distinct from surrounding communities. (San Fernando General Plan Land Use Element Goals I and III, Pg. IV-6).

- The Project as proposed complies with the goals and policies of the General Plan Historic Preservation Element by: protecting historic and cultural resources by retaining the historically significant architectural features and appurtenances of the Lopez Villegas House from demolition and inappropriate alterations resulting from the proposed rehabilitation work that will allow for the adaptive reuse of the still-designated local historic resource as a single family residential dwellings with all the modern amenities attributed to rehabilitated structure that complies with all applicable health and safety/building and zoning codes.
- Furthermore, the Project would highlight the City’s ongoing efforts to promote historic preservation through the retention of the historically significant and character defining architectural features of the Lopez Villegas House through relocation and rehabilitation as a way of providing new economic investment on a privately owned lot with new residential amenities and a long term covenant to preserve the Lopez Villegas House and allows its adaptive reuse as private residence. (2005 San Fernando General Plan Historic Preservation Element Goals 1, 2, 3, 4, 5 and 6; Policies 1.11, 2.3, 3.8, 4.2, 4.3, 4.4, 4.5, 5.2, 5.6, 6.3, 6.4, 6.5 and 6.6; Pgs. 25 -35).

Thus, it is commission’s assessment that this finding can be met.

**2) The Project is consistent with Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings and more specifically with the Standards for Rehabilitation as follows:**

- **Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**

The subject property will retain its existing, and historic, residential uses as a one-story residential dwelling. The Project and associated scope of work will allow retention of the building City landmark designation even after to the sale to a private party via the recordation of Covenant and Agreement. The new addition will allow the building to be reconfigured with a new floor layout that allows for a more contemporary design with three bedrooms and two bathrooms, kitchen, living room and dining space that facilitates the current use as a single family residence. Although the overall massing of the existing building will change with the new addition, the resulting height is consistent with heights of the historic structure and similar residential structures in the surrounding neighborhood.

- **Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**

The relocation and proposed alterations/rehabilitation work proposed for the Lopez Villegas House will retain the historic character of the house, which make it one of the last examples of a simple one-story National Folk house of the Pyramidal Family. These

character defining features include: the hipped bell cast roof, front covered porch, column supports and balustrade enclosing the porch space, boxed cornice beneath the overhang of the composition shingle roof with horizontal wood siding, wooden double hung windows encased in heavy wood trim.

The Project does not include the removal of any distinctive materials, nor irreversibly alter features, spaces, or spatial relationships that characterize the historic structure. The building height of the existing structure and the proposed addition will remain consistent keeping the one-story design of the historic residential structure with front porch oriented to the street frontage along O'Melveny Street. The proposed addition will feature minimal decorative elements and will be finished in a manner that clearly denotes a newer addition to the historic structure while still maintain compatibility and simplicity of building lines attributed to the wider horizontal siding and hipped roof with wood clad, double hung windows with smaller wood trim.

- **Standard 3: Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**

The proposed Project does not include the addition of conjectural elements or architectural features to the historic building. As noted in the Project's scope of work, the building will be rehabilitated to maintain the architectural elements of the National Folk Style with prominent pyramidal-hipped roof, horizontal wood siding, oversized wood trim, boxed eaves, wood windows and doors with off-white primary colors and darker accent colors for said doors, trim and windows.

The proposed addition constructed to the rear of the Lopez Villegas house will include wider horizontal siding, wood windows, and hipped roof (built below the peak of the existing roof) that hides the majority of the addition from the primary street-facing frontage along O'Melveny Street but also creates a visual distinction between the older front portion of the house and the more modern rear addition.

- **Standard 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.**

New work has been designed in order to not create a false sense of historical development of the structure as a whole by using contemporary materials that are slightly altered in width (i.e., wider horizontal wood siding and narrower wood trim) as well as altered slope and roof forms associated with the hipped roof installed over the addition at the rear of the building. Therefore, the existing building will be rehabilitated to reflect its original appearance. The new addition to the rear of the Lopez Villegas House with the historic character defining frontage and roof forms oriented toward the street will ensure that the new addition that will be constructed, using modern materials, will be recognized as a physical record of its time, place, and use that are visually distinguished from the historic building.

- **Standard 5: Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.**

The proposed project will not affect any original distinctive materials, features, finishes, and construction techniques that characterize the historic building as a National Folk House of the Pyramidal Family (circa early 1900s to late 1930s). Alterations to this building, including the addition, will not affect the historic character and architectural design of the building.

- **Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, material. Replacement of missing features will be substantiated by documentary and physical evidence.**

The proposed Project will make every effort to preserve all character defining features (including horizontal wood siding, wood trim, wood doors and windows) as well as the current color scheme. In those instances where materials has been damaged through weatherization and/or prior vandalism, new features will be used that seek the match the design, color, texture, and materials, wherever possible. City Planning and Building and Safety personnel assigned to the Project's review during final design and during construction shall ensure that any required replacement of missing features will be substantiated by documentary and physical evidence (e.g., photographic and written documentation, submittal of new building material specifications to be used as replacement material).

- **Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**

The Project does not include the use of chemical and/or physical treatments that cause damage to historic materials including the existing wood siding, wood trim, windows and doors.

- **Standard 8: Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.**

The proposed project will not affect any original distinctive materials, features, finishes, and construction techniques that characterize the historic building as a National Folk House of the Pyramidal Family (circa early 1900s to late 1930s). Alterations to this building, including the addition, will not affect the historic character and architectural design of the building.

- **Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be**



**compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

The new 830 square foot addition and associated exterior alteration to remove the approximate 100 square foot “pop out”, or related new construction shall not destroy historic materials that characterize the Lopez Villegas House. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the Lopez Villegas House and its environment.

The proposed addition will be increase the mass of the building, however, the overall height of the new structure will be consistent with existing one-story structure and will not physically or visually overwhelm immediately adjacent neighbors. Although the proposed massing of structure includes a doubling of the square footage the location of the addition to the rear of the buildings future layout and orientation at the 613 O’Melveny Street site and the proposed construction materials and roof design will be consistent with the historic building, but still visually distinctive so as to differentiate it from the older sections of the home.

- **Standard 10: New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

The essential form and integrity of the National Folk Style, Lopez Villegas House will not be impaired by the proposed addition if the proposed alterations to the subject structure were removed at a future date. It is important to note that a future removal of the proposed addition would ultimately require a redesign of the interior layout and a potential reduction in the number and/or size of living and dining areas, bedrooms, and baths.

SECTION 4: Based on the aforementioned findings, the Planning and Preservation Commission has determined that the proposed relocation and subsequent rehabilitation of the Lopez Villegas House pursuant to the scope of work and conceptual plans presented to the commission at the special meeting held on November 22, 2016 while retain the character defining architectural features of the structure in a manner consistent with the Secretary of the Interior’s Standards for Rehabilitation, the City’s Historic Preservation Element Goals, Objectives, and Policies, and the City’s Historic Preservation Ordinance as applicable to similarly designated local historic resources.

SECTION 5: The property owner and developer of the property at 613 O’Melveny and the future purchaser of the Lopez Villegas House 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 Certificate of Appropriateness 2016-001 and associated categorical exemption (i.e., Categorical Exemption, Class 31: Historical Resources Restoration/Rehabilitation) pursuant to the local California Environmental Quality Act (CEQA) Guidelines. 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.

BE IT FURTHER RESOLVED that based upon the foregoing, the Planning and Preservation Commission hereby Certificate of Appropriateness 2016-001, pursuant to issuance requirements outlined in City Code Section 106-1393 et. seq.

PASSED, APPROVED AND ADOPTED this 22nd day of November 2016.

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THEALE HAUPT, CHAIRPERSON

ATTEST:

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FEDERICO "FRED" RAMIREZ, SECRETARY TO THE PLANNING AND PRESERVATION COMMISSION

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

I, FEDERICO "FRED" RAMIREZ, 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 22nd day of November 2016; and that the same was passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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FEDERICO "FRED" RAMIREZ, SECRETARY TO THE PLANNING AND PRESERVATION COMMISSION

**EXHIBIT “A”**  
CONDITIONS OF APPROVAL

- PROJECT NO.** : **Certificate of Appropriateness 2016-001**  
**Lopez Villegas House Relocation and Rehabilitation Project**  
**(RE: Site Plan Review 2016-025)**
- PROJECT ADDRESS** : 1320 San Fernando Road, San Fernando, CA  
(Los Angeles County Assessor’s Parcel No: 2521-016-900)  
613 O’Melveny Street, San Fernando, CA  
(Los Angeles County Assessor’s Parcel No: 2613-002-035)
- PROJECT DESCRIPTION** : The Project is a request for the Planning and Preservation Commission’s approval of a Certificate of Appropriateness 2016-001, pursuant to the City of San Fernando’s Historic Preservation Ordinance (City Code Sections 106-1392(a) and 106-1392 et. seq.) in order to allow for the relocation and alteration/rehabilitation of the Lopez Villegas House, a City-designated local historic landmark.
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The following conditions shall be made a part of the approval of the project, and shall be complied within their entirety, as determined by the Community Development Department:

1. Certificate of Appropriateness Entitlement. The Certificate of Appropriateness is granted for the Lopez Villegas House Relocation and Rehabilitation Project land described in this application and any attachments thereto, as reviewed by the Planning and Preservation Commission on November 21, 2016, except as herein modified to comply with these Conditions of Approval.
2. Occupancy per Approval. The subject real property (the Lopez Villegas House) shall be improved and occupied in substantial conformance with the conceptual plans, as reviewed by the Planning and Preservation Commission on November 21, 2016, except as herein modified to comply with these Conditions of Approval.
3. Indemnification. The property owner and developer of the property at 613 O’Melveny and the future purchaser of the Lopez Villegas House 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 Certificate of Appropriateness 2016-001 and associated categorical exemption (i.e., Categorical Exemption, Class 31: Historical Resources Restoration/Rehabilitation) pursuant to the local California Environmental Quality Act (CEQA) Guidelines. 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.

4. City Building and Zoning Code Requirements. Unless otherwise provided for by the City's Historic Preservation Ordinance including City Code Section 106-1399(2), the property owner and developer undertaken the relocation and rehabilitation work on the Lopez Villegas House (a city designated historic landmark) shall comply with all applicable building and construction requirements of the City of San Fernando's building codes and the Secretary of the Interior's Standards for the Treatment of Historic Properties-Standards for Rehabilitation, as specified by the Community Development Department.
5. Property Maintenance. The relocation site at 613 O'Melveny Street and its immediate surrounding area shall be maintained in a clean, neat, quiet and orderly manner at all times and shall comply with the property maintenance standards as set forth in the San Fernando City Code.
6. Site Inspections. Prior to the issuance of a final on the required building permit for the Project, the Community Development Department shall inspect the site to ensure compliance with these Conditions of Approval. Subsequent to occupancy, owners 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.
7. 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 and/or Public Works Director. 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.
8. General Compliance. The applicant shall comply with all requirements of applicable federal, state, or local law, ordinance, or regulation.
9. Construction Hours. Construction activity shall comply with the applicable requirements of the San Fernando City Code San Fernando City Code standards for construction in commercial zones.
10. Attached Checklist. The developer shall comply with the requirements as listed in the attached Public Works Department Development/Improvement Review Checklist (See "Attachment 1" of these Conditions of Approval).
11. Approved Scope of Work. The Project shall comply with the approved Scope of Work and conceptual plans as included in the Planning and Preservation Commission's staff report for the Certificate of Appropriateness 2016-001 as reviewed and approved by the commission on November 21, 2016, and included herein as follows:

- Reroof of the existing structure retaining the overall dimension and slope of the hipped bell cast roof as viewed from the public right of way;
- Removal of the approximate 100 square foot “pop-out” located on the side elevation of the building that is a non-character defining feature of the house will facilitate a simpler building frontage more in keeping with the overall architecture of the building and will facilitate a more consistent building design when viewed in its final orientation/placement at the subject site at 613 O’Melveny Street;
- Restoration and replacement of the existing horizontal wood siding along the proposed front and side elevations of the historic building;
- Replacement of existing deteriorated and/or missing windows with new wood-clad or wood windows and extending window treatment through the proposed addition;
- Restoration and replacement of wood trim with similar wood material;
- Construction of the proposed 830 square foot addition to the existing 857 square foot historic home along the proposed rear elevation with little to no visibility from the public street right of way as viewed from O’Melveny Street;
- Construction of a hipped roof to cover the proposed addition at a modified pitch that results in roof that is lower than the roof peak of the existing structure significantly reducing the new roof’s view from the public right of way;
- Installation of composite siding or wood siding that is slightly larger than the siding of the existing historic structure and adding vertical wood trim placed at the union of the addition and the historic building in order provide visual distinction between the historic section of the original Lopez Villegas House and the proposed addition;
- Interior improvements to allow for adaptive reuse of a former residential structure (i.e., two bedroom one bath dwelling) into a updated single family residence (i.e., three bedroom and two bath dwelling) that complies with all applicable building and fire codes;
- Construction of a 490 square foot second dwelling unit in compliance with applicable City Zoning regulations (City Code Section 106-358 et. seq.);
- Construction of a the required on-site covered parking for the Lopez Villegas House and proposed second dwelling unit (i.e., two-car garage below the proposed second dwelling unit and a one-car carport at the rear of the subject property;
- Color scheme for the Lopez Villegas House to provide for an off-white background color with dark brown or burgundy color for all wood trim around doors and windows with matching dark brown or burgundy color for doors and windows;
- Color scheme for second dwelling unit to be earth town color for background main color and darker accent color for trim and accent details for doors, trim, windows and roof to differentiate it from the Lopez Villegas House;

- Composite horizontal siding of a larger width to the historic house shall be used on the proposed garage and second dwelling unit to visually distinguish the historic home from the new garage/residential structure; and,
  - On-site and off-site physical improvements as required by the City's Community Development Department and Public Works Department as provided for in the approved conceptual plans and associated Conditions of Approval included herein.
12. Construction Plans. A copy of the Conditions of Approval (including all attachments) shall be printed on the final building plans submitted to the Community Development Department prior to the issuance of a building permit to construct the proposed multifamily apartment Project. Additionally, subsequent to obtaining final approval of the variance, site plan review, and zone map amendment from the City, the project applicant shall prepare a staging plan for the proposed construction that will be submitted as part of building permit plan check review process to be reviewed and approved by the Public Works Department. The construction plan shall note the locations of all on-site utility facilities, as well as trash containers, construction vehicle parking, and the staging area for debris removal and drop off of materials. In addition, adequate security shall be provided to properly secure all building materials and tools during construction period. The construction plan shall provide specific provisions for the regulation of construction vehicle ingress and egress to the site during construction, while providing continued through-access for pedestrian and vehicles visiting the adjoining industrial and commercial business as well as the surrounding residential neighborhood.
  13. 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. No high or low pressure sodium lights shall be used as part of the Project. All proposed light fixtures shall be designed in a manner that is consistent with the overall architectural style of the buildings 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. Review and approval by the Community Development Department shall be required for all light fixtures prior to installation.
  14. Mechanical and Utility Equipment. All mechanical and utility equipment, including but not limited to transformers, terminal boxes, air conditioner condensers, risers, backflow devices, gas meters, electric meters and meter cabinets shall be screened from public view and treated to match the materials and colors of the buildings. Electrical service facilities and equipment on or adjacent to the Project sites shall be planned and located, relocated or modified in a manner consistent with Southern California Edison Company guidelines to minimize human exposure to electromagnetic fields on the site and on adjacent properties, and with any other applicable requirements or guidelines of the California Public Utilities Commission or any other agency with jurisdiction, unless otherwise specified by the Community Development Department. All mechanical and utility equipment locations and screening/treatment shall be approved by the Community Development Department prior to installation or modification.

15. Utilities. Pursuant to City Code Section 106-967(15), all utilities shall be located underground. The applicant shall comply with all applicable requirements or guidelines of any relevant utility company, the California Public Utilities Commission, or any other agency with jurisdiction, relating to construction and/or occupancy of structures in proximity to any over-head or underground utility lines that are adjacent to or extend through the subject properties, unless otherwise specified by the Community Development Department. Applicant shall provide any utility easements as necessary.
16. Automatic Fire-Extinguishing System. Prior to issuance of a building permit, the applicant shall obtain all the required fire safety clearances from the Los Angeles Fire Department and the City of San Fernando.
17. Property Maintenance. The subject sites and the immediate surrounding areas shall be maintained in a clean, neat, quiet and orderly manner at all times and shall comply with the property maintenance standards as set forth in the San Fernando City Code.
18. Graffiti Removal. The property owner(s), operator and all successors shall comply with the graffiti removal and deterrence requirements of the San Fernando City Code.
19. Modifications. Any and all modifications to the development plan, including these Conditions of Approval, shall require review and approval by the Community Development Department.
20. 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 and/or Public Works Director. An Encroachment Permit must be obtained from the Public Works Department for the project site prior to any demolition and/or new construction activity that would require staging and/or construction within the public right-of-ways.
21. Stormwater Mitigation. All requirements of the National Pollutant Discharge Elimination System (NPDES) shall be complied with and an NPDES permit, including but not limited to the installation of any required clarifiers and/or on-site infiltration system, must be obtained prior to any occupation or use the project site. During construction, the project site shall comply with all applicable Best Management Practices (BMPs). In addition, the project shall provide for a storm water mitigation plan ("SWMP"), which includes those Best Management Practices (BMPs) necessary to control storm water pollution from construction activities and facility operations, as set forth in the Standard Urban Stormwater Mitigation Plan (SUSMP) applicable to the applicant's project. Structural or treatment control BMPs (including, as applicable, post-construction treatment control BMPs) set forth in project plans shall meet the design standards set forth in the SUSMP and the current municipal NPDES permit pursuant to City Code Section 34-103. The stormwater mitigation requirements noted above shall be applicable to the project site.
22. Grading and Drainage Plan. A grading plan and drainage plan outlining all required cut and/or fill and on-site drainage improvements for the project site shall be reviewed and subsequently

approved by the Public Works Director or his or her designee prior to the issuance of building permits. The amount of cubic feet of soil that will be excavated as part of the proposed development for the project site, the proposed truck route and the destination point of exported soil shall be provided to the Public Works Director or his or her designee prior to the issuance of a final on the grading permit.

23. Acceptance. Within thirty (30) days of receiving final approval of Certificate of Appropriateness 2016-001 and the associated Purchase and Sale Agreement, the property owner(s) or their duly authorized representatives shall certify the acceptance of the conditions of approval or modifications thereto by signing a statement using an acceptance affidavit form provided by the Community Development Department that acknowledges acceptance and shall be bound by all of the conditions.
24. Recordation. Prior to the issuance of a Certificate of Occupancy for the project site, the applicant shall provide the Community Development Department with proof that the Conditions of Approval have been recorded on the merged project site with the Los Angeles Registrar Recorder/County Clerk's Office.
25. Expiration. The Certificate of Appropriateness 2016-001 shall become null and void if any one of the following occur:
  - a) City Council fails to approve a Purchase and Sale Agreement;
  - b) City Councils fails to adopt the Class 31, Categorical Exemption for the Lopez Villegas House Relocation and Rehabilitation Project.
  - c) Property owner/applicant fails to obtain a building permit for the project site within twelve (12) months of final approval by the City Council of the associated Purchase of Sale Agreement or until such additional time as may be granted by the Community Development Department, upon receipt of a written request for an extension received prior to such expiration date.



**CITY OF SAN FERNANDO PUBLIC WORKS DEPARTMENT  
DEVELOPMENT / IMPROVEMENT REVIEW CHECK LIST**  
PROJECT: SPR 2016-25                      2<sup>nd</sup> Detached Dwelling                      DATE: 8/31/16

PROJECT ADDRESS: <u>613 O'Melveny Avenue</u>		REQUIRED?		COMPLIED?	COMMENTS
ITEM		YES	NO		
1.	Site plan must show:				
	a. Existing building or structure	✓			
	b. Existing public improvements (concrete sidewalk driveways, curbs and gutters, parkway trees, street lights, hydrants, etc.) including existing and proposed dimensions, square footage, etc.	✓			
	c. Existing utilities (gas, sewer, water, storm drains, catch basins, power poles).	✓			
2.	Submit offsite improvement plan.	✓			
3.	Prior to issuance of building permit:				
	a. Pay sewer capital facility charge.	✓			Based on 1 bdrm SFD =                      \$1,016*
	b. Pay water capital facility charge.	✓			Based on ¾" WM =                      \$945*
	c. Pay water service installation charge.	✓			Based on ¾" WM =                      \$1,821*
	d. Pay fire service installation deposit.		✓		
	e. Pay fire hydrant installation deposit.		✓		
	f. Pay plan check fee (Offsite).	✓			
	g. Pay inspection fee (Offsite).	✓			
	h. Provide labor and material bond.		✓		
	i. Provide performance bond.		✓		
4.	Is there existing sewer house connection to property?	✓			
5.	Is there existing water service to the property?	✓			
6.	<b>Provide separate water service for each building or separate ownership.</b>	✓			
7.	<b>Provide separate sewer connection for each building.</b>	✓			
8.	<b>Underground all utilities to each unit/building.</b>	✓			
9.	Cap off existing sewer connection that will no longer be used.		✓		
10.	Replace existing old and substandard water service.		✓		
11.	Upgrade existing substandard hydrant to 6-inch wet barrel hydrant (4"X 2.5" outlet).		✓		
12.	Install new hydrant per City standard.		✓		
13.	Satisfy City of Los Angeles Fire Dept. fire flow requirements.	✓			
14.	Provide City approved backflow device for the domestic water service and/or landscape irrigation, and provide proof that said equipment has been tested by a certified tester.		✓		
15.	Remove existing driveway approach that will no longer be used. Replace depressed curb.		✓		

PROJECT ADDRESS: <b>613 O'Melveny Avenue</b>					
	ITEM	REQUIRED?		COMPLIED?	COMMENTS
		YES	NO		
16.	Construct PCC driveway approach 6-inch thick per City Standard.		✓		
17.	Construct wheel chair ramp per City Standard.		✓		
18.	Remove and replace broken/damaged concrete sidewalk adjacent to property.	✓			<i>Approx. 50 sf.</i>
19.	Remove and replace broken curb/gutter adjacent to property.		✓		
20.	Plant parkway trees per City Standard and City Master Tree Plan.	✓			<i>Plant visible sod or ground cover in parkway, any other landscape shall require City approval. Plant <u>1</u> tree in parkway on O'Melveny. Species of tree shall be determined by Public Works department and planted per City Standards.</i>
21.	Construct tree wells per City Standard with tree grates.		✓		
22.	A permit from the Public Works Dept. (Engineering Division) is required for all offsite improvements.	✓			
23.	All on-site pavement shall be minimum of 3-inch AC on 4 inch CAB or 6-inch PCC pavement without soil recommendation.	✓			
24.	Construct trash enclosure, nominal size 5 feet X 9 feet with PCC slab and 6-inch PCC curb with 6-inch PCC apron.		✓		
25.	Verify that clarifier/grease trap intercepts effluent before entry into the sewer lateral.		✓f		
26.	Federal NPDES Requirements				
	a. Submit SWPPP Owners's Certification (form OC1 attached) that incorporates construction BMP's in compliance with Federal NPDES.	✓			<i>See attached BMP's suggested for use during construction.</i>
	b. Provide a SUSMP that incorporates design elements and facility BMP's in compliance with Federal NPDES.		✓		
27.	Comply with all applicable existing conditions of approval for the proposed development.	✓			
28.	Additional requirements: <i>*Sewer and Water Capital and Installation fees are subject to change. The latest fee will be assessed prior to sign off for building permit.</i> <ul style="list-style-type: none"> <li>• Submit <b>utility plan</b> showing all existing utilities and any proposed relocations/realignments. Also show any proposed relocation of water service, water meter, and fire hydrant.</li> <li>• Moving the house will require a PW permit and may require additional fees for temporary street closures, placement of no parking signs on streets along the moving route, coordination of public works and police department staff and other officials.</li> <li>• The developer is responsible for protecting in place all existing street trees. All street tree removal, pruning and trimming is not allowed without the consent of the Public Work Director or his representative. All tree replacements shall be at the discretion of the Public Work Director or his representative per the current City replacement policy.</li> <li>• Satisfy NPDES.</li> </ul>				

  
 PUBLIC WORKS DEPARTMENT

DATE

*8/21/16*

State of California -- The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
 HRI# \_\_\_\_\_  
 Trinomial \_\_\_\_\_  
 NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
 Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 1 \*Resource Name or #: (Assigned by recorder) 1311 Pico St

P1. Other Identifier: \_\_\_\_\_

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Los Angeles and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; \_\_\_\_\_ of \_\_\_\_\_ of Sec \_\_\_\_\_ ; \_\_\_\_\_ B.M.

