



# THE CITY OF SAN FERNANDO

## PLANNING AND PRESERVATION COMMISSION

### REGULAR MEETING NOTICE AND AGENDA

AUGUST 2, 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**

#### **PUBLIC STATEMENTS – WRITTEN/ORAL**

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

#### **CONSENT CALENDAR**

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

- 1) REQUEST TO APPROVE THE MINUTES OF JUNE 7, 2016, PLANNING AND PRESERVATION COMMISSION MEETING.**

# PLANNING AND PRESERVATION COMMISSION

Regular Meeting Notice and Agenda – AUGUST 2, 2016

---

## NEW BUSINESS

2)     **SUBJECT:**                                 **ZONE TEXT AMENDMENT 2016-001: AMENDING CITY PARKING RATES FOR DENTAL AND MEDICAL CLINICS CITYWIDE**

**APPLICANT:**                                 **CITY OF SAN FERNANDO, SAN FERNANDO, CA 91340**

**PROPOSAL:**                                 **AMENDMENT OF THE SAN FERNANDO CITY CODE AND THE PARKING DEVELOPMENT STANDARDS IN THE SAN FERNANDO CORRIDORS SPECIFIC PLAN (SP-4 ZONE) IN ORDER TO ADOPT A UNIFORM SET OF PARKING REGULATIONS THAT APPLY TO ALL NEW PROPOSED MEDICAL AND DENTAL CLINICS.**

**RECOMMENDATION:**                         **IT IS RECOMMENDED THAT SUBSEQUENT TO STAFF’S PRESENTATION AND CONSIDERATION OF ANY PUBLIC COMMENTS, THE PLANNING AND PRESERVATION COMMISSION ADOPT THE ATTACHED RESOLUTION 2016-006 (ATTACHMENT NO. 1) RECOMMENDING TO THE CITY COUNCIL:**

- 1. ADOPTION OF THE PROPOSED ORDINANCE (ATTACHMENT NO. 2), “AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN FERNANDO, CALIFORNIA AMENDING SECTION 106-822 OF DIVISION 3 (VEHICULAR PARKING) OF ARTICLE V (GENERAL DEVELOPMENT STANDARDS) OF CHAPTER 106 (ZONING) OF THE SAN FERNANDO CITY CODE AND AMENDING THE SAN FERNANDO CORRIDORS SPECIFIC PLAN, BOTH REGARDING PARKING RATES FOR DENTAL AND MEDICAL CLINICS”; AND,**
- 2. AFFIRM THE CITY’S DETERMINATION THAT THE PROPOSED ORDINANCE ESTABLISHING A UNIFORM PARKING REGULATION FOR DENTAL AND MEDICAL CLINICS CITYWIDE THAT RESULTS IN A PARKING RATIO OF ONE (1) ON-SITE PARKING SPACE REQUIRED FOR EVERY 150 SQUARE FEET OF GROSS FLOOR IN A NEW MEDICAL OR DENTAL CLINIC/FACILITY IN THE CITY IS EXEMPT UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) GUIDELINES PURSUANT TO TITLE 14, SECTION 1506(b)(3) AND**

## PLANNING AND PRESERVATION COMMISSION

Regular Meeting Notice and Agenda – AUGUST 2, 2016

---

15305 OF THE CALIFORNIA CODE OF REGULATIONS  
AND THEREFORE NO FURTHER ENVIRONMENTAL  
REVIEW IS REQUIRED.

3)     **SUBJECT:**                             **CONDITIONAL USE PERMIT 2016-005 – 614 AND 620 CELIS  
STREET, SAN FERNANDO, CA 91340**

**APPLICANT:**                             **CUCINA DELLA CUCINA (C/O KEVIN LUBUFF), P.O. BOX 32,  
SAN FERNANDO, CA 91341**

**PROPOSAL:**                             **THE PROPOSED PROJECT IS A REQUEST FOR THE  
APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW  
FOR AN EXISTING WHOLESDALE FOOD MANUFACTURING  
USE TO CONTINUE TO OPERATE AND EXPAND ITS  
OPERATION VIA A 3,723 SQUARE FOOT ADDITION BY  
DEEMING SAID USE SIMILAR AND COMPATIBLE TO  
OTHER RETAIL SALES AND SERVICE COMMERCIAL USES  
CONDITIONALLY PERMITTED WITHIN THE AUTO-  
COMMERCIAL SUB-DISTRICT.**

**THE REQUEST OF A CONDITIONAL USE PERMIT WOULD  
ALLOW THE MERGER OF TWO COMMERCIAL BUILDINGS  
(3,204 SQ. FT. AND 4,172 SQ. FT. EACH) INTO ONE  
BUILDING AND THE CONSTRUCTION OF A 3,273 SQ. FT.  
ADDITION. THE ADDITIONAL SQUARE FOOTAGE WILL  
ACCOMMODATE NEW OFFICES, STORAGE, FREEZER AND  
COOLER SPACE. THE PROJECT SITE CONSISTS OF TWO  
PROPERTIES MADE UP OF SEVEN (7), 25' X 100' LOTS,  
TOTALING APPROXIMATELY 17,500 SQUARE FEET. THE  
PROJECT SITE IS LOCATED AT THE SOUTH SIDE OF THE 600  
BLOCK OF CELIS STREET BETWEEN WOLFSKILL STREET  
AND FOX STREET, WITHIN THE TRUMAN/SAN FERNANDO  
DISTRICT'S AUTO COMMERCIAL SUB-DISTRICT OF THE  
SAN FERNANDO CORRIDORS SPECIFIC PLAN (SP-4) ZONE.**

**RECOMMENDATION:**                   **STAFF RECOMMENDS THAT THE PLANNING AND  
PRESERVATION COMMISSION APPROVE CONDITIONAL  
USE PERMIT 2016-005, TO ALLOW FOR AN EXISTING  
WHOLESALE FOOD MANUFACTURING USE TO CONTINUE  
TO OPERATE AND EXPAND ITS OPERATION VIA A 3,723  
SQUARE FOOT ADDITION BY DEEMING SAID USE SIMILAR  
AND COMPATIBLE TO OTHER RETAIL SALES AND SERVICE  
COMMERCIAL USES CONDITIONALLY PERMITTED WITHIN**

# PLANNING AND PRESERVATION COMMISSION

Regular Meeting Notice and Agenda – AUGUST 2, 2016

---

THE AUTO-COMMERCIAL SUB-DISTRICT FOR THE PROPERTY LOCATED AT 614 AND 620 CELIS STREET, PURSUANT TO PLANNING AND PRESERVATION COMMISSION RESOLUTION 2016-007 AND THE “CONDITIONS OF APPROVAL” ATTACHED AS EXHIBIT “A” TO THE RESOLUTION (ATTACHMENT NO. 1).

*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**

- Sales Tax Newsletter (provided under separate attachment)
- Request to place Commissioner Beaulieu’s prior request for an update on Housing Element and State requirements for transitional housing uses for discussion at the September 2016 commission meeting in order to focus City staff and City Attorney work to prepare a status report for commission consideration at a subsequent meeting.
- Update regarding Code Enforcement referrals

## **COMMISSIONER COMMENTS**

## **ADJOURNMENT**

September 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:*

---

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.

---



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

**DRAFT MINUTES OF THE  
JUNE 7, 2016 MEETING  
CITY HALL COUNCIL CHAMBER**

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

**CALL TO ORDER**

The meeting was called to order by at 6:31p.m. by Theale Haupt

**ROLL CALL**

The following persons were recorded as present:

**PRESENT:**

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

**ABSENT:**

Commissioners Anna M. Lopez, and Yvonne Mejia,

**ALSO PRESENT**

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

**APPROVAL OF AGENDA**

Commissioner K. Beaulieu moved to approve the agenda of June 7, 2016, meeting. Seconded by Vice-chair A. Durham, the motion carried with the following vote:

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

**CONSENT CALENDAR**

Vice-chair A. Durham moved to approve the minutes of the May 3, 2016, Planning and Preservation Commission Meeting. Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

## **PLANNING AND PRESERVATION COMMISSION**

Regular Meeting Minutes –June 7, 2016

Page 2 of 4

---

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

### **UNFINISHED BUSINESS**

None

### **PUBLIC HEARING**

CONDITIONAL USE PERMIT 2016-003 – 1820 AND 1824 FIRST STREET, SAN FERNANDO, CA – BRIAN PORTER, 11990 DISCOVERY COURT, MOORPARK, CA – THE PROPOSED PROJECT IS A REQUEST FOR REVIEW AND APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A LABORATORY WITH ACCESSORY OFFICES AND STORAGE USE, AT THE PROPERTY LOCATION AT 1820 AND 1824 FIRST STREET. THE PROPOSED LABORATORY WITH OFFICES WILL OCCUPY TWO EXISTING INDUSTRIAL BUILDINGS. THE SUBJECT SITE IS IMPROVED WITH TWO INDUSTRIAL BUILDINGS; 1820 FIRST STREET IS APPROXIMATELY 3,305 SQ. FT. AND 1824 FIRST STREET IS APPROXIMATELY 6,736 SQ. FT. THE SUBJECT PROPERTY IS LOCATED ALONG THE SOUTH SIDE OF THE 1800 BLOCK OF FIRST STREET, BETWEEN ORANGE GROVE AVENUE AND HUNTINGTON STREET; WITHIN THE M-2 (LIGHT INDUSTRIAL) ZONE.