c. Address 1311 Pico St City San Fernando Zip 91340

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_\_\_\_, \_\_\_\_\_ mE/ \_\_\_\_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)  
Parcel No. 2521-015-023

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a simple one story National Folk house of the Pyramidal Family with a hipped bellcast roof. The unit is on a raised foundation. The entry porch is cut into the corner of the unit, offset. Straight stairs ascend to the porch platform and the entrance door is placed on the side. A column supports the corner of the roof, and a balustrade encloses the porch space. There is a boxed cornice beneath the overhang of the composition shingle roof. The walls are sheathed in narrow clapboards. Wooden double hung windows throughout encased in heavy trimming. There is an addition to the rear that juts out to the side of the unit; it is capped with a shed roof, and its structural materials are in line with the main unit. The unit is partially landscaped and set back from the street.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Residence

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



P5b. Description of Photo: (view, date, accession #) View toward north

Photo No: 14-14, 1/15/2002

\*P6. Date Constructed/Age and

Source:  Historic  Prehistoric  
 Both  
1930

\*P7. Owner and Address: \_\_\_\_\_

Floriza Husbands  
10309 NW 12th Ave,  
Vancouver, WA, 98685

\*P8. Recorded by:  
 (Name, affiliation, and address)  
Cultural Resource Management, LLC

565 W Second St, Pomona Ca 91766

\*P9. Date Recorded: 1/30/2002

\*P10. Survey Type: (Describe) Reconnaissance

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

\*Attachments:  NONE  Location Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List): \_\_\_\_\_

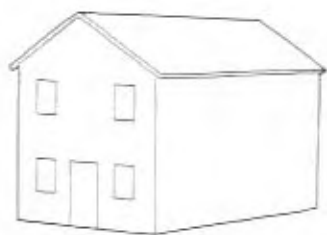
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# A FIELD GUIDE TO AMERICAN HOUSES

THE GUIDE THAT ENABLES YOU TO IDENTIFY, AND PLACE IN THEIR HISTORIC AND ARCHITECTURAL CONTEXTS, THE HOUSES YOU SEE IN YOUR NEIGHBORHOOD OR IN YOUR TRAVELS ACROSS AMERICA—HOUSES BUILT FOR AMERICAN FAMILIES (RICH, POOR, AND IN-BETWEEN), IN CITY AND COUNTRYSIDE, FROM THE 17<sup>TH</sup> CENTURY TO THE PRESENT



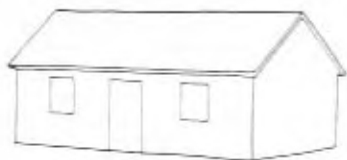
VIRGINIA & LEE MCALESTER



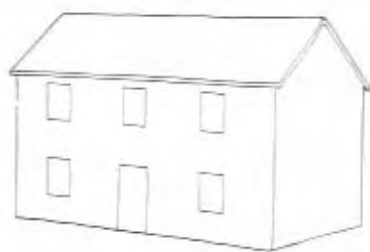
GABLE-FRONT



GABLE-FRONT-&WING



HALL-&PARLOR



I-HOUSE



MASSIV-PLAN, SIDE-GABLED



PYRAMIDAL



FOLK HOUSES

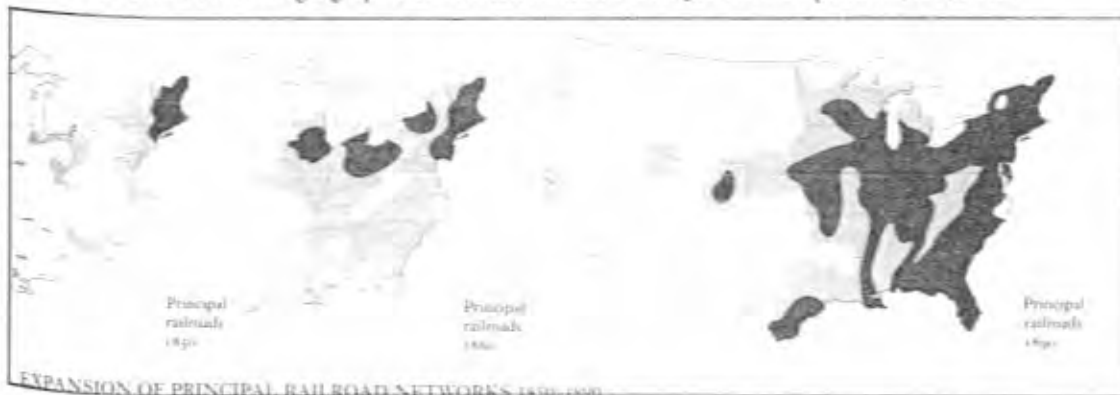
National

after ca. 1850-1890

The nature of American folk housing changed dramatically as railroads mushroomed across the continent in the decades from 1850 to 1890. Modest dwellings built far from water transport were no longer restricted to local materials. Instead, bulky items used for construction, particularly lumber from distant sawmills in heavily forested areas, could now be moved rapidly and cheaply over long distances. As a result, large lumberyards quickly became standard fixtures in the thousands of new towns which sprouted as trade centers along the railroad routes. Soon folk houses built with logs, sod, or heavy hewn frames were being abandoned for wooden dwellings constructed with light balloon or braced framing covered by wood sheathing. The railroads thus changed the traditional building materials and construction techniques of folk dwellings over much of the nation. By the turn of the century, pre-railroad building traditions survived only in isolated areas, far from the nearest rail service.

The railroad-inspired era of national folk housing did not completely erase the earlier traditions, however, for many of the previous folk shapes persisted even though now built by different techniques. These, along with some new shape innovations, make up six distinctive families of house shapes that dominated American folk building through the first half of the 20th century. Only recently have these generally been abandoned for still other forms of folk dwellings (see pages 496-99).

After the expansion of the railroads, gable-front houses remained common in the northeastern region formerly dominated by the New England folk tradition, as did similar massed plans with an added extension known as gable-front-and-wing houses. In much of the remaining eastern half of the country, hall-and-parlor and I-house shapes, both descended from the Tidewater South tradition by way of the Midland log adaptations, remained the dominant folk dwellings. All of these later folk forms, however, tend to show much less geographic restriction than did their pre-railroad predecessors, for as



transportation and communication improved, each shape became distributed beyond its area of traditional dominance. Light framing techniques also led to new folk forms which grew in popularity through the early decades of this century. These were generally massed-plan houses that were now relatively simple to construct because light wooden roof framing could easily be adapted to span two-room depths. Such houses, when of rectangular shape, normally had side-gabled roofs and are called massed-plan, side-gabled folk houses. More nearly square plans typically had pyramidal (equilateral hipped) roofs.

The Greek Revival movement, which dominated American styled houses during the period from 1830 to 1850, commonly used the front-gabled shape to echo the pedimented facade of typical Greek temples. This form was particularly common in New England and the adjacent northeast region where simple gable-front folk houses also became popular during the pre-railroad era. This shape persisted with the expansion of the eastern railroad network in the 1850s and became a dominant folk form until well into the 20th century. Gable-front houses were particularly suited for narrow urban lots in the rapidly expanding cities of the northeast. There, many late 19th- and early 20th-century neighborhoods are dominated by both styled and simple folk examples built in this form. Most are narrow, two-story houses with relatively steep roof pitches. A related one-story urban form first became common in expanding southern cities in the late 19th century. This is the shotgun house, narrow gable-front dwellings one room wide that dominated many modest southern neighborhoods built from about 1880 to 1930. Some are elaborately styled but most are simple folk houses. The origin of these southern shotgun houses has been much debated. Some scholars note that similar forms are common in the West Indies and trace them from Africa to early Haitian influences in New Orleans, whence they became popular with Black freedmen migrating to southern urban centers following the Civil War. A less complex theory is that they are simply the familiar one-room-deep, hall-and-parlor plan of the rural South turned sideways to accommodate narrow urban lots.

An additional wave of interest in the gable-front shape grew from styled houses of the early 20th-century Craftsman movement, which were typically built in this form. Many modest folk houses without stylistic detailing were inspired by such Craftsman houses in the decades from 1910 to 1930. These are usually one-story, double-width forms with low-pitched roofs; they are most common in rural areas and occur throughout the country.





Massed-plan folk houses of rectangular shape are normally covered by side-gabled roofs. Those with more nearly square plans, in contrast, are commonly built with pyramidal (equilateral hipped) roofs, which require more complex roof framing but need fewer long-spanning rafters, and thus are less expensive to build. Such roofs appeared on modest folk houses earlier in the post-railroad era than did the side-gabled form. In the south, one-story, pyramidal houses became a popular replacement for the less spacious hall-and-parlor house during the early decades of the 20th century. One-story pyramids are less common in the northern and midwestern states but are joined there by two-story examples, which similarly began to replace the traditional but less spacious rural I-houses of the region in the years from about 1905 to 1930. During the same period these two-story, pyramidal houses also became a popular urban house form throughout the country. Most urban examples were built with Colonial Revival, Neoclassical, Prairie, Tudor, or Craftsman stylistic detailing, but many also remained simple folk forms which lacked such fashionable details.

Like their side-gabled relatives, pyramidal folk houses differ principally in roof pitch and in the size and placement of porches.



#### PYRAMIDAL FAMILY

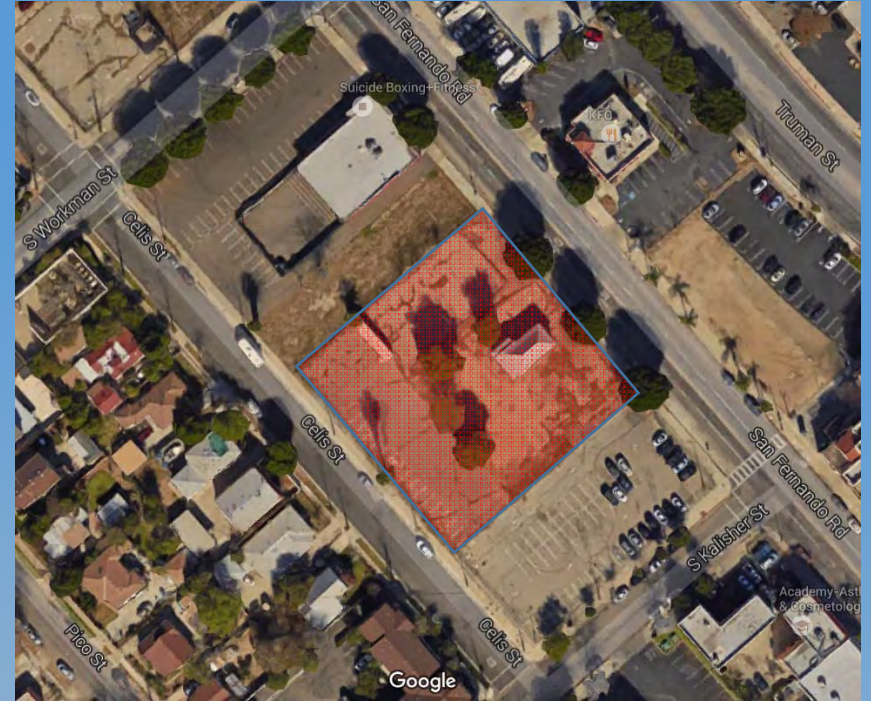
1. Stillwater, Oklahoma, ca. 1935
2. Coffee County, Alabama, ca. 1905
3. Greene County, Georgia, ca. 1900. Note the very steeply pitched roof. Such roofs are common on early southern examples; they may have been influenced by earlier roofs of similar shape built by French descendants in the Gulf Coast region.
4. Gwinnett County, Georgia, ca. 1920. Many one-story pyramids have full or partial integral porches included under the principal roof.
5. Emporia, Kansas, ca. 1915. Such two-story pyramids were a dominant urban form in the early decades of the century. Most urban examples had stylistic detailing but some, like this one, were unadorned folk houses. The metal storm windows are a later addition.
6. Cabarrus County, North Carolina, ca. 1900. An unusually large two-story example.





**Project Photos:  
Certificate of Appropriateness 2016-001:  
11/22/2016**

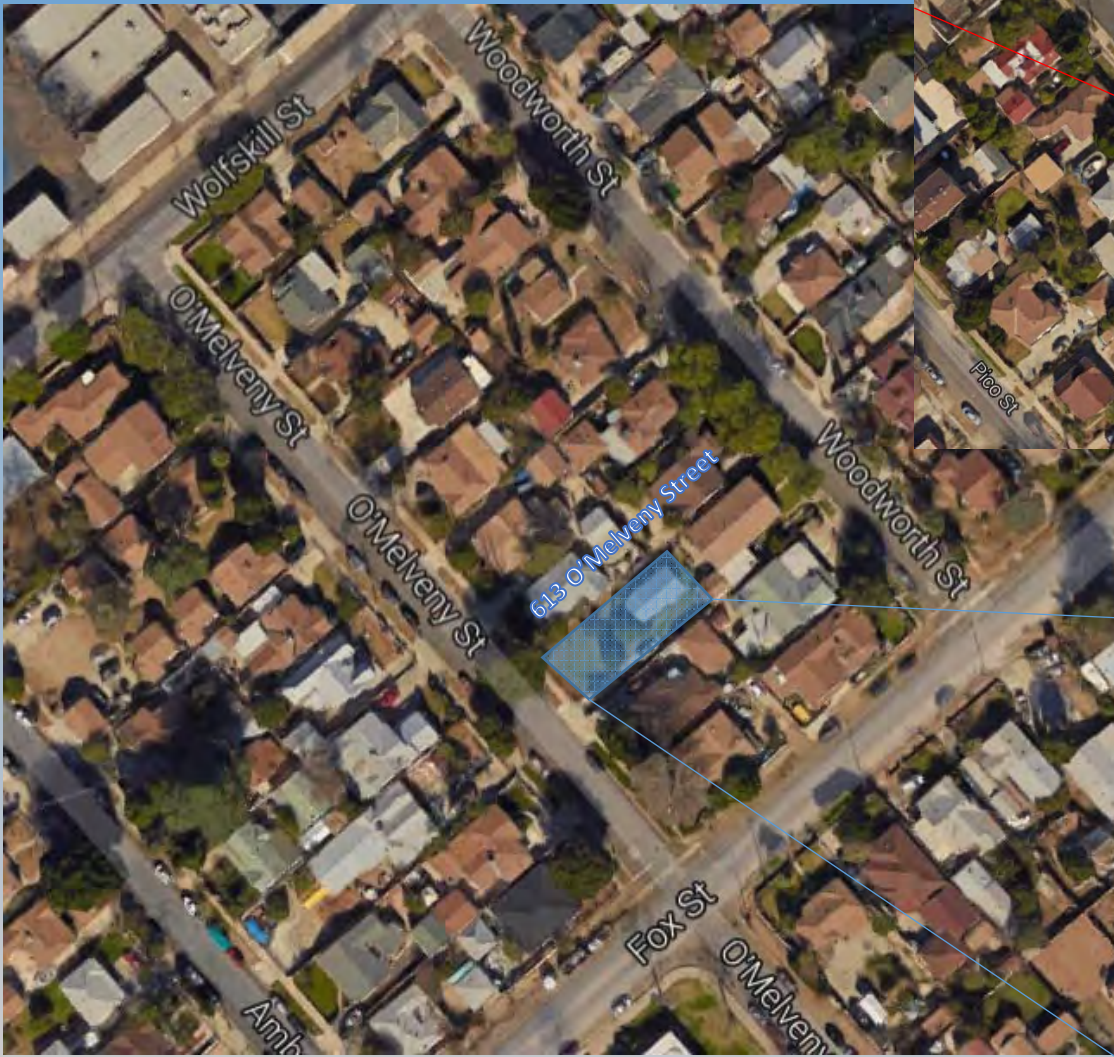




**Certificate of Appropriateness 2016-001:  
Lopez Villegas House Relocation and Rehabilitation Project  
1320 San Fernando Road/613 O'Melveny Street**

**11/22/2016**





LA County Assessor's  
Parcel No. 2613-002-035  
50' by 100' Lot

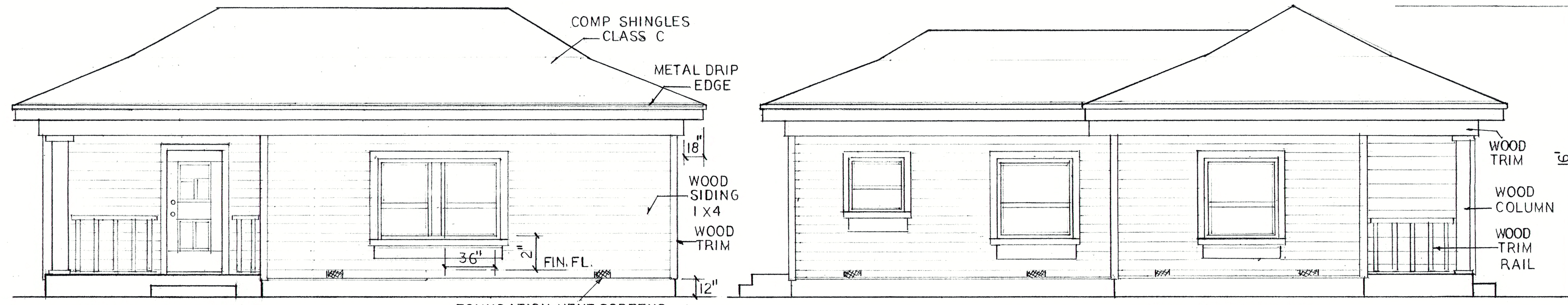
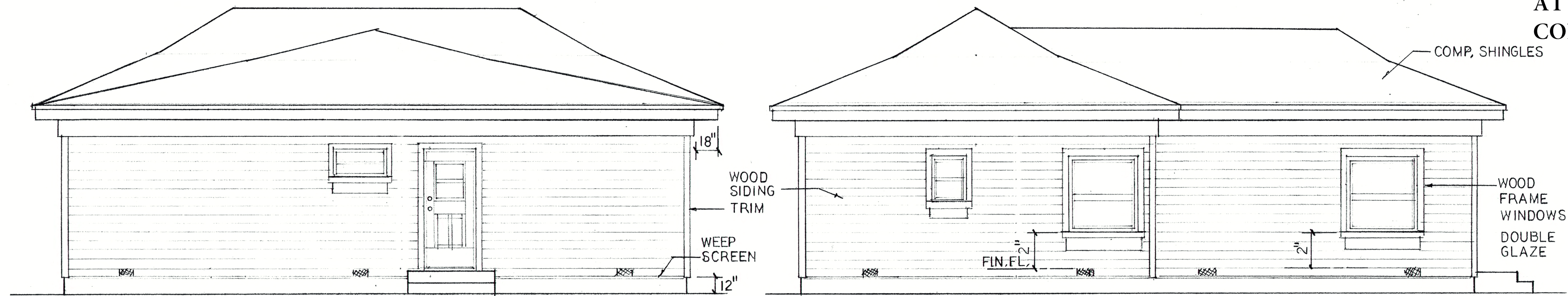


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ATTACHMENT NO. 5:  
CONCEPTUAL PLANS

DOORS			
	SIZE	LOCATION, EGRESS	TYPE
1	32" x 80"	Interior, bedroom, bath, solid core	Pre-Hung, raised panels
2	36" x 80"	Exterior, Front entry, solid core	Pre-hung, metal, raised panels Decorative
3	36" x 80"	Exterior, Rear entry, solid core	Pre-hung, metal, raised panels slide window
4	72" x 80"	Closet sliding glass mirror doors	Metal frame tempered glass
5	48" x 80"	Closet sliding glass mirror doors	Metal frame tempered glass

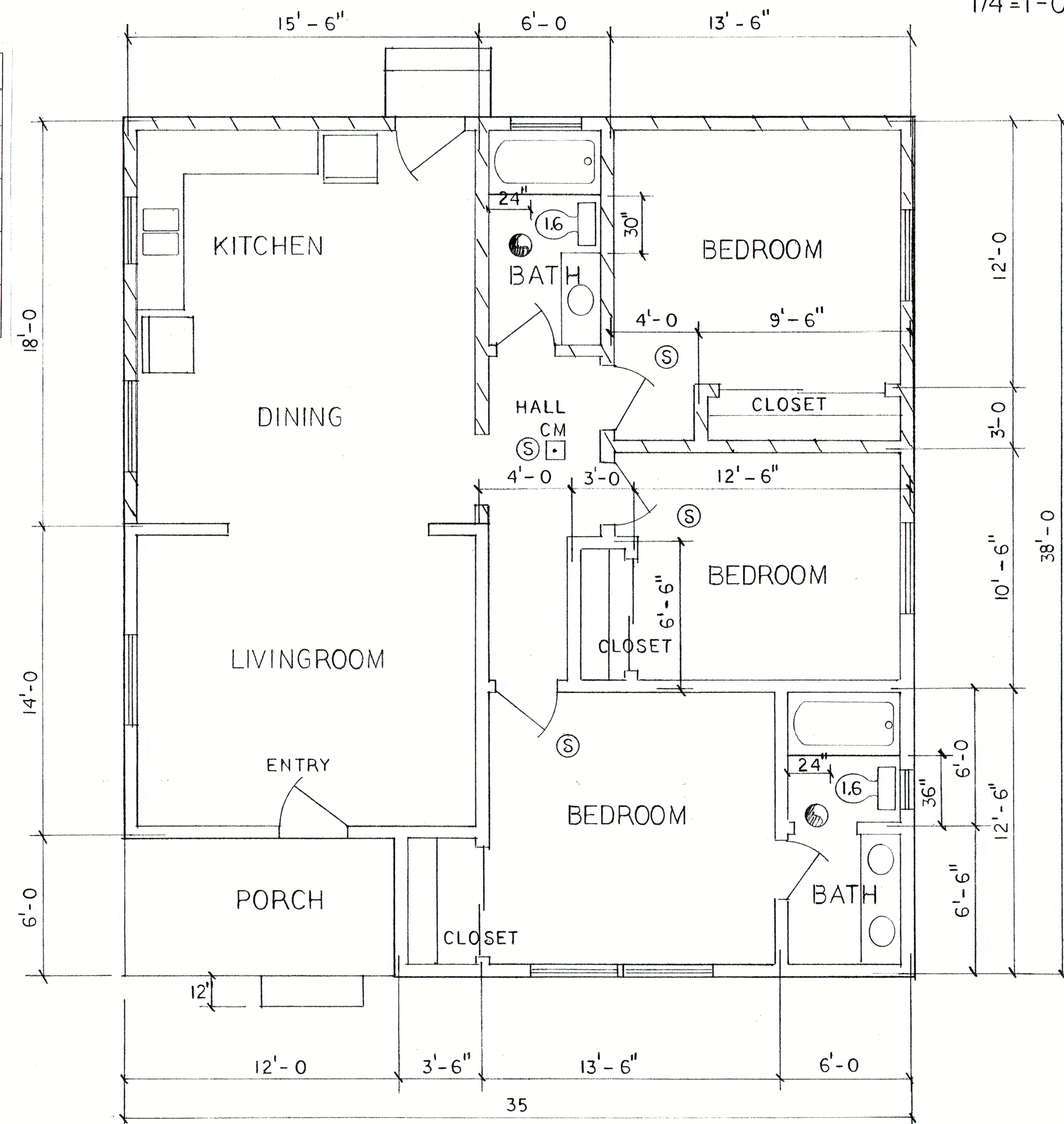


FRONT ELEVATION  
1/4"=1'-0"

FOUNDATION VENT SCREENS

SIDE ELEVATION  
1/4"=1'-0"

WINDOWS			
	SIZE	LOCATION, EGRESS	TYPE
1	48" x 60"	Bedroom, & Living Room Double Hung	Wood Casement Double Hung & Glaze
2	72" x 60"	Bedrooms Double Hung	Wood & Case Double Hung & Glaze
3	36" x 36"	Kitchen, Double Hung	Wood & Case Double Hung & Glaze
4	24" x 36"	Bathroom, Double Hung	Wood & Case Double Hung & Glaze



FLOOR PLAN  
1/4"=1'-0"

COLOR CHART			
	ITEM	LOCATION	TYPE
1	Exterior Walls	Dwelling unit & garage	Stucco Color: Navajo white, with texture finish
2	Overhang & Eaves	Dwelling unit & Garage	All exposed wood: Light brown
3	Windows	Dwelling unit	Frame: Brown Apron & Sill: Tan Trim: Dark Brown
4	Exterior Doors	Dwelling unit	Pre-Hung metal, raised panels: Gloss White
5	Roofing Material	Dwelling unit	Cool Roof: manufactures Oakridge Sierra Gray
6	Wood Trim & Column	Dwelling unit & garage	All exposed wood: Desert Brown with sealer
7	Garage Door	Garage Metal Roll-Up	White with raised panels and decorative tint windows

- BATH EXHAUST FAN  
50 CPM  
(ENERGY STAR AND HUMID STAT)
- SMOKE DETECTORS  
Hard wire with battery back-up
- cm Carbon Monoxide Alarm
- IR Irrigation Controller

- NEW WALLS
- EXISTING WALLS
- DEMO WALLS

COMMUNITY RECYCLING AND RESOURCE RECOVERY SUN VALLEY  
9189 DE GARMO AVENUE  
SUN VALLEY, CA 91352  
(818) 767-6000 FAX (818) 768-3930

INSTALL RAIN BIRD SMRT-Y CONTROLLER UNIT WITH MOISTURE SENSOR

**SCOPE OF WORK**  
MOVE DWELLING UNIT ONTO LOT  
NEW ADDITION TO DWELLING AND  
NEW TWO-CAR GARAGE

**Cool Roofing Material**  
Specific Type: OAKRIDGE SIERRA GRAY  
SRI: 0.75  
Slopes 2:12; SRI value of at least 16 or both a 3-year solar reflectance of at least 0.20 and a thermal emittance of at least 0.75.