### **STAFF PRESENTATION**

ASSOCIATE PLANNER HUMBERTO QUINTANA GAVE THE STAFF PRESENTATION RECOMMENDING THAT THE PLANNING AND PRESERVATION COMMISSION APPROVE CONDITIONAL USE PERMIT 2016-003, TO ALLOW FOR THE OPERATION OF A LABORATORY WITH ACCESSORY OFFICES AND STORAGE USE, LOCATED AT 1820 AND 1824 FIRST STREET, PURSUANT TO PLANNING AND PRESERVATION COMMISSION RESOLUTION 2016-005 AND THE “CONDITIONS OF APPROVAL” ATTACHED AS EXHIBIT “A” TO THE RESOLUTION (ATTACHMENT NO. 1).

### **PUBLIC COMMENT**

Jennifer Porter – 428 10<sup>th</sup> Street, Del Mar, CA – Ms. Porter was available for questions from the commission.

Stephen Berentsen 195 S. Canon Avenue, Sierra Madre, CA – Mr. Berentsen was available to answer questions from the commission.

F. Ramirez informed the commission that an inquiry from Doude Wysbeek came in regarding the proposed use. Once staff explained the proposed use, he did not have any further questions.

## **PLANNING AND PRESERVATION COMMISSION**

Regular Meeting Minutes –June 7, 2016

Page 3 of 4

---

### **COMMISSION DISCUSSION**

K. Beaulieu asked the applicant how long they have owned the property.

Jennifer Porter indicated that the Porters have owned the property for a little over of year now. She stated that when the property was purchased, it was purchased with the current tenants that occupy the locations.

K. Beaulieu asked what the lease agreement is for the current tenants and when do they anticipate occupying the location.

J. Porter stated that the tenants are on a month to month lease. She indicated that she will give the tenants 45-60 day notice to vacate the building as they get the approvals from Building and Safety.

K. Beaulieu asked about needing the entire building at 1820 First Street as storage. He asked if there was some language that can be added to either the conditions or the floor plan so that the storage does not get subleased at a later time.

S. Berentsen indicated that the entire building at 1820 First Street would be used to store machine that are not used as often in the day to day operation.

F. Ramirez asked that the applicant identify how the building would be used so it becomes part of the administrative record. He noted that if the use gets modified at a later date then the Conditional Use Permit would have to come back to the Planning Commission for the proposed amendments.

Subsequent to discussion, Vice-chair A. Durham moved to approve Conditional Use Permit 2016-003 to allow for the operation of a laboratory with accessory offices and storage use at 1820 and 1824 First Street. Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

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

### **STAFF COMMUNICATIONS**

Fred Ramirez asked the commission about their availability for a second meeting in June.

### **COMMISSION COMMENTS**

K. Beaulieu asked staff to follow-up on the granite fabricators and the conditions of the buildings where this operation is taking places (broken windows, doors left open, and granite dust). Additionally he expressed concern regarding the conditions of the property at 1101 N. Maclay

## **PLANNING AND PRESERVATION COMMISSION**

**Regular Meeting Minutes –June 7, 2016**

Page 4 of 4

---

Avenue. He reminded staff about his request to look into the California Laws on the books that refer specifically to half-way homes, sober living, and or transitional housing.

T. Haupt asked about the status of the construction job at 427 N. Maclay Avenue. Additionally he asked for an update regarding 650 Glenoaks Boulevard and asked for clarification regarding the food trucks at the San Fernando Brewery.

### **PUBLIC STATEMENTS**

None

### **ADJOURNMENT**

Vice-chair A. Durham moved to adjourn to July 13, 2016. Second by Commissioner K. Beaulieu, the motion carried with the following vote:

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

7:20 P.M.

Fred Ramirez

Planning Commission Secretary





**MEETING DATE:** August 2, 2016

**PUBLIC HEARING:**

1. CHAIRPERSON TO OPEN THE ITEM AND REQUEST STAFF REPORT
2. STAFF PRESENTS REPORT
3. COMMISSION QUESTIONS OF 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 Planning and Preservation Commission Resolution 2016-006 recommending to the City Council adoption of “an ordinance of the City Council of the City of San Fernando amending Section 106-822 of Division 3 (Vehicular Parking) of Article V (General Development Standards) of Chapter 106 (Zoning) of the San Fernando City Code and amending the San Fernando Corridors Specific Plan, both regarding the parking rates for dental and medical clinics. Additionally, affirm the City’s determination that the proposed Ordinance establishing a uniform parking regulation for dental and medical clinics citywide that results in a parking ratio of one (1) on-site parking space required for every 150 square feet of gross floor in a new medical or dental clinic/facility in the city is exempt under the California Environmental Quality Act (CEQA) guidelines pursuant to Title 14, Section 1506(b)(3) and 15305 of the California Code of Regulations and therefore no further environmental review is required...” (Roll Call Vote)

b. To Deny:

“I move to Deny Zone Text Amendment 2016-001, based on the following...” (Roll Call Vote)

c. To Continue:

“I move to continue Zone Text Amendment 2016-001, to a date specific...” (Roll Call Vote)

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

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

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

**ITEM 2:**

**ZONE TEXT AMENDMENT 2016-001**



## AGENDA REPORT

---

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

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

**Date:** August 2, 2016

**Subject:** Consideration of Zone Text Amendment 2006-001: Amending City Parking Rates for Dental and Medical Clinics Citywide

### **RECOMMENDATION:**

It is recommended that subsequent to staff's presentation and consideration of any public comments, the Planning and Preservation Commission adopt the attached Resolution 2016-006 (Attachment No. 1) recommending to the City Council:

- 1) Adoption of the proposed Ordinance (Attachment No. 2), "An Ordinance of the City Council of the City of San Fernando, California Amending Section 106-822 of Division 3 (Vehicular Parking) of Article V (General Development Standards) of Chapter 106 (Zoning) of the San Fernando City Code and Amending the San Fernando Corridors Specific Plan, Both Regarding Parking Rates for Dental and Medical Clinics"; and,
- 2) Affirmation of the City's determination that the proposed Ordinance establishing a uniform parking regulation for dental and medical clinics citywide that results in a parking ratio of one (1) on-site parking space required for every 150 square feet of gross floor area in a new medical or dental clinic/facility in the City is exempt under the California Environmental Quality Act (CEQA) Guidelines pursuant to Title 14, Sections 15061(b)(3) and 15305 of the California Code of Regulations and requires no further environmental review.

### **EXECUTIVE SUMMARY:**

At the August 2, 2016 Planning and Preservation Commission meeting, the commission will conduct a public hearing to consider amending the San Fernando City Code (i.e., Section 106-822(c) and the parking development standards in the San Fernando Corridors Specific Plan (SP-4)) in order to adopt a uniform set of parking regulations that apply to all new proposed medical and dental clinics. The proposed zone text amendment would result in a parking ratio of one (1) on-site parking space required for every 150 square feet of gross floor area within a new medical or dental clinic/facility in the City.

The proposed parking rate will be presented by City Planning Staff to the Planning and Preservation Commission for their consideration at the noticed public hearing. If the proposed zone text amendment is recommended for approval by the Planning and Preservation Commission to the City Council then a new public hearing date will be scheduled for the council's final review and approval.

#### **BACKGROUND:**

1. On October 19, 2015, the City Council conducted a public hearing and adopted Urgency Ordinance No. U-1646 establishing a temporary moratorium on the acceptance, processing, and approval of applications and issuance of permits to establish dental or medical clinics. The immediate purpose of the moratorium was to preserve the public peace, health and safety of the community within the meaning of Government Code Section 36937(b) as it relates to providing a reasonable time to study local parking regulations including those currently in place in the City of San Fernando Corridors Specific Plan in order to determine the appropriate parking regulation for off-street parking that should be applied to future request for dental and medical clinics and similar types of uses, pursuant to Government Code Section 65858(b).

Over several months leading up to the City Council's adoption of Urgency Ordinance No. U-1646 and still to this day, the City Planning Staff has continued to receive business inquiries related to the city requirements for the establishment of new dental clinics or medical clinics in the City's C-1 (Limited Commercial), C-2 (Commercial), SC (Service Commercial), and SP-4 (Corridors Specific Plan) zones. The current parking rate for dental and medical clinics in the C-1, C-2, and SC zones requires one (1) off-street parking space for every 300 square feet of gross floor area.

During this same period of time, City Planning Staff and the City Consultant (Sargent Town Planning) have been working on the preparation of an Amendment to the San Fernando Corridors Specific Plan (the "Specific Plan"). Included as part of the Specific Plan amendments are modification of the parking rate in the Specific Plan Area No. 4 (SP-4) Zone for dental and medical clinics from the current rate of one (1) off-street parking space for every 200 square feet of gross floor area to an increased parking rate of one (1) off-street parking space for every 150 square feet of gross floor area.

2. On October 23, 2015, a public hearing notice for the November 3, 2015 Planning and Preservation Commission study session regarding the parking rates for dental and medical clinics was published in the Friday, October 23, 2015 edition of *The Los Angeles Daily News*.
3. On November 3, 2015, the Planning and Preservation Commission conducted a study session to solicit public input and provided City Planning Staff with input regarding possible

parking regulations that could be applied to dental and medical clinics in the C-1 (Limited Commercial) and C-2 (Commercial) zone. At the study session, City Planning Staff received valuable input from the public and commission members.

4. On November 6, 2015, the City made available a written report describing the measures taken to alleviate the condition, which led to the adoption of Ordinance No. U-1646, pursuant to Government Code Section 65858(d). The report was posted on the City's bulletin boards at City Hall and on the City's website at: [www.sfcity.org](http://www.sfcity.org).
5. On November 6, 2015, the City published the Notice of Public Hearing before the City Council to consider adoption of an "Interim Ordinance Extending the Moratorium on the Acceptance, Processing, and Approval of Applications and Issuance of Permits to Establish Dental or Medical Clinics" in the *Los Angeles Daily News*.
6. On November 16, 2015, the City Council held a public hearing to consider adoption of City Ordinance No. U-1647: "An Urgency Ordinance of the City Council of the City of San Fernando Extending an Interim Moratorium on the Establishment or Expansion of Dental or Medical Clinics Through October 17, 2016". Subsequent to the public hearing, the City Council adopted City Ordinance No. U-1647 and therefore extended the moratorium for an additional 10 months and 15 days through October 17, 2016.
7. On July 22, 2016, a public hearing notice for the August 2, 2016 Planning and Preservation Commission Public Hearing to consider Zone Text Amendment 2016-001: Amending City Parking Rates for Medical and Dental Clinics Citywide was published in the Saturday, July 22, 2016 edition of *The Los Angeles Daily News*.

## **ANALYSIS:**

Dental and medical clinics tend to generate considerable demand for parking. In contrast to other service type uses such as general office uses, dental and medical clinics tend to have larger staffs, queues in waiting rooms, and accommodate emergency visits. The combination of waiting rooms, emergency visits, and larger staffs for clinic as opposed to general office uses tend to generate higher trip volumes and create greater demands for parking for employees and visitors to these types of clinics. (Source: Trip Generation Rates from the Institute of Transportation Engineers Handbook 9<sup>th</sup> Ed., Volume 3: Data; Trip generation rates based on a thousand square feet calculation.) Typically, the peak periods for vehicle trips and parking demand occurs between the hours of 7:00 am and 5:00 pm.

### Clinic and Service Use Definitions

San Fernando City Code Section 106-3 notes the following definitions for clinics and service type uses:

- “*Clinic, dental or medical* means a health facility providing diagnosis, treatment or care to patients not confined to the facility as inpatients. Care may include but is not limited to the provision of medical, surgical, dental, mental health, rehabilitation, podiatric, optometric or chiropractic services.”
- “*Service* means an act or any result of useful labor which does not in itself produce a tangible product”; included amongst other uses in this category are general offices.

Institute of Transportation Engineers notes the following definitions for clinics and general offices:

- “A clinic is any facility that provides limited diagnostic and outpatient care, but is unable to provide prolonged in-house medical and surgical care”—[Land Use: Clinic-630]
- “A general office building housing multiple tenants; it is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building or buildings may contain a mixture of tenants including professional services; insurance companies; investment brokers; and tenant services, such as banks or savings and loan institution; a restaurant or cafeteria and service retail facilities”—[Land Use: General Office-710]. (Source: Trip Generation Rates from the Institute of Transportation Engineers Handbook.)

#### City Parking Regulations Existing and Proposed

San Fernando City Code Section 106-821 of the San Fernando Zoning Ordinance (“Zoning Ordinance” or “Ordinance”) states: “Every use of property shall be required to provide the number of off-street parking spaces which satisfies the needs of the use”. City Code Section 106-547 of the Ordinance lists “Medical clinics” and “Dental clinics” as permitted uses in Zone SC (Service Commercial). Furthermore, City Code Section 106-822 of the Ordinance sets forth off-street parking space requirements for listed categories of land use, but does not specifically identify medical or dental clinics.

City Code Section 106-822(c) of the Ordinance currently requires one (1) off-street parking space for each 300 square feet of gross floor area for “Offices, studios, retail sales and services and other general commercial activities not classified elsewhere”.

In January of 2005, after conducting workshops and public hearings to determine community concerns and develop goals, the City Council adopted Ordinance No. 1562, establishing the San Fernando Corridors Specific Plan (“Specific Plan”). The Specific Plan identified dental and medical clinics as permitted and conditionally permitted uses in specific zoning districts and sub-districts of the plans SP-4 (Corridors Specific Plan) Zone. Furthermore, the Specific Plan established the parking rate of one (1) off-street space per 200 square feet of floor area for medical and dental offices in its SP-4 Zone, Downtown District and Maclay District as a result of finding that the rate for general commercial uses was inadequate to address the parking demand associated with such uses.

On October 6, 2015, the Planning and Preservation Commission reviewed proposed zone text amendments as part of Specific Plan Amendment that included a higher parking rate for dental and medical clinics of one (1) off-street parking space for every 150 square feet of floor area.

The proposed parking ratio under specific plan amendment was determined to be more in-line with the actual demand for parking attributed to dental and medical clinic parking needed for clients being provided service, clients awaiting service, and clinical and administrative staff associated with the individual dental and medical businesses.

#### Survey Results of Municipal Parking Rates

In order to provide a baseline analysis for the commission's consideration of the City of San Fernando's proposed and existing off-street parking requirements, City Planning Staff conducted a survey (see Attachment 3, Table 1: Summary Results of Municipal Off-street Parking Rates for Dental and Medical Clinics) of parking rates for dental and medical clinics for other surrounding agencies that like San Fernando are a part of the San Fernando Valley Council of Governments. The survey also looked at dental and medical clinic off-street parking requirements for agencies that are a part of the San Gabriel Valley Council of Governments.

**Zone Change.** As referenced above, the proposed zone text amendment would amend the City parking regulations in order to establish a uniform parking ratio of one (1) parking space for every 150 square feet of gross floor area for new dental and medical clinics citywide. The proposed zone text amendment and associated Ordinance (Attachment No. 2) is consistent with the City's General Plan and Zoning Ordinance and would not be detrimental to public interest, health, safety, convenience or welfare.

Pursuant to City Code Section 106-19, a zone text amendment is subject to discretionary review by the Planning and Preservation Commission and the City Council. The zone text amendment review process allows the opportunity for the Planning and Preservation Commission and City Council to assess the proposal's consistency with the City's general plan goals, objectives, policies, and programs as well as the applicable zoning regulations. In addition, the commission and council review ensures that proposed zone text amendment and development agreement ordinance would not be detrimental to the public interest, health, safety, convenience or welfare.

The Planning and Preservation Commission shall review a proposed zone text amendment and determine whether to approve a resolution of intention and provide a recommendation for approval to the City Council for said zone text amendment. Subsequent to a recommendation for approval by the Commission, the City Council shall review and consider approval of the requested amendments only if the required findings of fact can be made. A negative determination on any single finding will uphold a denial.

If the Planning and Preservation Commission concurs with staff's assessment, it would be the commission's recommendation to the City Council that the findings for approval of the requested zone text amendment could be made in this instance based on the aforementioned discussion, and as explained below.

- **The proposed amendment is consistent with the objectives, policies, general land uses and programs of the city's general plan.**

In accordance with Section 106-19 of the Zoning Ordinance and California Government Code section 65454, the proposed amendment to San Fernando City Code Section 106-822(c), and amendments to the parking development standards in the San Fernando Corridors Specific Plan are consistent with the city's General Plan. The amendments would result in a single uniform parking regulation for dental and medical clinics citywide.

Requiring new medical and dental clinics to provide sufficient on-site/off-street parking supports and is consistent with the General Plan goals and objectives that seek to: preserve the small town character of the community; promote economic viability of commercial areas; maintain an identity that is distinct from surrounding communities; and, attracts new commercial activities, particularly in the downtown area (General Plan Land Use Element Goals I, II and III; General Plan Land Use Element Objective II). Thus, it is staff's assessment that this finding can be made in the affirmative.

Under the proposed zone text amendment, a parking ratio of one (1) parking space for every 150 square feet of gross floor area would apply to all new dental and medical clinics being proposed throughout the city. The proposed Zone Text Amendment 2016-001 would establish a uniform parking regulations for dental and medical clinics that ensures "every use of property shall be required to provide the number of off-street parking spaces which satisfies the needs of the use." (City Code Section 106-821: General Requirements.)