1/2" STRUCTURAL 1 MIN. 4'-0 WIDE 6" x 6" x 12' 8d COMMON NIALS

**Primary Drainage and Slope**  
2% with slope arrow

REVISIONS	BY

DRAWN BY & CONTRACTOR:  
RAY ASCENCIO  
458 N. MACLAY AVENUE  
SAN FERNANDO, CA 91340

**MOVE DWELLING & ADDITION**

PROPERTY OWNER  
GERARDO ASCENCIO  
613 OMELVENY STREET  
SAN FERNANDO, CA 91340  
PHONE: (818) 391-5212

DRAWN
CHECKED
DATE
SCALE
JOB NO.
SHEET
<b>A-2</b>
OF SHEETS

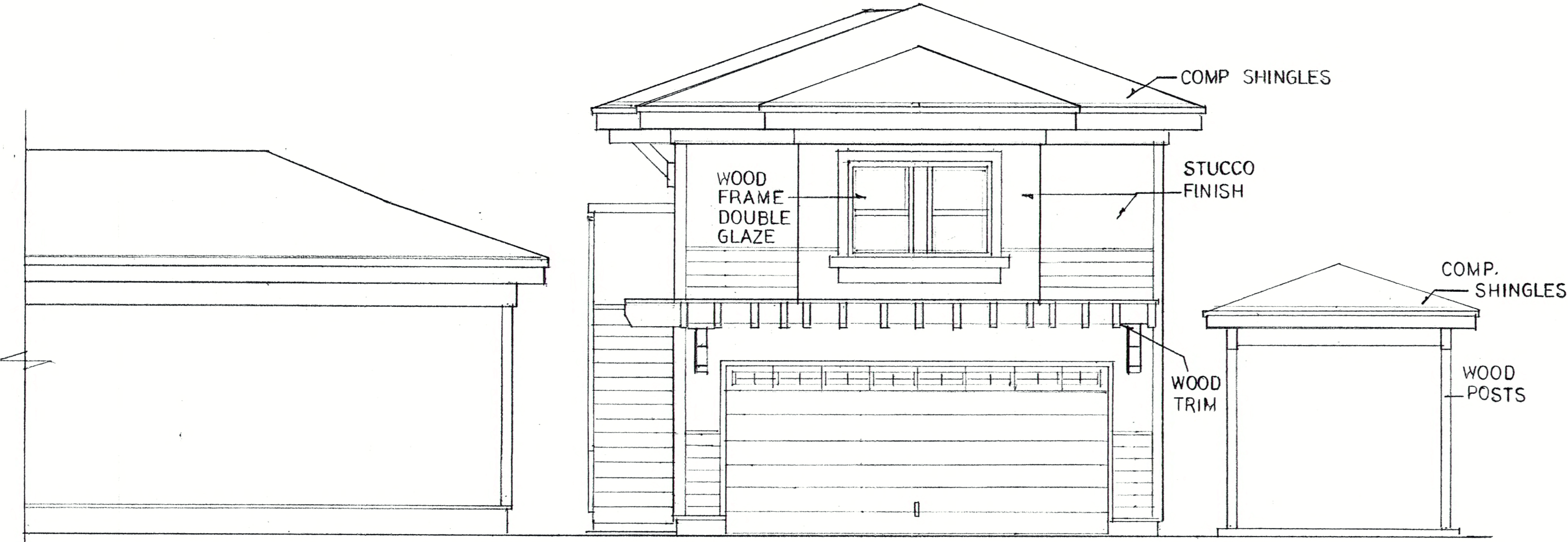


REVISIONS	BY

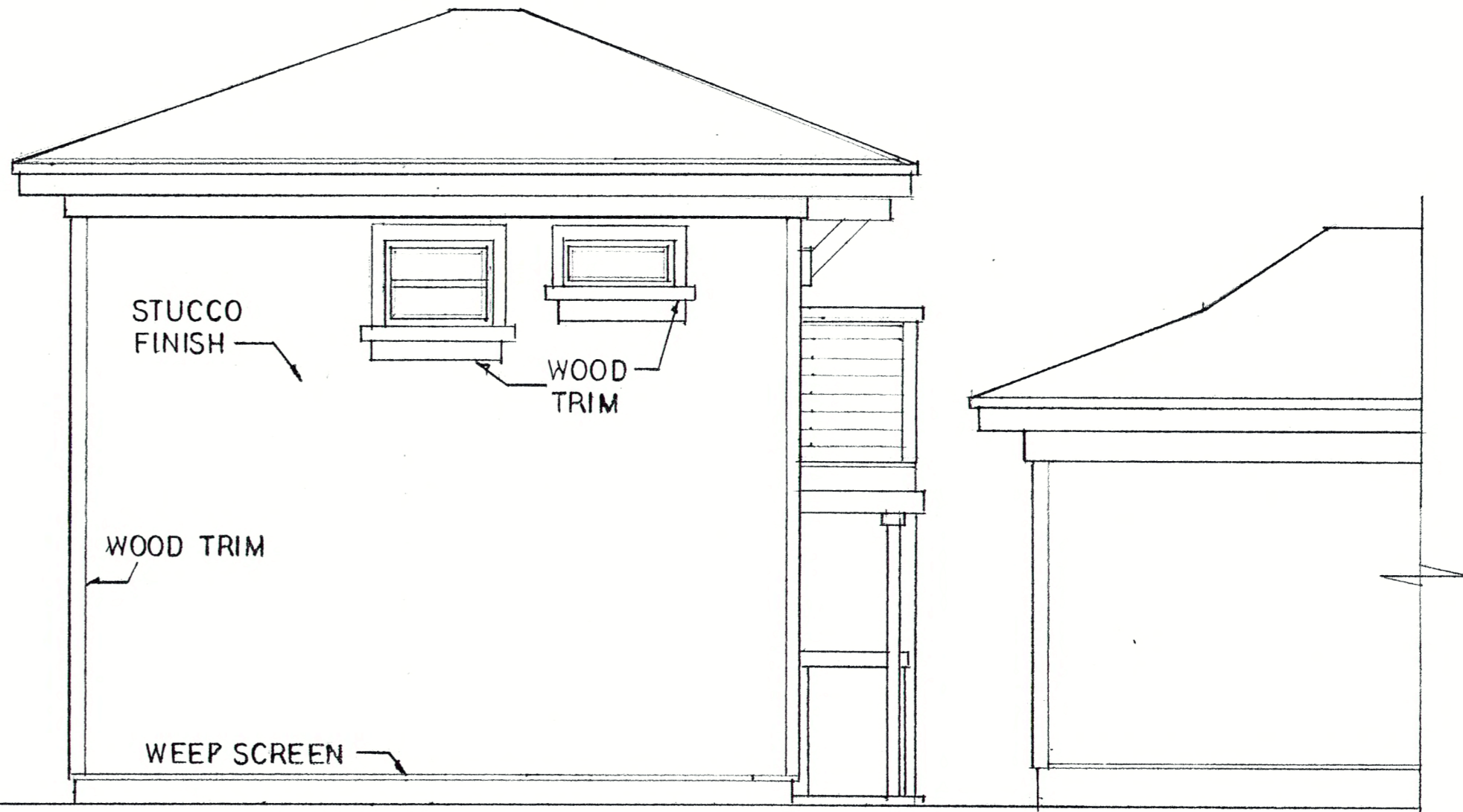
**2<sup>ND</sup> DWELLING UNIT & CARPORT**

**PROPERTY OWNER**  
GERARDO ASCENCIO  
613 O'MELVENY STREET  
SAN FERNANDO, CA 91340  
PHONE: (818) 391-5212

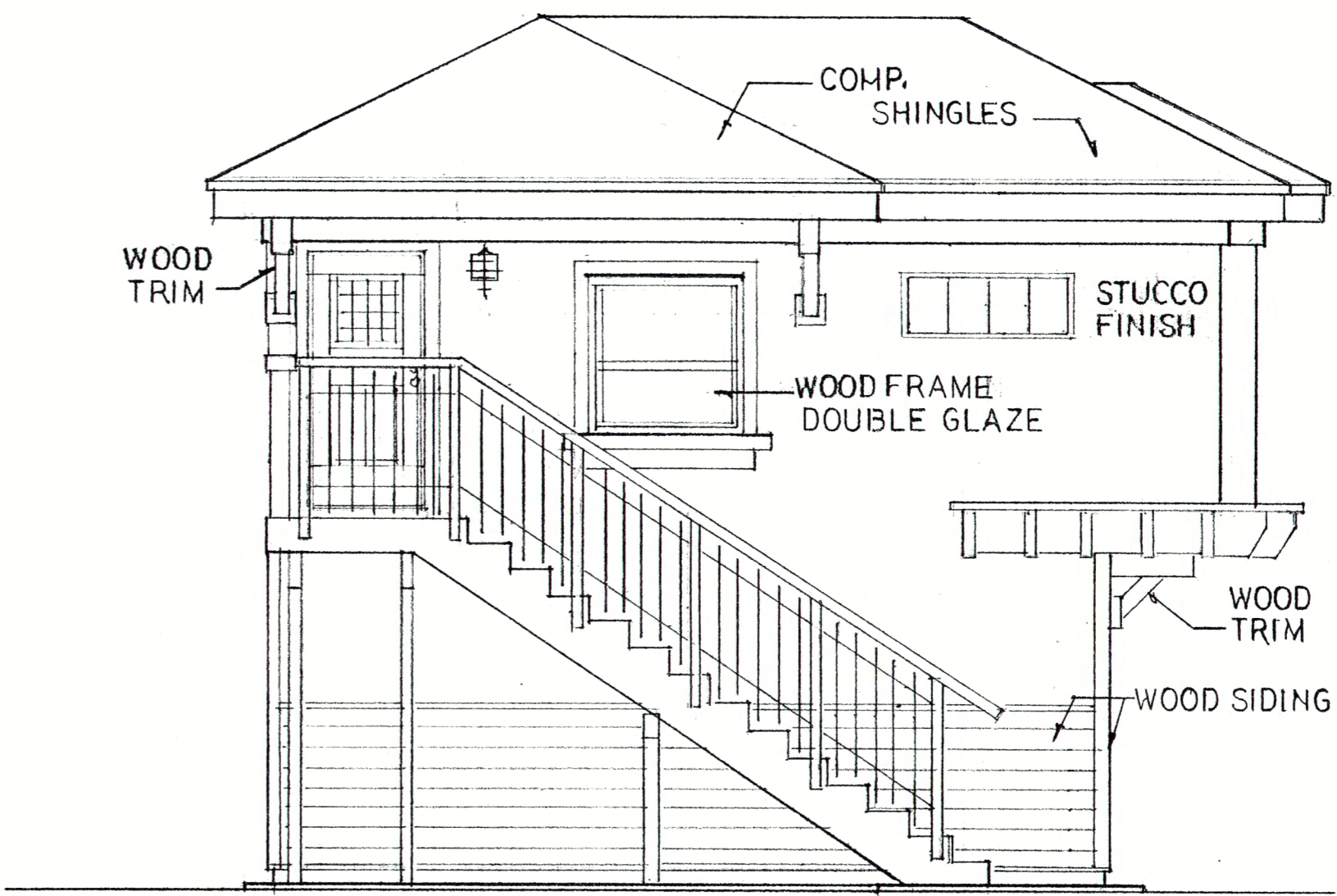
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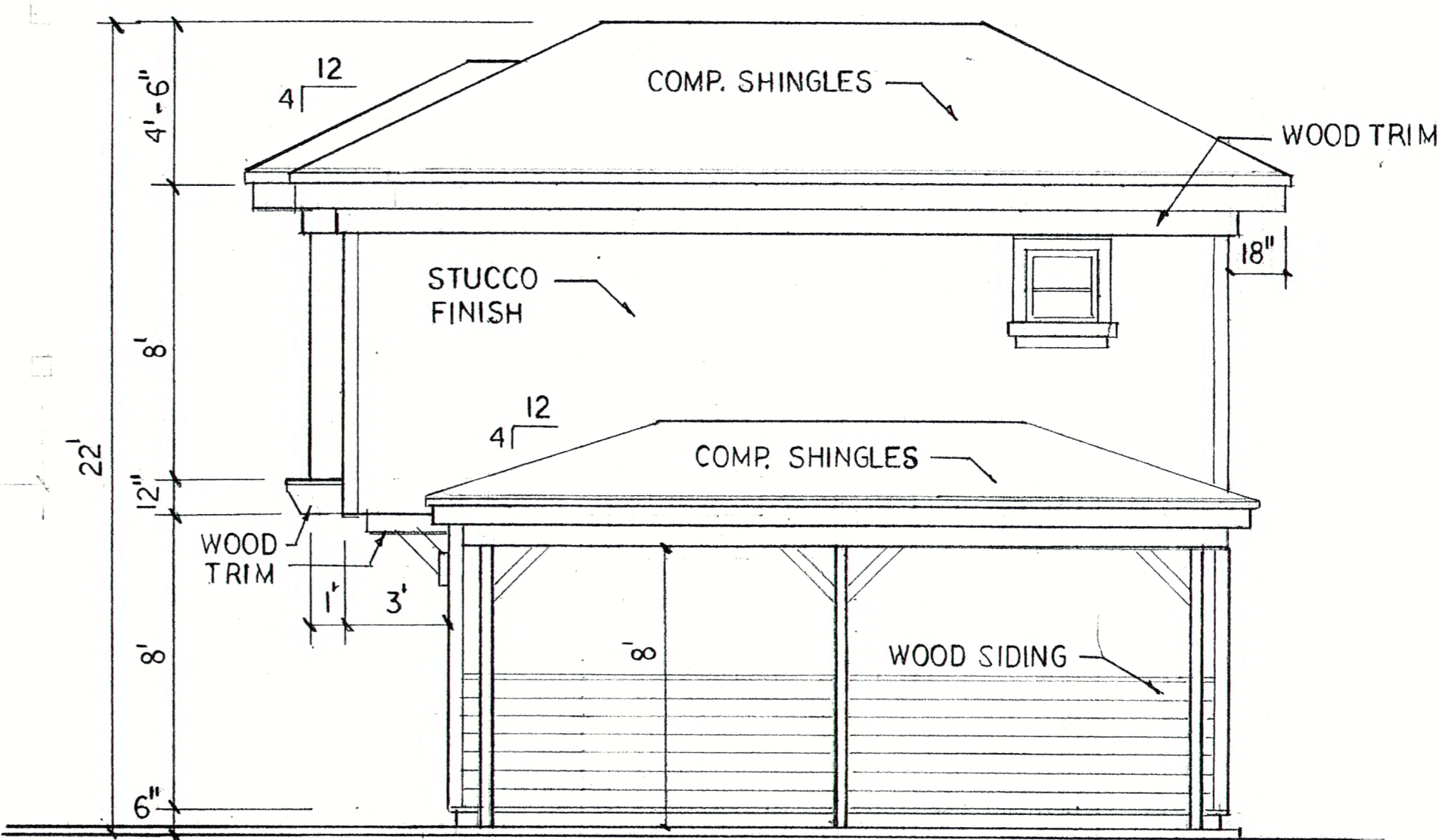
**SIDE ELEVATION**  
1/4"=1'-0"