In addition, a uniform parking standard for dental and medical clinics ensures that sufficient on-site/off-street parking is available for each of the uses demand in a manner that creates new opportunities for retail and service commercial uses that "are compatible and harmonious" with other land uses in the commercial zone where they are being proposed while also creating new opportunities for service commercial uses that expand the "range of goods and services including facilities for shopping, convenience goods and services, professional offices and recreation for the community" that "will encourage maximum efficiency of the commercial area with maximum protection for nearby property and property values by permitting only those uses which are necessary for the city and excluding those uses which are incompatible with this

goal and which should be located elsewhere.” (City Code Section 106-486 (Purpose of C-1 (Limited Commercial) Zone) and Section 106-516 (Purpose of C-2 (Commercial) Zone).)

The proposed zone text amendment that would result in a parking ratio of one (1) parking space for every 150 square feet of gross floor area that would apply to all new dental and medical clinics would also be consistent with the purpose of the three zoning districts (Downtown, Maclay, and Truman/San Fernando) established under the San Fernando Corridors Specific Plan by ensuring sufficient parking is available on-site/off-street for new dental and medical clinics as well as other service commercial and retail uses envisioned under the specific plan for the city’s main commercial corridors. The proposed zone text amendment will facilitate greater community access to a wide ranges of commercial uses within said corridors in a manner that encourage residents to come together to shop and engage with the rest of their community while accommodating a balanced mix of retail, service commercial and office uses (including professional services, medical and dental facilities, etc.) that expand business services to both city residents and visitors. Thus, it is staff’s assessment that this finding can be made.

- **The adoption of the proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare.**

The proposed Zone Text Amendment 2016-001 to the San Fernando City Code (i.e., Section 106-822(c) and the parking development standards in the San Fernando Corridors Specific Plan (SP-4)) would result in the establishment of one uniform parking regulation for dental and medical clinics citywide without making any change to where and in what zones these uses are allowed. The proposed zone text amendment would ensure that there is sufficient on-street/off-street parking for new dental and medical clinics while protecting limited available parking in neighboring commercial, residential, and industrial land uses. Therefore, the proposed zone text amendment would not be detrimental to the public interest, health, safety, convenience or welfare. Thus, it is staff’s assessment that this finding can be made. Thus, it is staff’s assessment that this finding can be made.

#### CEQA Compliance.

The proposed Ordinance has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, the proposed Zone Text Amendment 2016-001 and Ordinance has been determined to be exempt from CEQA review pursuant to Title 14, Sections 15061(b)(3) and 15305 of the California Code of Regulations. The proposed Zone Text Amendment 2016-001 to the San Fernando City Code (i.e., Section 106-822(c) and the parking development standards in the San Fernando Corridors Specific Plan (SP-4)) would result in the establishment of one uniform parking regulation for dental and medical clinics citywide



consistent with the demand for on-site/off-street parking attributed to new dental and medical clinics.

#### **CONCLUSION:**

In light of the forgoing analysis, it is staff's assessment that in order to facilitate new dental and medical clinics within the city's commercial zones in a manner that mitigates impacts to neighboring land uses from increased demand for on-site/off-street parking attributed to these dental and medical facilities in a manner that is consistent with the City's General Plan and Zoning Ordinance, it is necessary for the Planning and Preservation Commission to recommend to the City Council adoption of the Zone Text Amendment 2016-001 pursuant to the attached Ordinance (Attachment No. 2).

The proposed Ordinance will also create greater flexibility for the City to accommodate medical and dental clinics as professional office and service commercial based uses within the city's commercial areas while ensuring sufficient on-site/off-street parking spaces are available for the proposed use and neighboring land uses. Establishing a uniform parking regulation for on-site/off-street parking for dental and medical clinics citywide is consistent with the General Plan's goals and objectives that seek to: preserve the small town character of the community; promote economic viability of commercial areas; maintain an identity that is distinct from surrounding communities; and, attracts new commercial activities (i.e., new medical and dental clinics with sufficient on-site/off-street parking), particularly in the downtown area (General Plan Land Use Element Goals I, II and III; General Plan Land Use Element Objective II).

#### **ATTACHMENTS:**

1. Resolution No. 2016-006
2. Ordinance
3. Table 1: Summary Results of Municipal Off-street Parking Rates for Dental and Medical Clinics



**RESOLUTION NO. 2016-006**

**RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION  
RECOMMENDING TO THE CITY COUNCIL APPROVAL OF ZONE TEXT  
AMENDMENT 2016-001 AND ASSOCIATED ENVIRONMENTAL  
ASSESSMENT FOR THE PROPOSED AMENDMENTS TO SECTION 106-  
822 OF DIVISION 3 (VEHICULAR PARKING) OF ARTICLE V (GENERAL  
DEVELOPMENT STANDARDS) OF CHAPTER 106 (ZONING) OF THE  
SAN FERNANDO CITY CODE AND AMENDING THE SAN FERNANDO  
CORRIDORS SPECIFIC PLAN, BOTH REGARDING PARKING RATES  
FOR DENTAL AND MEDICAL CLINICS AND MAKING RELATED  
FINDINGS THEREWITH**

WHEREAS, California Constitution Article XI, Section 7, enables the City of San Fernando (the “City”) to enact local planning and land use regulations; and

WHEREAS, the authority to adopt and enforce zoning regulations is an exercise of the City’s police power to protect the public health, safety, and welfare; and

WHEREAS, the City desires to ensure that commercial development occurs in an orderly manner, in accordance with the goals and objectives of the General Plan; and

WHEREAS, Section 106-821 of the San Fernando Zoning Ordinance (“Zoning Ordinance”) states: “Every use of property shall be required to provide the number of off-street parking spaces which satisfies the needs of the use”; and

WHEREAS, “Clinic, dental or medical” is defined in Zoning Ordinance Section 106-6 as follows: “a health facility providing diagnosis, treatment or care to patients not confined to the facility as inpatients. Care may include but is not limited to the provision of medical, surgical, dental, mental health, rehabilitation, podiatric, optometric or chiropractic services”; and

WHEREAS, Section 106-822 of the Ordinance sets forth off-street parking requirements for listed categories of land use, but does not specifically identify medical or dental clinics; and

WHEREAS, in or around January 2005, in accordance with the State Planning and Zoning Law, the City adopted the San Fernando Corridors Specific Plan (“Specific Plan”), codified in Section 106-668(4) of the Zoning Ordinance; and

WHEREAS, Section 106-669 of the Zoning Ordinance provides for amendments to an adopted specific plan after planning commission review and recommendation and city council review and approval; and

WHEREAS, on October 19, 2015, the City Council adopted Urgency Ordinance No. U 1464, which instituted a 45-day moratorium on the establishment or expansion of dental or medical clinics.

On November 16, 2015, the City Council adopted Ordinance No. U-1647 to extend the moratorium to allow Planning Staff to study parking regulations. The moratorium is due to end on October 17, 2016 or such earlier time that the City Council adopts a new off-street parking rate applicable to dental and medical clinics; and

WHEREAS, the City has determined that dental and medical clinics tend to generate considerable demand for parking in contrast to other service type uses such as general office uses, dental and medical clinics tend to have larger staffs, queues in waiting rooms, and accommodate emergency visits; and

WHEREAS, the Institute of Transportation Engineers Handbook and associated trip generation rates based on multiple trip generate studies notes that increased demand for on-site/off-street parking by dental and medical clinics is attributed to the combination of waiting rooms, emergency visits, and larger staffs for clinic as opposed to general office uses tend to generate higher trip volumes and create greater demands for parking for employees and visitors to these types of clinics and typically, with the peak periods for vehicle trips and parking demand occurring between the hours of 7:00 am and 5:00 pm; and

WHEREAS, the Planning and Preservation Commission finds that it serves the health, safety, and welfare of the community to consider approval of Zone Text Amendment 2016-01 and have a uniform city parking standard for dental and medical clinics resulting in a parking ratio of one (1) parking space for every 150 square feet of gross floor area, which is determined to be more in-line with the actual demand for parking attributed to dental and medical clinic parking needed for clients being provided service, clients awaiting service, and clinical and administrative staff associated with the individual dental and medical businesses; and

WHEREAS, the Planning and Preservation Commission finds that allow continued development of dental and medical clinics without a uniform city parking standard has the potential to create significant adverse effects to neighboring land uses resulting from increased demand that cannot be supported by already limited on-site/off-street parking as well as neighboring public parking facilities and street parking; and,

WHEREAS, the Planning and Preservation Commission finds that have a uniform city parking standard for dental and medical clinics will facilitate new dental and medical facilities in a manner that is consistent with the City's General Plan and Zoning Ordinance; and

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 proposed Zone Text Amendment 2016-001 has determined that adoption and implementation of this Ordinance is exempt from the California Environmental Quality Act ("CEQA") under CEQA Guidelines Section 15305 (minor alterations in land use limitations), and Section 15061(b)(3) (rule of no possible impact) because it strengthens parking requirements without making any change to where and in what zones the uses are allowed; and

WHEREAS, on August 2, 2016, the Planning and Preservation Commission held a properly noticed public hearing at which it received a report from City staff as well as oral and written

testimony from the public, and deliberated the proposed zone text amendment and associated environmental assessment (“the Project”).