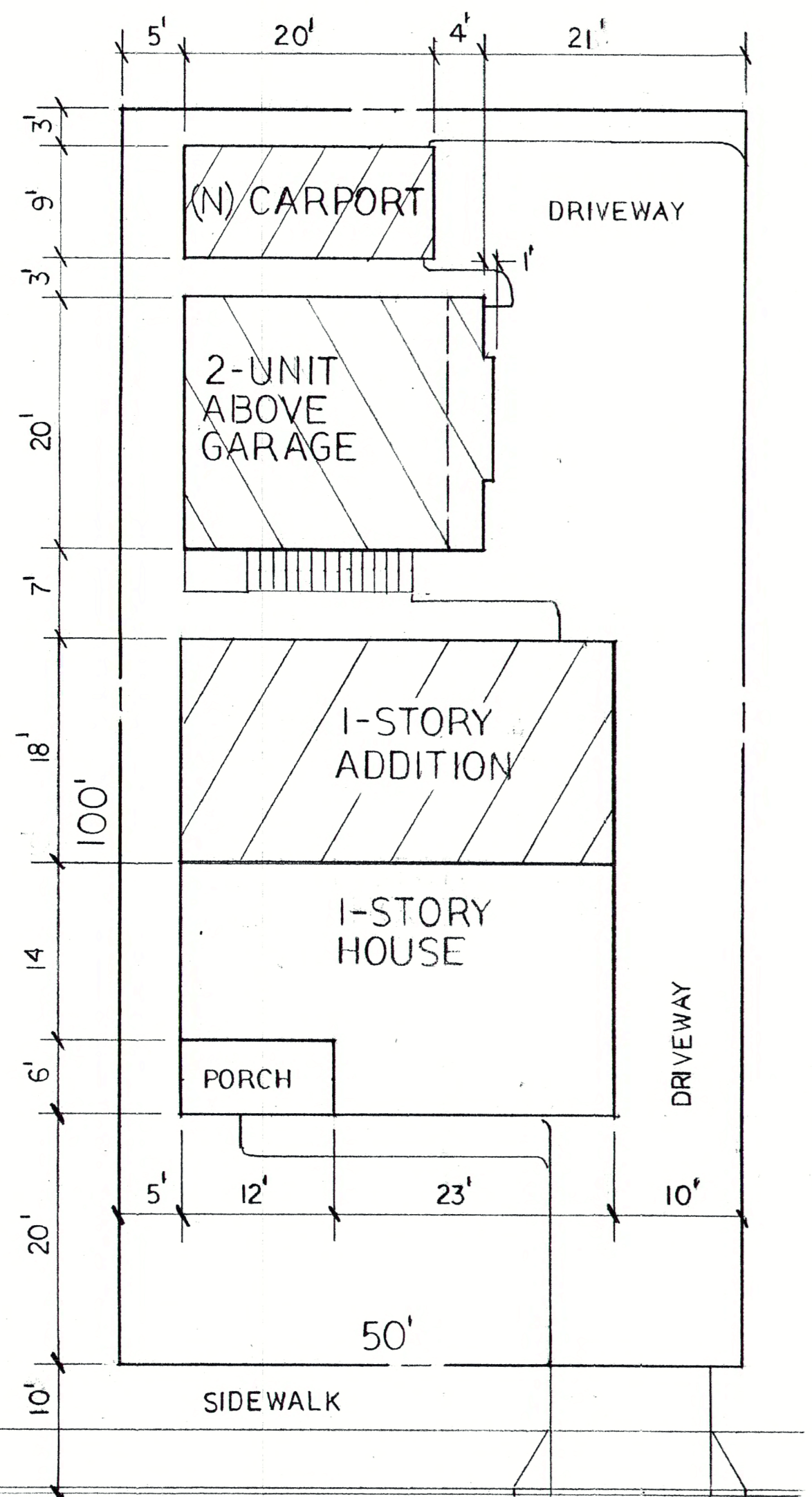
**SIDE ELEVATION**  
1/4"=1'-0"



**FRONT ELEVATION**  
1/4"=1'-0"



**REAR ELEVATION**  
1/4"=1'-0"



613 O'MELVENY ST.

**SITE PLAN**  
3/32"=1'-0"

- BATH EXHAUST FAN**  
50 CPM  
(ENERGY STAR AND HUMID STAT)
- SMOKE DETECTORS**  
Hard wire with battery back-up
- Carbon Monoxide Alarm**
- Irrigation Controller**

613 O'MELVENY STREET

- 1/2" STRUCTURAL 1 MIN. 4'-0 WIDE  
6" x 6" x 12" 8d COMMON NIALS

**Primary Drainage and Slope**  
2% with slope arrow →

**PROJECT INFORMATION**

**PROPERTY ANALYSIS**  
ZONING: R-1  
LOT SIZE: 50' x 100'  
LOT SQ FT: 5,000 SQ FT  
LOT COVERAGE 50%: 2,500 SQ FT

TPYE OF CONSTRUCTION: V-B  
OCCUPANCY: R3/U  
ASSESSORS PARCEL: 2613-002-035

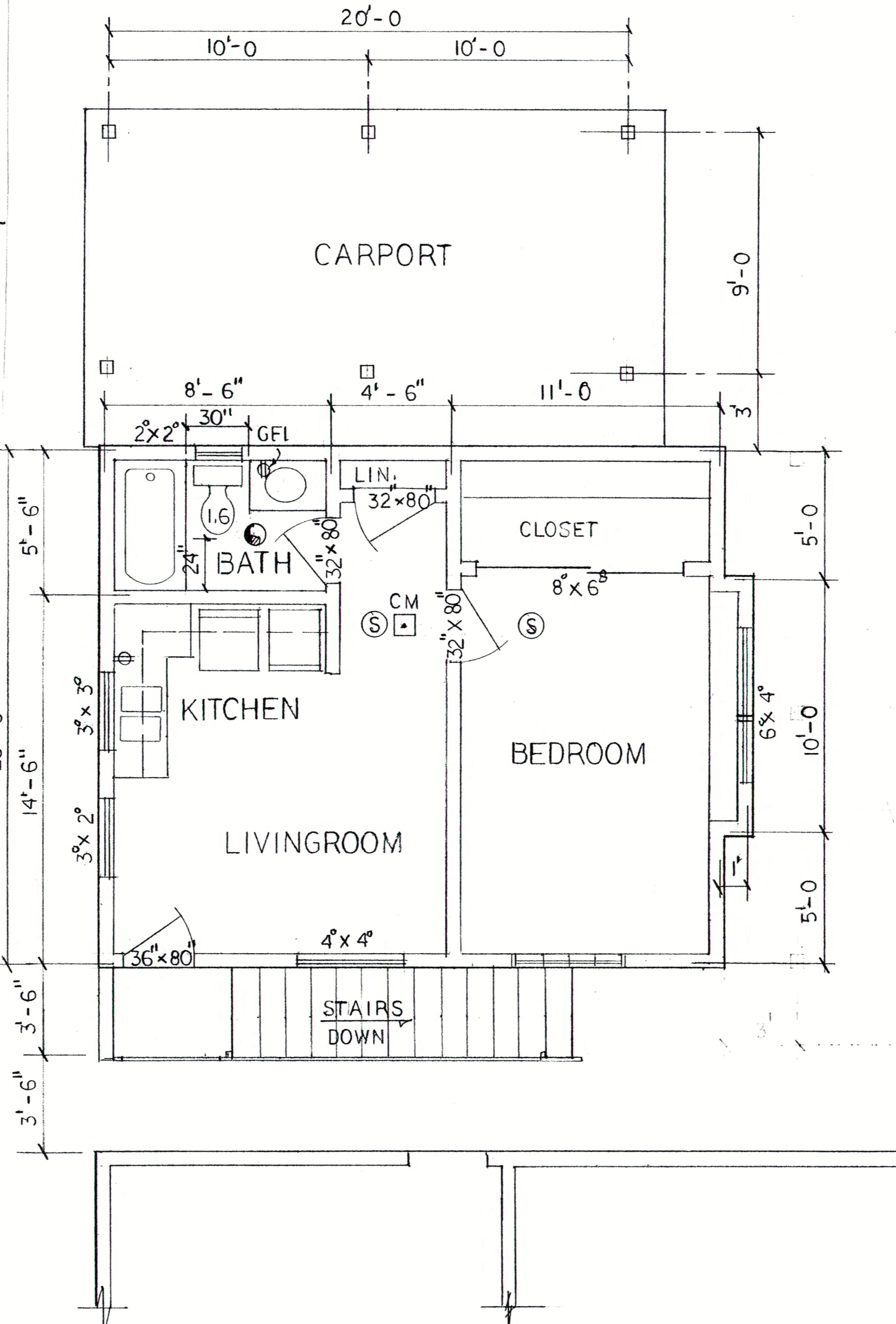
**LEGAL DESCRIPTION**  
TRACT: 5669 SW 100.015 FT OF LOT 3 BLK E  
LOT: 3 BLOCK: E

**PROPOSED CONSTRUCTION**  
(N) RELOCATE HOUSE: 620 SQ FT  
(N) ADDITION TO HOUSE: 630 SQ FT  
(N) 2<sup>ND</sup> DWELLING: 490 SQ FT  
(N) GARAGE: 420 SQ FT  
(N) CARPORT: 180 SQ FT

**(N) PROPOSED RFA**  
(N) RELOCATE HOUSE: 628 SQ FT  
(N) ADDITION TO HOUSE: 630 SQ FT  
(N) 2<sup>ND</sup> UNIT ABOVE THE GARAGE: 490 SQ FT  
(N) CARPORT: 180 SQ FT  
**TOTAL** 1,928 SQ FT

PROPSOED LOT COVERAGE: 1,928 < 2,500 OK

**LOT COVERAGE: 38.6%**



**FLOOR PLAN**  
1/4"=1'-0"

**SCOPE OF WORK**  
NEW 2<sup>ND</sup> DWELLING UNIT ABOVE THE TWO-CAR GARAGE AND A DETACHED ONE-CAR CARPORT

**Cool Roofing Material**  
Specific Type: OAKRIDGE SIERRA GRAY  
SRI: 0.75  
Slopes 2:12: SRI value of at least 16 or both a 3-year solar reflectance of at least 0.20 and a thermal emittance of at least 0.75.



# **CEQA EXEMPTION**

---

## **LOPEZ VILLEGAS HOUSE RELOCATION & REHABILITATION PROJECT SAN FERNANDO, CALIFORNIA**



**LEAD AGENCY:**

**CITY OF SAN FERNANDO  
COMMUNITY DEVELOPMENT DEPARTMENT  
117 MACNEIL STREET  
SAN FERNANDO, CALIFORNIA 91340**

**PREPARED BY:**

**BLODGETT BAYLOSIS ENVIRONMENTAL PLANNING  
16388 E. COLIMA ROAD, SUITE 206J  
HACIENDA HEIGHTS, CALIFORNIA 91745**

**NOVEMBER 3, 2016**

SANF024



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## **CEQA EXEMPTION FOR THE LOPEZ VILLEGAS HOUSE RELOCATION PROJECT**

### **1. INTRODUCTION**

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, a Notice of Exemption (NOE) may be filed if the City of San Fernando, in its capacity as the lead agency, determines that a proposed action or project is exempt from the environmental review requirements of CEQA. According to the CEQA Guidelines, a NOE must contain the following:

- A brief description of the proposed action or project;
- A finding that the proposed action or project is exempt, including a citation to the State CEQA Guidelines section or statute under which the project is found to be exempt; and,
- A brief statement in support of the finding.

This NOE provides a description of the proposed Project, indicates the applicable sections of CEQA that support the findings for a CEQA exemption, and discusses the lead agency's findings that are applicable to the proposed Lopez-Villegas House relocation Project.

### **2. PROJECT DESCRIPTION**

The City of San Fernando oversaw the relocation of the Lopez-Villegas House from its original site (1320 San Fernando Road) to its present interim location to the Lopez Adobe site at 1100 Pico Street six years ago. The City Council subsequently directed staff to relocate the Lopez-Villegas House from the present Lopez Adobe site back to its original location at 1320 San Fernando Road. The building has been mothballed and placed on piers. Key elements of the current relocation Project include the following:

- The Lopez Villegas House is slated for rehabilitation and relocation as part of a purchase and sale agreement. The Lopez Villegas House is currently located at 1320 San Fernando Road, which is a City-owned parcel. The House will be relocated to a privately owned lot located at 613 O'Melveny Avenue.
- The Lopez Villegas House will be retained as a designated historic landmark but will undergo rehabilitation and enlargements consistent with the Secretary of Interior's Standards for Rehabilitation of a historic structure including new additions to historic buildings.
- The new owner will also be constructing a second dwelling unit with a two-car garage and carport on the same lot the Lopez Villegas House will be located on. The second dwelling unit will have a total floor area of 490 square feet.



- The construction of the second dwelling unit, the garage, and the carport will be in compliance with applicable City Zoning regulations. The purpose of the enlargements and rehabilitation measures are to resell the entire property at some future date.
- After reselling the entire project, the Lopez Villegas House will remain as a designated historic landmark.

### **3. APPLICABLE CEQA EXEMPTION(S)**

The City of San Fernando has reviewed the proposed Project and has determined that it is categorically exempt and qualifies for a *Class 31* exemption (Historical Resource and Restoration). The Class 31 exemption consists of projects that are limited to the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings.

This section establishes an exemption for projects involving the maintenance, rehabilitation, restoration, preservation, or reconstruction of historical resources, provided that the activity meets published Federal standards for the treatment of historic properties. These Federal standards describe means of preserving, rehabilitating, restoring, and reconstructing historic buildings without adversely affecting their historic significance. The use of this exemption, like all categorical exemptions, is limited by the factors described in Section 15300.2 and is not to be used where the activity would cause a substantial adverse change in the significance of a historical resource.

### **4. FINDINGS SUPPORTING THE APPLICABLE CEQA EXEMPTION(S)**

The City of San Fernando, determined following a preliminary evaluation of the proposed Lopez-Villegas House relocation Project, which the proposed Project would not result in any significant effects on the environment. This determination is based on the following:

- The proposed Lopez-Villegas House Relocation and Rehabilitation Project is not inconsistent with either the City of San Fernando General Plan land use designation that is applicable to the site and the City of San Fernando Zoning Ordinance and Map. No General Plan Amendment or Zone Change will be required to accommodate the proposed Lopez-Villegas House relocation Project.
- The proposed Lopez-Villegas House Relocation and Rehabilitation Project Site occurs within the corporate boundaries of the City of San Fernando on a Project Site of less than five acres that is substantially surrounded by urban uses.
- The Lopez-Villegas House Relocation and Rehabilitation Project Site is surrounded by development on all sides. The site's small size and its isolation from other open space areas limit its utility as a habitat or an animal migration corridor. No native or natural habitats are found within the Project Site or on adjacent parcels (refer to discussion provided in Section 8).



- The approval of the Lopez-Villegas House Relocation and Rehabilitation Project would not result in any significant effects relating to traffic, noise, air quality, or water quality (refer to discussion provided in Section 8).
- The proposed Lopez-Villegas House Relocation and Rehabilitation Project Site slated to receive the Lopez-Villegas House can be adequately served by all required utilities and public services. No significant adverse cumulative impacts will result from the proposed Lopez-Villegas House Relocation and Rehabilitation Project's implementation.

Furthermore, the City of San Fernando makes the following additional findings in support of a CEQA exemption for the proposed project.

- No dislocation of on-site or off-site uses will be required to accommodate the proposed Project.
- The Relocation Site does not contain any sensitive environmental resources. The surrounding areas have been disturbed as part of previous development (refer to discussion provided in Section 8).
- The Relocation Site is located within an urbanized area of the City of San Fernando. No scenic resources or scenic corridor will be affected by the proposed Project (refer to discussion provided in Section 8).
- The Relocation Site is not located within an area, nor does it include a site, the Department of Toxic Substances Control (DTSC) and the Secretary for Environmental Protection has identified as being affected by hazardous wastes (refer to discussion provided in Section 8).
- The proposed Lopez-Villegas House Relocation and Rehabilitation Project will not result in any adverse impacts on historic resources (refer to the discussion provided in Section 8).
- The proposed Lopez-Villegas House Relocation and Rehabilitation Project will not require any approvals by a State trustee or responsible agency.

The City of San Fernando may make the following findings with regard to the proposed Project's exemption from the environmental review requirements outlined in CEQA:

- The proposed Lopez-Villegas House Relocation and Rehabilitation Project and all related physical improvements will be confined to the Project Site and no dislocation of off-site uses will occur.
- The proposed Lopez-Villegas House Relocation and Rehabilitation Project does not have a possibility of creating any significant environmental effects. The basis for this determination is provided in Attachment A.
- The proposed Lopez-Villegas House Relocation and Rehabilitation Project will not result in any impacts to sensitive resources.



- The proposed Lopez-Villegas House Relocation and Rehabilitation Project will not result in any impacts on sensitive resources; result in any cumulative impacts; have the potential for damaging scenic resources; involve the placement of a project over a site the Department of Toxic Substances Control (DTSC) and the Secretary for Environmental Protection has identified as being affected by hazardous waste; or result in any impacts on historic resources.
- The lead agency, based on a rule of common sense, “has determined that there is no possibility” that the proposed Lopez-Villegas House Relocation and Rehabilitation Project will result in significant effects.

## **5. LOCATION OF RELOCATION SITE**

The proposed Relocation Site for the Lopez Villegas House is located in the City of San Fernando. The City of San Fernando is located in the northeast portion of the San Fernando Valley in Los Angeles County. The City has a total land area of 2.4 square miles and is surrounded by the City of Los Angeles on all sides. Major physiographic features located in the vicinity of the City include the San Gabriel Mountains (located approximately three miles to the north), the Pacoima Wash (located along the eastern side of the City), Hansen Lake (located three miles to the southeast of the City), and the Los Angeles Reservoir (located approximately four miles to the northwest). The City of San Fernando is located 22 miles from downtown Los Angeles. Other communities located near San Fernando include Sylmar, Sun Valley, Mission Hills, and Pacoima. The later communities are all located within the corporate boundaries of the City of Los Angeles. A regional location map is provided in Exhibit 1.

The Relocation Site is a privately owned lot located at 613 O’Melveny Avenue (referred to herein as the “Relocation Site”). The Relocation Site is located on the north side of O’Melveny Avenue between Fox Street (on the east) and Wolfskill Street (on the west). A location map is provided in Exhibit 2.

## **6. ENVIRONMENTAL SETTING OF RELOCATION SITE**

The Project involves the relocation of the Lopez-Villegas House from its current storage site (1100 Pico Street). The City Council subsequently authorized the historic house to be relocated to a privately owned lot located at 613 O’Melveny Avenue (referred to herein as the “Relocation Site”). The Relocation Site is located on the north side of O’Melveny Avenue between Fox Street (on the east) and Wolfskill Street (on the west). The Relocation Site is a rectangular lot approximately 50 feet in width and 125 feet deep. The approximate land area of the Relocation Site is 6,250 square feet.