WHEREAS, the Planning and Preservation Commission public hearing was noticed in accordance with the requirements set forth in Government Code sections 65090 and 65091.

WHEREAS, the Planning and Preservation Commission’s findings and recommendations for approval to the City Council of the proposed Zone Text Amendment 2016-001 and associated environmental assessment were memorialized in writing in the form of Planning and Preservation Commission Resolution 2016-006 on August 2, 2016;

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

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

SECTION 2: On August 2, 2016, the Planning and Preservation Commission held a duly noticed public hearing to consider the proposed zone text amendment, environmental assessment, and the findings and recommendations made by the Planning and Preservation Commission. Evidence, both written and oral, was presented at said hearing.

A. The public hearing afforded opportunities for public testimony and comments on the Project.

B. Notice of the hearing was given pursuant to San Fernando Municipal Code Section 106-72 and in compliance with Government Code Sections 65090 and 65091, a notice of public hearing for the proposed zone text amendments was advertised in the Los Angeles Daily News (a local paper of general circulation), a minimum of ten (10) days prior to the scheduled public hearing before the Planning and Preservation Commission.

SECTION 3: Based upon substantial evidence presented to the Planning and Preservation Commission on August 2, 2016, including public testimony, written materials and written and oral staff reports, with regard to the zone text amendment, the Planning and Preservation Commission concurred with the city planning staff’s determination that adoption and implementation of this ordinance is exempt from the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15305 (minor alterations in land use limitations), and Section 15061(b)(3) (rule of no possible impact) because it strengthens parking requirements without making any change to where and in what zones the uses are allowed and subsequently, recommended that the City Council adopt findings to that effect on August 15, 2016.

SECTION 4: The Planning and Preservation Commission has determined that the proposed zoning text amendment is consistent with the following findings of fact as discussed below:

a) **The proposed zone text amendment is consistent with the objectives, policies, general land uses and programs of the City’s General Plan.**

In accordance with Section 106-19 of the Zoning Ordinance and California Government Code section 65454, the proposed amendment to San Fernando City Code Section 106-822(c), and amendments to the parking development standards in the San Fernando Corridors Specific Plan are consistent with the city's General Plan. The amendments would result in a single uniform parking regulation for dental and medical clinics citywide.

Requiring new medical and dental clinics to provide sufficient on-site/off-street parking supports and is consistent with the General Plan goals and objectives that seek to: preserve the small town character of the community; promote economic viability of commercial areas; maintain an identity that is distinct from surrounding communities; and, attracts new commercial activities, particularly in the downtown area (General Plan Land Use Element Goals I, II and III; General Plan Land Use Element Objective II). Thus, it is staff's assessment that this finding can be made in the affirmative.

Under the proposed zone text amendment, a parking ratio of one (1) parking spaces for every 150 square feet of gross floor area would apply to all new dental and medical clinics being proposed throughout the city. The proposed Zone Text Amendment 2016-001 would establish a uniform parking regulations for dental and medical clinics that ensures "every use of property shall be required to provide the number of off-street parking spaces which satisfies the needs of the use." (City Code Section 106-821: General Requirements.)

In addition, a uniform parking standard for dental and medical clinics ensures that sufficient on-site/off-street parking is available for each of the uses demand in a manner that creates new opportunities for retail and service commercial uses that "are compatible and harmonious" with other land uses in the commercial zone where they are being proposed while also creating new opportunities for service commercial uses that expand the "range of goods and services including facilities for shopping, convenience goods and services, professional offices and recreation for the community" that "will encourage maximum efficiency of the commercial area with maximum protection for nearby property and property values by permitting only those uses which are necessary for the city and excluding those uses which are incompatible with this goal and which should be located elsewhere." (City Code Section 106-486 (Purpose of C-1 (Limited Commercial) Zone) and Section 106-516 (Purpose of C-2 (Commercial) Zone).)

The proposed zone text amendment that would result in a parking ratio of one (1) parking spaces for every 150 square feet of gross floor area that would apply to all new dental and medical clinics would also be consistent with the purpose of the three zoning districts (Downtown, Maclay, and Truman/San Fernando) established under the San Fernando Corridors Specific Plan by ensuring sufficient parking is available on-site/off-street for new dental and medical clinics as well as other service commercial and retail uses envisioned under the specific plan for the city's main commercial corridors. The proposed zone text amendment will facilitate greater community access to a wide ranges of commercial uses within said corridors in a manner that encourage residents to come together to shop and engage with the rest of their community while accommodating a balanced mix of retail, service commercial and office uses (including professional services, medical and dental facilities, etc.) that expand business services to both city residents and visitors. Thus, it is the Planning and Preservation Commission's assessment that this finding can be made.

- b) **The adoption of the proposed zone text amendment would not be detrimental to the public interest, health, safety, convenience or welfare.**

The proposed Zone Text Amendment 2016-001 to the San Fernando City Code (i.e., Section 106-822(c) and the parking development standards in the San Fernando Corridors Specific Plan (SP-4)) would result in the establishment of one uniform parking regulation for dental and medical clinics citywide without making any change to where and in what zones these uses are allowed. The proposed zone text amendment would ensure that there is sufficient on-street/off-street parking for new dental and medical clinics while protecting limited available parking in neighboring commercial, residential, and industrial land uses. Therefore, the proposed zone text amendment would not be detrimental to the public interest, health, safety, convenience or welfare. Thus, it is the Planning and Preservation Commission's assessment that this finding can be made.

BE IT FURTHER RESOLVED that based upon the foregoing, the Planning and Preservation Commission hereby recommends approval of Zone Text Amendment 2016-001 and recommends adoption of the environmental determination that the Project will not have any potential adverse environmental impact to the City Council.

PASSED, APPROVED AND ADOPTED this 2nd day of August 2016.

Theale E. Haupt

\_\_\_\_\_  
CHAIRPERSON

ATTEST:

\_\_\_\_\_  
FRED RAMIREZ, SECRETARY TO THE  
PLANNING AND PRESERVATION COMMISSION

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

I, 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 Planning and Preservation Commission at a meeting held on the 2nd day of August 2016; and that the same was passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

FRED RAMIREZ, SECRETARY TO THE  
PLANNING AND PRESERVATION COMMISSION



**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
SAN FERNANDO, CALIFORNIA AMENDING SECTION 106-  
822 OF DIVISION 3 (VEHICULAR PARKING) OF ARTICLE V  
(GENERAL DEVELOPMENT STANDARDS) OF CHAPTER 106  
(ZONING) OF THE SAN FERNANDO CITY CODE AND  
AMENDING THE SAN FERNANDO CORRIDORS SPECIFIC  
PLAN, BOTH REGARDING PARKING RATES FOR DENTAL  
AND MEDICAL CLINICS**

WHEREAS, California Constitution Article XI, Section 7, enables the City of San Fernando (the “City”) to enact local planning and land use regulations; and

WHEREAS, the authority to adopt and enforce zoning regulations is an exercise of the City’s police power to protect the public health, safety, and welfare; and

WHEREAS, the City desires to ensure that commercial development occurs in an orderly manner, in accordance with the goals and objectives of the General Plan; and

WHEREAS, Section 106-821 of the San Fernando Zoning Ordinance (“Zoning Ordinance”) states: “Every use of property shall be required to provide the number of off-street parking spaces which satisfies the needs of the use”; and

WHEREAS, “Clinic, dental or medical” is defined in Zoning Ordinance Section 106-6as follows: “a health facility providing diagnosis, treatment or care to patients not confined to the facility as inpatients. Care may include but is not limited to the provision of medical, surgical, dental, mental health, rehabilitation, podiatric, optometric or chiropractic services”; and

WHEREAS, Section 106-822 of the Ordinance sets forth off-street parking requirements for listed categories of land use, but does not specifically identify medical or dental clinics; and

WHEREAS, in or around January 2005, in accordance with the State Planning and Zoning Law, the City adopted the San Fernando Corridors Specific Plan (“Specific Plan”), codified in Section 106-668(4) of the Zoning Ordinance; and

WHEREAS, Section 106-669 of the Zoning Ordinance provides for amendments to an adopted specific plan after planning commission review and recommendation and city council review and approval; and

WHEREAS, on October 19, 2015, the City Council adopted Urgency Ordinance No. U 1464, which instituted a 45-day moratorium on the establishment or expansion of dental or medical clinics. On November 16, 2015, the City Council adopted Ordinance No. U-1647 to extend the moratorium to allow Planning Staff to study parking regulations. The moratorium is

due to end on October 17, 2016 or such earlier time that the City Council adopts a new off-street parking rate applicable to dental and medical clinics; and

WHEREAS, on August 2, 2016, the Planning and Preservation Commission held a properly noticed public hearing at which it received a report from city planning staff as well as oral and written testimony from the public, and deliberated on the item; and

WHEREAS, the City Council public hearing was noticed in accordance with the requirements set forth in Government Code sections 65090 and 65091.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN FERNANDO DOES HEREBY ORDAIN AS FOLLOWS:**

**SECTION 1.** The foregoing recitals are true and correct and made a part of this Ordinance.

**SECTION 2.** The City Council hereby finds as follows:

**a) The proposed zone text amendment is consistent with the objectives, policies, general land uses and programs of the city's general plan.**

In accordance with Section 106-19 of the Zoning Ordinance and California Government Code section 65454, the proposed amendment to San Fernando City Code Section 106-822(c), and amendments to the parking development standards in the San Fernando Corridors Specific Plan are consistent with the city's General Plan. The amendments would result in a single uniform parking regulation for dental and medical clinics citywide.