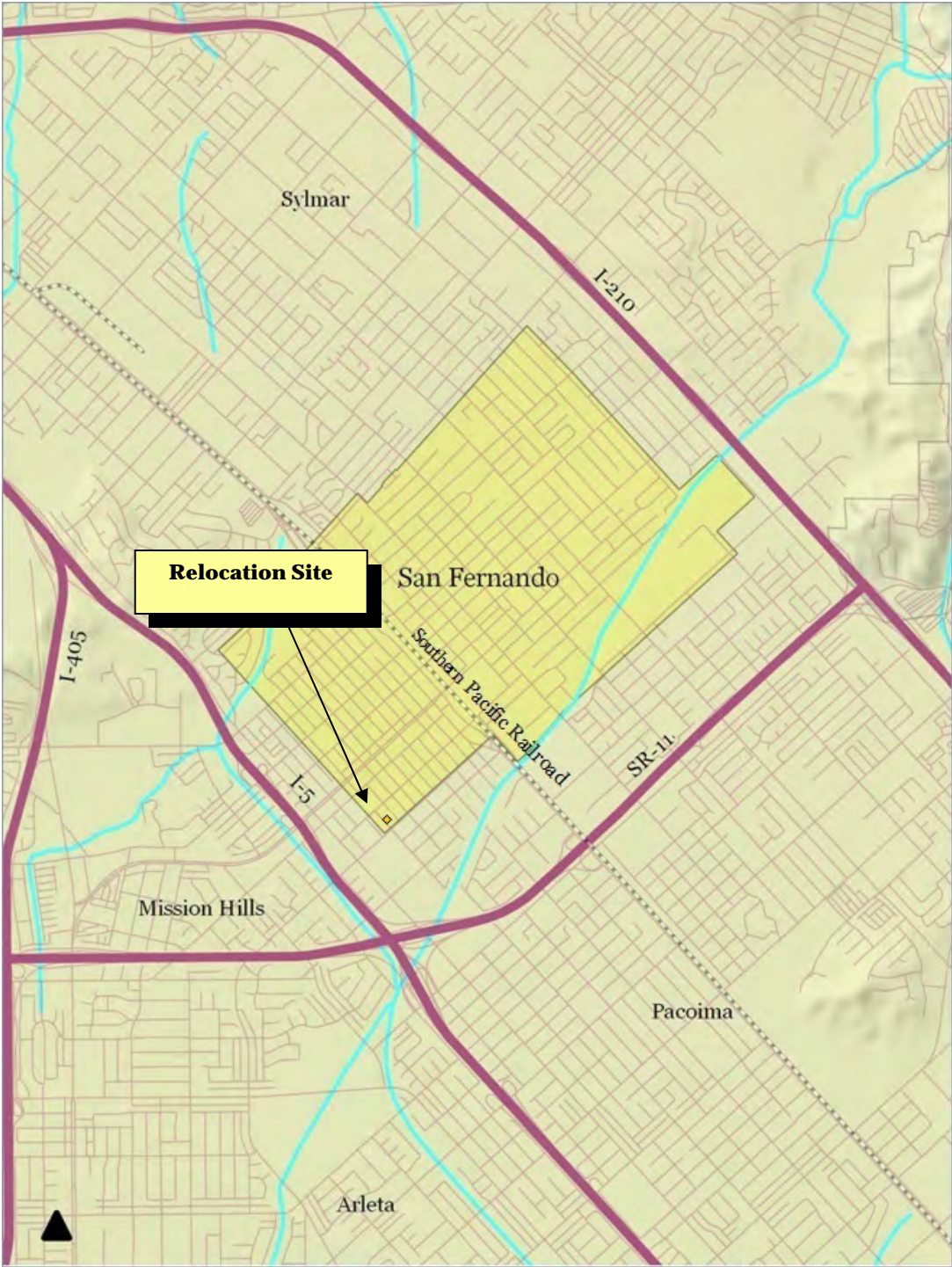
The Relocation Site is located in the midst of a residential neighborhood that largely consists of single-family residences. Duplex units and smaller multiple-family developments are also found in the area. The Relocation Site is bounded by residential units on the west, north, and east sides. O’Melveny Avenue extends along the Relocation Site’s south side.





**EXHIBIT 1**  
**REGIONAL LOCATION OF THE CITY OF SAN FERNANDO**





**EXHIBIT 2**  
**LOCATION OF RELOCATION SITE**



The Relocation Site is occupied a small residence located in the rear portion of the property; this building will be subsequently demolished. The Lopez Villegas House will be located in the central and southern portion of the property. The property owner will also be constructing a new second dwelling unit with a two-car garage and carport on the Relocation Site. This second dwelling unit will have a total floor area of 490 square feet. The construction of the second dwelling unit, the garage, and the carport will be in compliance with applicable City Zoning regulations. An aerial view photograph is provided in Exhibit 3 and photographs of the Relocation Site are provided in Exhibit 4.

## **7. DESCRIPTION OF THE LOPEZ VILLEGAS HOUSE**

The Lopez-Villegas House Relocation and Rehabilitation Project is designed to preserve the Lopez-Villegas House, which is an important local historic resource. The City of San Fernando oversaw the relocation of the Lopez-Villegas House from its original site (1320 San Fernando Road) to its first interim location next to the Lopez Adobe site at 1100 Pico Street more than six years ago. The House was subsequently relocated to its current interim site at 1320 San Fernando Road. The building has been mothballed and placed on piers. Photographs of the existing Lopez Villegas House are provided in Exhibits 5 and 6.

## **8. ENVIRONMENTAL ASSESSMENT IN SUPPORT OF FINDINGS**

### **8.1 AESTHETIC IMPACTS**

The dominant scenic vistas from the Relocation Site and the surrounding area include the views of the Santa Susana Mountains located to the west and the San Gabriel Mountains located to the north. The City is located in the northeastern portion of the San Fernando Valley near the south-facing base of the San Gabriel Mountains. There are no designated scenic vistas or resources present within the vicinity of the Lopez-Villegas House Relocation Site. No protected views are present in the immediate area that could be affected by the proposed Lopez-Villegas House relocation and subsequent rehabilitation. As a result, no impacts are anticipated to occur.

### **8.2 AGRICULTURAL & FORESTRY RESOURCES IMPACTS**

No agricultural activities are located within the Relocation Site or on adjacent parcels, nor does the City of San Fernando General Plan or Zoning Ordinance provide for any agricultural land use designation. As a result, the proposed Project's implementation will not impact any protected farmland soils. In addition, the Relocation Site is not subject to a Williamson Act contract. As a result, no impacts on existing or future Williamson Act contracts will result from the proposed project's implementation. San Fernando is located in the midst of a larger urban area and no forest lands are located within the City or in the surrounding area.





**EXHIBIT 3**  
**AERIAL VIEW OF THE RELOCATION SITE**



**EXHIBIT 4**  
**PHOTOGRAPHS OF THE RELOCATION SITE**





**EXHIBIT 5**  
**PHOTOGRAPHS OF THE EXISTING LOPEZ VILLEGAS HOUSE**



**EXHIBIT 6**  
**PHOTOGRAPHS OF THE EXISTING LOPEZ VILLEGAS HOUSE**





### **8.3 AIR QUALITY IMPACTS**

The proposed Lopez-Villegas House Relocation and Rehabilitation Project will not result in any significant short-term or long term operation emissions. Long-term emissions refer to those air quality impacts that will occur once the development is operational and these impacts will continue over the operational life of the Project. The only emissions that will be generated by the proposed Project will be related to the transport of the building from its current location to the Relocation Site. These emissions will be related to the trucks and other equipment that will be used as part of the transport effort. The transportation of the House will only occur over a 24-hour period. In addition, the air emissions related to the rehabilitation and restoration activities will be limited to the use of generators, compressors, sanding equipment, and paint and architectural coatings. These emissions will be well under the Southern California Air Quality Management District's (SCAQMD) daily thresholds. As a result, air quality impacts will be less than significant.

### **8.4 BIOLOGICAL RESOURCES IMPACTS**

As indicated in the preceding sections, the City is located in an urbanized area. Native habitat in the vicinity of the Relocation Site has been disturbed as part of past development. Urban development surrounds the property on all sides. The Relocation Site's small size and its isolation from other open space areas restrict its utility as a habitat or an animal migration corridor. No mature trees will be removed as part of the Lopez-Villegas House relocation. There are no native or natural riparian plant habitats found within the Relocation Site or in the adjacent properties. No "blue line" streams are located within the Project Site.

### **8.5 CULTURAL RESOURCES IMPACTS**

The Lopez-Villegas House Relocation and Rehabilitation Project is designed to preserve the Lopez-Villegas House, which is an important local resource. The City of San Fernando oversaw the relocation of the Lopez-Villegas House from its interim storage site at 1320 San Fernando Road (originally located at 1311 Pico Street) to its previous location next to the Lopez Adobe site at 1100 Pico Street six years ago. The Lopez Villegas House was subsequently relocated back to its interim storage location. The building has been mothballed and placed on piers. Under the relocation and subsequent rehabilitation, the Lopez-Villegas House will be rehabilitated to maintain the character-defining features of the structure including roof pitch, wood siding on the front and proposed side elevations, front porch, and window locations along front elevation consistent with the Secretary of the Interior's Standards for the rehabilitation of the existing structure. The proposed new addition will be placed at the rear of the building, limiting visibility from the front property line and adjacent public right-of-way. In addition, the proposed Project would not involve any excavation that would affect archaeological or paleontological resources. As a result, no impacts on cultural resources will occur.

### **8.6 HAZARDS & HAZARDOUS MATERIALS IMPACTS**

Hazardous chemicals and materials used on-site will be limited to common household maintenance and cleaning products. Because of the nature of the proposed relocation, no hazardous or acutely hazardous materials will be emitted. As a result, no significant adverse impacts are anticipated. The proposed





Relocation Site is not included on a hazardous sites list compiled pursuant to California Government Code Section 65962. As a result, no impacts will occur with respect to locating the project on a site included on a hazardous list pursuant to the government code. The Lopez Villegas House may contain asbestos-containing materials and/or lead paint. As part of the rehabilitation of the house, the contractors will be required to adhere to all pertinent requirements governing the removal, handling, and disposal of these materials. As a result, no impacts will occur.

### **8.7 NOISE IMPACTS**

The current noise environment within the Project area is dominated by traffic noise emanating from local streets. The ambient noise environment around the Relocation Site is relatively quiet and consistent with that expected for a residential neighborhood. While the Lopez Villegas House will be preserved, it will be privately owned. As a result, the traffic generation anticipated for the Project will be minimal. The proposed Lopez-Villegas House relocation and subsequent rehabilitation will not result in an increase in mobile noise or stationary noise. It typically requires a doubling of traffic volumes to increase the ambient noise levels to 3.0 dBA or greater). The noise associated with the transport and installation of the House, along with any rehabilitation activities, will be short-term. As a result, the proposed Project's implementation will not result in any noise impacts.

### **8.8 POPULATION & HOUSING IMPACTS**

Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area, such as utilities, improved roadways, and expanded public services. The Lopez-Villegas House relocation would not result in any significant additional population growth. The utility connections and other infrastructure will continue to serve the Relocation Site only. As a result, no impacts are anticipated.

### **8.9 PUBLIC SERVICE IMPACTS**

The City of San Fernando oversaw the relocation of the Lopez-Villegas House from its original site (1311 Pico Street) to its present interim location at 1320 San Fernando Road. At the present time, the House is being stored on the City-owned lot with limited security. Under the relocation, the Lopez-Villegas House would be rehabilitated and preserved at the Relocation Site. As a result, the Lopez-Villegas House relocation and subsequent rehabilitation work will not result in an increase in the demand for law enforcement services or other governmental services and no impacts will occur.

### **8.10 TRANSPORTATION & CIRCULATION IMPACTS**

The proposed Lopez-Villegas House relocation will not generation any additional traffic. The relocation of the house will result in limited disruption while the structure is transported to the Relocation Site. The subsequent vehicle trips associated with the residential uses from the rehabilitated historic structure and ancillary second dwelling unit at the Relocation Site will not be significant since a portion of the new vehicle trips are offset by current vehicle trips that will be eliminated as a result of the proposed demolition of the existing single-family residential structure. Therefore, the net increase in vehicle trips and resulting



vehicle trip impacts from the Relocation Site will be easily accommodated by the roadway capacity of adjacent residential streets. As a result, no impacts are anticipated.

### **8.11 UTILITIES IMPACTS**

The Lopez-Villegas House, once relocated, with the addition of a second dwelling unit at the rear of the Relocation Site, will not result in a significant increase in water consumption or effluent generation. As a result, no impacts are anticipated.



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**NOTICE OF A PENDING APPLICATION  
AND PUBLIC HEARING**  
THE CITY OF SAN FERNANDO PLANNING AND PRESERVATION COMMISSION  
(*SPECIAL MEETING*)

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, November 22, 2016

**TIME:** 6:30 p.m.

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

**PROJECT LOCATION:** 1320 San Fernando Road, San Fernando, CA 91340  
(Los Angeles County Assessor's Parcel No: 2521-016-900)  
613 O'Melveny Street, San Fernando, CA  
(Los Angeles County Assessor's Parcel No: 2613-002-035)

**APPLICATION:** **Certificate of Appropriateness 2016-001:  
Lopez Villegas House Relocation and Rehabilitation Project**

**PROJECT PROPONENT:** City of San Fernando, Community Development Dept., 117 Macneil Street,  
San Fernando, CA 91340

**PROJECT DESCRIPTION:**

Project is a request for the Planning and Preservation Commission's approval of a Certificate of Appropriateness 2016-001, pursuant to the City of San Fernando's Historic Preservation Ordinance (City Code Sections 106-1392(a) and 106-1392 et. seq.) in order to allow for the relocation and alteration/rehabilitation of the Lopez Villegas House, a City-designated local historic landmark. Notice of Pending Application and Public Hearing will be posted at 1320 San Fernando Road and 613 O'Melveny Street in the City of San Fernando, CA a minimum of 10 days before the public hearing and special meeting of the commission on this item.

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 Categorical Exempt under Class 31 (Historical Resource Restoration/Rehabilitation) 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 Community Development Director Federico "Fred" Ramirez at (818) 898-1227 or by written correspondence to: City of San Fernando, Community Development Department, 117 Macneil Street, San Fernando, CA 91340-2993.

A handwritten signature in blue ink, appearing to read "Fred Ramirez", is placed over a white rectangular background.

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**FEDERICO "FRED" RAMIREZ**  
Community Development Director