Requiring new medical and dental clinics to provide sufficient on-site/off-street parking supports and is consistent with the General Plan goals and objectives that seek to: preserve the small town character of the community; promote economic viability of commercial areas; maintain an identity that is distinct from surrounding communities; and, attracts new commercial activities, particularly in the downtown area (General Plan Land Use Element Goals I, II and III; General Plan Land Use Element Objective II). Thus, it is staff's assessment that this finding can be made in the affirmative.

Under the proposed zone text amendment, a parking ratio of one (1) parking spaces for every 150 square feet of gross floor area would apply to all new dental and medical clinics being proposed throughout the city. The proposed Zone Text Amendment 2016-001 would establish a uniform parking regulations for dental and medical clinics that ensures "every use of property shall be required to provide the number of off-street parking spaces which satisfies the needs of the use." (City Code Section 106-821: General Requirements.)

In addition, a uniform parking standard for dental and medical clinics ensures that sufficient on-site/off-street parking is available for each of the uses demand in a manner that creates new opportunities for retail and service commercial uses that "are compatible and harmonious" with other land uses in the commercial zone where they are being proposed while

also creating new opportunities for service commercial uses that expand the “range of goods and services including facilities for shopping, convenience goods and services, professional offices and recreation for the community” that “will encourage maximum efficiency of the commercial area with maximum protection for nearby property and property values by permitting only those uses which are necessary for the city and excluding those uses which are incompatible with this goal and which should be located elsewhere.” (City Code Section 106-486 (Purpose of C-1 (Limited Commercial) Zone) and Section 106-516 (Purpose of C-2 (Commercial) Zone.)

The proposed zone text amendment that would result in a parking ratio of one (1) parking spaces for every 150 square feet of gross floor area that would apply to all new dental and medical clinics would also be consistent with the purpose of the three zoning districts (Downtown, Maclay, and Truman/San Fernando) established under the San Fernando Corridors Specific Plan by ensuring sufficient parking is available on-site/off-street for new dental and medical clinics as well as other service commercial and retail uses envisioned under the specific plan for the city’s main commercial corridors. The proposed zone text amendment will facilitate greater community access to a wide ranges of commercial uses within said corridors in a manner that encourage residents to come together to shop and engage with the rest of their community while accommodating a balanced mix of retail, service commercial and office uses (including professional services, medical and dental facilities, etc.) that expand business services to both city residents and visitors.

**b) The adoption of the proposed zone text amendment would not be detrimental to the public interest, health, safety, convenience or welfare.**

The proposed Zone Text Amendment 2016-001 to the San Fernando City Code (i.e., Section 106-822(c) and the parking development standards in the San Fernando Corridors Specific Plan (SP-4)) would result in the establishment of one uniform parking regulation for dental and medical clinics citywide without making any change to where and in what zones these uses are allowed. The proposed zone text amendment would ensure that there is sufficient on-street/off-street parking for new dental and medical clinics while protecting limited available parking in neighboring commercial, residential, and industrial land uses. Therefore, the proposed zone text amendment would not be detrimental to the public interest, health, safety, convenience or welfare. Thus, it is staff’s assessment that this finding can be made.

**SECTION 3.** Division 3 (Vehicular Parking) of Article V (General Development Standards) of Chapter 106 (Zoning) of the San Fernando City Code is hereby amended to add the following enumerated use category 8 and corresponding parking requirement to the table under Subpart (c) of Section 106-822:

**Sec. 106-822. – Parking spaces required.**

(c) *Commercial.* The minimum number of off-street parking spaces required for each category of commercial use shall be as follows:

	Use	Off-Street Parking Required
(8)	Clinic, dental or medical	One space for each 150 square feet of gross floor area

**SECTION 4.** Paragraph B-5 of Section 8.1 (Vehicular Parking Requirements) of the Downtown District in Chapter Five (Land Use Policies for the Districts) of the San Fernando Corridors Specific Plan is hereby replaced in entirety with the following:

Medical and dental offices: One space for each 150 square feet of gross floor area.

**SECTION 5.** Paragraph E of Section 8.1 (Vehicular Parking Requirements) of the Maclay District in Chapter Five (Land Use Policies for the Districts) of the San Fernando Corridors Specific Plan is hereby replaced in entirety with the following:

Medical and dental offices: One space for each 150 square feet of gross floor area.

**SECTION 6.** Paragraph F of Section 8.1 (Vehicular Parking Requirements) of the Truman/San Fernando District in Chapter Five (Land Use Policies for the Districts) of the San Fernando Corridors Specific Plan is hereby replaced in entirety with the following:

Medical and dental offices: One space for each 150 square feet of gross floor area.

**SECTION 7.** Adoption and implementation of this Ordinance is exempt from the California Environmental Quality Act (“CEQA”) under CEQA Guidelines Section 15305 (minor alterations in land use limitations), and Section 15061(b)(3) (rule of no possible impact) because it strengthens parking requirements without making any change to where and in what zones the uses are allowed.

**SECTION 8.** Severability. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council declares that it would have passed this Ordinance and each and every section, subsection, sentence, clause or phrase not declared invalid or unconstitutional without regard to whether any portion of the Ordinance would be subsequently declared invalid or unconstitutional.

**SECTION 9.** Effective Date. In accordance with Government Code section 36937, this ordinance shall take effect and be in force 30 days after passage and adoption.

**SECTION 10.** Certification. The City Clerk is hereby authorized and directed to certify to the passage of this Ordinance by the City Council and shall cause it to be published or posted as required by law.

**PASSED, APPROVED, AND ADOPTED** by the City Council of the City of San Fernando a regular meeting held on \_\_\_\_\_ day of \_\_\_\_\_, 2016.

---

Mayor Robert C. Gonzales

**ATTEST:**

---

Elena G. Chávez, City Clerk

APPROVED AS TO FORM

---

Rick R. Olivarez, City Attorney



## to August 2, 2016 Planning and Preservation Commission Staff Report

**Table 1: Summary Results of Municipal Off-street Parking Rates for Dental and Medical Clinics**

City	Clinics-Dental and Medical Parking Rate (number of off-street parking spaces per specified square foot amount of gross floor area (GFA))
San Fernando (C-1 and C-2 Zones)-existing	one (1) parking spaces for every 300 sq. ft. of GFA
San Fernando (SP-4 Zone)-existing	one (1) parking spaces for every 200 sq. ft. of GFA
San Fernando (SP-4 Zone)-proposed	one (1) parking spaces for every 150 sq. ft. of GFA
San Fernando Valley Council of Government Cities*	
Burbank	one (1) parking spaces for every 200 sq. ft. of GFA
Glendale	one (1) parking spaces for every 200 sq. ft. of GFA
Santa Clarita	one (1) parking spaces for every 200 sq. ft. of GFA
Los Angeles	one (1) parking spaces for every 200 sq. ft. of GFA
Burbank	one (1) parking spaces for every 200 sq. ft. of GFA
<i>*City of San Fernando and **LA County are members of the San Fernando Valley Council of Governments</i>	
San Gabriel Valley Council of Government Cities	
Alhambra	one (1) parking spaces for every 200 sq. ft. of GFA
Arcadia	one (1) parking spaces for every 166 sq. ft. of GFA
Asuza	one (1) parking spaces for every 300 sq. ft. of GFA
Baldwin Park	one (1) parking spaces for every 200 sq. ft. of GFA
Bradbury	one (1) parking spaces for every 0 sq. ft. of GFA
Claremont	one (1) parking spaces for every 250 sq. ft. of GFA
Covina	one (1) parking spaces for every 150 sq. ft. of GFA
Diamond Bar	one (1) parking spaces for every 250 sq. ft. of GFA
Duarte	one (1) parking spaces for every 200 sq. ft. of GFA
El Monte	one (1) parking spaces for every 250 sq. ft. of GFA
Glendora	one (1) parking spaces for every 250 sq. ft. of GFA
Industry	one (1) parking spaces for every 250 sq. ft. of GFA
Irwindale	one (1) parking spaces for every 200 sq. ft. of GFA
La Canada Flintridge	one (1) parking spaces for every 266 sq. ft. of GFA
La Puente	one (1) parking spaces for every 300 sq. ft. of GFA
La Verne	one (1) parking spaces for every 200 sq. ft. of GFA
Monrovia	one (1) parking spaces for every 200 sq. ft. of GFA
Montebello	one (1) parking spaces for every 200 sq. ft. of GFA
Monterey Park	one (1) parking spaces for every 182 sq. ft. of GFA
Pasadena	one (1) parking spaces for every 250 sq. ft. of GFA
Pomona	one (1) parking spaces for every 200 sq. ft. of GFA
Rosemead	one (1) parking spaces for every 250 sq. ft. of GFA
San Dimas	one (1) parking spaces for every 200 sq. ft. of GFA
San Gabriel	one (1) parking spaces for every 200 sq. ft. of GFA
San Marino	one (1) parking spaces for every 150-200 sq. ft. of GFA
Sierra Madre	one (1) parking spaces for every 300 sq. ft. of GFA
South El Monte	one (1) parking spaces for every 300 sq. ft. of GFA
South Pasadena	one (1) parking spaces for every 200 sq. ft. of GFA
Temple City	one (1) parking spaces for every 200 sq. ft. of GFA
Walnut	one (1) parking spaces for every 250 sq. ft. of GFA
West Covina	one (1) parking spaces for every 150 sq. ft. of GFA
LA County**	one (1) parking spaces for every 400 sq. ft. of GFA







**MEETING DATE:** August 2, 2016

**PUBLIC HEARING:**

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

a) To Approve:

"I move to approve Conditional Use Permit 2016-005, to allow for an existing wholesale food manufacturing use to continue to operate and expand its operation via a 3,723 square foot addition by deeming said use similar and compatible to other retail sales and service commercial uses conditionally permitted within the Auto-Commercial Sub-District of the SP-4 zone for the property located at 614 and 620 Celis Street, pursuant to Planning and Preservation Commission Resolution 2016-007 and the "Conditions of Approval" attached as exhibit "A" to the Resolution (Attachment No. 1)..." (Roll Call Vote)

a) To Deny:

"I move to deny Conditional Use Permit 2016-005 based on the following..." (Roll Call Vote)

b) To Continue:

"I move to continue consideration Conditional Use Permit 2016-005 to a specific date..." (Roll Call Vote)

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

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

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

**ITEM 3:**

**CONDITIONAL USE PERMIT 2016-005**





## AGENDA REPORT

---

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

**From:** Federico Ramirez, Community Development Director  
Prepared by: Humberto Quintana, Associate Planner

**Date:** August 2, 2016

**Subject:** **Conditional Use Permit 2016-005**  
614 & 620 Celis Street, San Fernando, CA 91340  
(Los Angeles County Assessor's Parcel No.(s): 2522-032-033 & 2522-032-040)

**Proposal:** The proposed project is a request for the approval of a conditional use permit to allow for an existing wholesale food manufacturing use to continue to operate and expand its operation via a 3,723 square foot addition by deeming said use similar and compatible to other retail sales and service commercial uses conditionally permitted within the Auto-Commercial Sub-District. The request of a conditional use permit would allow the merger of two commercial buildings (3,204 sq. ft. and 4,172 sq. ft. each) into one building and the construction of a 3,723 sq. ft. addition. The additional square footage will accommodate new offices, storage, freezer and cooler space. According to the Los Angeles County Assessor's Office, the project site consists of two properties made up of seven (7), approximately 25' x 100' lots, totaling approximately 17,500 sq. ft. The project site is located at the south side of the 600 block of Celis Street between Wolfskill Street and Fox Street, within the Truman/San Fernando District's, Auto Commercial Sub-District of the San Fernando Corridors Specific Plan (SP-4) Zone.

**APPLICANT:** Cucina Della Cucina (c/o Kevin Lubuff), PO BOX 32, San Fernando, CA 91341

### **RECOMMENDATION:**

Staff recommends that the Planning and Preservation Commission approve Conditional Use Permit 2016-005, to allow for an existing wholesale food manufacturing use to continue to operate and expand its operation via a 3,723 square foot addition by deeming said use similar and compatible to other retail sales and service commercial use conditionally permitted within the Auto-Commercial Sub-District for the property located at 614 & 620 Celis Street, pursuant to Planning and Preservation Commission Resolution 2016-007 and the "Conditions of Approval" attached as Exhibit "A" to the resolution (Attachment No. 1).

## PROJECT OVERVIEW:

On July 26, 2016, the City received an application (Attachment No. 2) for a conditional use permit to allow for an existing food manufacturing use to be deemed similar and compatible to other conditionally permitted retail sales and service commercial uses allowed within the Auto Commercial Sub-District of the SP-4 Zone for the property located at 614 & 620 Celis Street (Los Angeles County Assessor's Parcel No(s): 2522-032-033 & 2522-032-040). The existing wholesale food manufacturer, "Cucina Della Cucina" that currently operates at the project site, has been in operation in the City of San Fernando since its inception in 1998. Cucina Della Cucina manufactures fine, handcrafted-style gourmet ravioli and pasta. All meat and poultry products are USDA certified; seafood and vegetarian products are FDA compliant; all products exceed Hazard Analysis and Critical Control Point (HAACP) requirements; and are third party audited. Cucina Della Cucina employs over 25 employees. The business owner has noted many of the employees are San Fernando Residents. The business distributes its products to approximately 28 states and generates 3.5 million a year in sales.

The existing wholesale food manufacturer is seeking to expand its production through a 3,723 sq. ft. addition. The addition will include two office space areas on the first and second floor (1,717 sq. ft.), a dry storage area (429 sq. ft.), a refrigerator area (420 sq. ft.) and a freezer area (1,157 sq. ft.). The addition and proposed interior modifications to the existing buildings will result in the merger of both buildings into one building on one commercial site. The project site consists of two parcels; the parcel (APN No.: 2522-032-033) with a legal address of 614 Celis Street is currently improved with an approximate 3,024 sq. ft. industrial building and the second parcel (APN No.: 2522-032-033) with a legal address of 620 Celis Street is improved with a 4,172 sq. ft. industrial building.

In total, the project site consists of seven (7), approximately 25' x 100' lots, totaling approximately 17,500 sq. ft. The proposed addition will straddle the existing property lines and as such will require the existing parcels to be merged. A condition of approval of this project will require said parcels to be tied together as part of city-approved covenant and agreement. As part of the proposed expansion, the surface parking lot will be reconfigured to accommodate 15 off-street parking stalls; eleven (11) standard stalls, three (3) compact stalls and one (1) handicap stall. Furthermore, the project site's parking lot and driveway entrance redesign will accommodate five (5) on-street parking stalls adjacent to the subject site (a site plan of the project site is provided as Attachment No. 5 to this staff report). The subject property is located along the south side of the 600 block of Celis Street between Wolfskill Street and Fox Street, within the Truman/San Fernando District's Auto Commercial Sub-District of the San Fernando Corridors Specific Plan (SP-4) Zone.

The request for an existing wholesale food manufacturing use to be deemed similar and compatible to other conditionally permitted retail sales and service commercial use in Auto Commercial Sub-District would be allowed with the Planning and Preservation Commission's approval of the requested CUP pursuant to Section 2.8 (C). Pursuant to Section 2.8(C),

additional uses permitted with a conditional use permit: deemed similar and compatible by the Planning and Preservation Commission to meet the purpose and intent of the sub-district and of the San Fernando Corridors Specific Plan.

Based on the review of the requested conditional use permit (“CUP”), it is staff’s assessment that the proposed use qualifies for the Commission’s consideration of a CUP to allow for an existing food manufacturing use’s expansion as part of a proposed 3,723 square foot addition, to be deemed similar and compatible to other retail sales and service commercial use conditionally permitted within the Auto-Commercial Sub-District. Additional discussion regarding the proposed CUP and the required findings for approval of the project is provided in the Analysis Section of this report.

#### **BACKGROUND:**

1. General Plan Land Use and Zoning Designation: The project site at 614 & 620 Celis Street is located within the Truman/San Fernando District’s Auto Commercial Sub-District of the San Fernando Corridors Specific Plan (SP-4) Zone. The subject site has a land use designation of SP-4 (Corridors Specific Plan).
2. Site Location and Description: Cucina Della Cucina is located at 614 & 620 Celis Street; along the south side of the 600 block of Celis Street between Wolfskill Street and Fox Street. The business is seeking approval to expand the proposed use’s operation as part of a 3,723 square foot addition and merger of existing commercial buildings at the project site.

The total floor area of the proposed addition will result in 3,723 sq. ft. The addition will be comprised of two office space areas on the first and second floor (1,717 sq. ft.), a dry storage area (429 sq. ft.), a refrigerator area (420 sq. ft.) and a freezer area (1,157 sq. ft.). The addition will be attached to two existing individual industrial buildings. The project site consists of two parcels; the parcel (APN No.: 2522-032-033) with a legal address of 614 Celis Street is currently improved with an approximate 3,024 sq. ft. industrial building and the second parcel (APN No.: 2522-032-033) with a legal address of 620 Celis Street is improved with a 4,172 sq. ft. industrial building. In total the project site consists of seven (7), 25’ x 100’ lots, totaling approximately 17,500 sq. ft.

The proposed addition will straddle the existing property lines and as such will require the property owner to enter into a restrictive covenant and agreement with the City of San Fernando that will be recorded against the property, prior to the issuance of the Certificate of Occupancy to hold real property as single building site. As part of the proposed on-site physical improvements, the surface parking lot will be reconfigured to accommodate 15 off-street parking stalls; eleven (11) standard stalls, three (3) compact stalls and one (1) handicap stall. Furthermore, the reconfigured parking area and driveway approaches will accommodate five (5) on-street parking stalls adjacent to the project site.

3. Environmental Review: This project has been reviewed by the City for compliance with the California Environmental Quality Act (CEQA). Based on the City's environmental assessment, it is the Planning Staff's assessment that this project proposal qualifies for a Categorical Exemption under Class 32 (In-Fill Development Projects) of San Fernando's CEQA Guidelines in that the proposed approval of a conditional use permit to allow for an existing food manufacturing use to be deemed similar and compatible to other conditionally permitted retail sales and service commercial use and facilitate a 3,723 expansion to accommodate new offices, storage, freezer and cooler space within one merged building will involve minor interior alterations (i.e., tenant improvement work) and exterior alterations (i.e., addition) to the two existing individual industrial buildings.

The existing commercial facility and proposed expansion are consistent with the City's General Plan Industrial Land Use Designation and applicable general plan policies that seek to attract new commercial activities into the city's commercial areas. The proposed expansion of the existing facility is also consistent with the applicable Truman/San Fernando District's Auto Commercial Sub-District of the San Fernando Corridors Specific Plan (SP-4) zoning designation that allows the proposed use to be deemed similar and compatible to other conditionally permitted uses within the Auto-Commercial Sub-District subject to the approval of a CUP by the City's Planning and Preservation Commission.

The approximately 17,500 square foot project site is less than five acres and is located within an urbanized area of the city along Celis Street and has no value as a habitat for endangered, rare or threatened species. The proposed expansion of the existing wholesale food manufacturing use through a 3,723 square foot addition and associated physical improvements to the existing buildings and on-site parking facility will not have any significant adverse effects related to traffic, noise, air quality, or water quality in that there is adequate ingress and egress for vehicular access from the subject site onto Celis Street, which is a collector street that feeds to nearby major arterials (San Fernando Road and Truman Street) within the city. All operational activity for the existing use, currently and post the requested physical improvements are contained within the confines of the building and project site and therefore will not have the potential to create adverse environmental impacts related to noise levels or the existing air quality levels and quality of the city's water system. Furthermore, the proposed use and on-site parking facilities will be incorporated into the two existing buildings that total approximately 7,301 square feet of floor space and are being redeveloped as part of proposed tenant improvement work that will not adversely impact existing utilities and public services already available to the project site.

4. Legal Notification: On July 23, 2016, a notice was published in print and online legal advertisement section of the *Los Angeles Daily News* and a public hearing notice was posted at the project site, at the two City Hall bulletins, and at the local branch of the Los Angeles County Library (217 N. Maclay Ave.). Notices of this hearing were mailed to all property owners of record within 500 feet of the subject site.

5. Public Comments: As of the date of preparation of this staff report, no comments were received from the public regarding this conditional use permit request. Any comments received after the distribution of this report shall be read into the record at the public hearing.

#### **ANALYSIS:**

1. General Plan Consistency. The requested CUP to allow for the an existing wholesale food manufacturer to be deemed similar and compatible other retail sales and service commercial use, conditionally permitted within the Auto Commercial Sub-District is consistent with the following goals and objectives of the San Fernando General Plan Land Use Element by:

- ✓ Promoting economic viability of commercial areas;
  - ✓ Maintaining an identity that is distinct from surrounding communities.
- (San Fernando General Plan Land Use Element Goals I-IV, Pg. IV-6)*

The requested CUP to allow for an existing wholesale food manufacturer to expand operations as part of a commission determination finding the existing use to be deemed similar and compatible to other conditionally permitted retail sales and service commercial use within the Auto Commercial Sub-District and thus permitting an addition at 614 & 620 Celis Street would allow the existing business to modernize operations through building renovation and expansion in a manner that fosters job growth and job retention and therefore promotes ongoing economic viability of the commercial area. The proposed use would expand the commercial base, allowing for the retention of existing jobs and the creation of new jobs while providing for the expansion of a niche service that is distinct from the services provided in the surrounding communities and thus, help grow the employment, sales, and property tax bases of the city.

2. Zoning Consistency. Pursuant to Section 2.8 (C), the request for an existing wholesale food manufacturing use to be deemed similar and compatible to other retail sales and service commercial use conditionally permitted within the Auto Commercial Sub-District would be allowed with the Planning and Preservation Commission's approval of the requested CUP.

The requested CUP to allow for an existing wholesale food manufacturer to expand operations (i.e., complete a 3,723 square foot addition, building merger and parking facility redesign) as part of a commission determination that the proposed use is similar and compatible to other conditionally permitted retail sales and service commercial uses permitted in the Auto Commercial Sub-District, would allow for the expansion of the operation of the use. This permitted business growth through the commission's CUP approval will facilitate growth of the commercial base in the region in a manner that is

consistent with other commercial uses permitted by-right and conditionally permitted uses within the SP-4 (San Fernando Corridors Specific Plan) Zone. Redevelopment of the existing buildings including the requested building addition and on-site parking facilities at the project site has been reviewed for consistency with the applicable regulations for similarly zoned property on the south side of Celis Street. Based on the foregoing, it is City Planning Staff's determination that proposed on-site and off-site physical improvements included as part of the CUP request are consistent with all of the applicable development standards for the SP-4 (San Fernando Corridors Specific Plan) Zone.

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

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

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

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

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

Pursuant to Section 2.8(C), the requested conditional use permit seeks to allow for an existing wholesale food manufacturing use to continue to operate and expand its operation via a 3,723 square foot addition by deeming said use similar and compatible to other retail sales and service commercial use conditionally permitted within the



Truman/San Fernando District's Auto Commercial Sub-District of the San Fernando Corridors Specific Plan (SP-4) Zone. As noted in Section 2.8(C), conditionally permitted uses in the SP-4 (San Fernando Corridors Specific Plan) are subject to the review and approval of the Planning and Preservation Commission.

The approval of the requested CUP with proposed on-site and off-site physical improvements are consistent with the intent and purpose of the zone and the applicable development standards and design guidelines subject to the project's development per the commission reviewed conceptual design plans reviewed and approved by the commission and associated conditions of project approval ("Conditions of Approval" are provided as Exhibit "A" to Attachment 1). Therefore, it is staff's assessment that the proposed CUP is conditionally permitted within the subject zone and complies with all applicable sections of the City Zoning Ordinance. Thus, it is staff's assessment that this finding can be made in this case.

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

The proposed use is conditionally permitted within the Truman/San Fernando District's Auto Commercial Sub-District of the San Fernando Corridors Specific Plan (SP-4) Zone through the review and approval of the Planning and Preservation Commission. The proposed used is currently operating within two existing industrial buildings totaling approximately 7,322 sq. ft. and is proposing an addition of 3,723 sq. ft. of floor area to the existing buildings, located at the subject site, within the City's Truman/San Fernando District's, Auto Commercial Sub-District of the San Fernando Corridors Specific Plan (SP-4) Zone. Granting the conditional use permit allow for an existing wholesale food manufacturing use to continue to operate and expand its operation via a 3,723 square foot addition by deeming said use similar and compatible to other retail sales and service commercial use conditionally permitted within the Auto Commercial Sub-District would help grow the employment, sales, and property tax bases of the city. Therefore, approval of the requested conditional use permit will not impair the integrity, character or the intent and purpose of the Truman/San Fernando District's Auto Commercial Sub-District of the San Fernando Corridors Specific Plan (SP-4) Zone. Thus, it is staff's assessment that this finding can be made.

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

The project site is physically suitable for the requested CUP. The proposed ongoing operation of the wholesale food manufacturing and requested expansion of said use through a 3,723 square foot addition would result in a new building totaling 11,045 square feet on a approximately 17,500 square foot project site within the Auto Commercial Sub-District of the SP-4 Zone at 614 & 620 Celis Street. The project site is

currently adjacent to other industrial uses to North, East and West along Celis Street and Multiple Family Dwelling Units to the South of the project site.

The project site will continue to operate a wholesale food manufacturing use within the existing building footprints and within the proposed 3,723 square foot addition, while maintaining legal non-conforming parking entitlement for the existing building square footage the new addition and resulting net increase will comply with the required on-site parking requirements of the SP-4 Zone. In total, the project site's reconfigured parking lot will provide the city-code required 15 off-street parking stalls in the form of eleven (11) standard stalls, three (3) compact stalls and one (1) handicap stall. Furthermore, the project's reconfigured parking area and vehicular driveway entrances will accommodate five (5) on-street parking stalls adjacent to the project site. Thus, it is staff's assessment that this finding can be made.

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

The proposed CUP request located at 614 & 620 Celis Street would allow for the expansion of an existing whole sale food manufacturing use that has operated at the property since 1998. The proposed expansion will allow the existing business to modernize operations through building renovation and expansion in a manner that complies with applicable city zoning regulations while fostering job growth and job retention that in turn promotes the ongoing economic viability of the commercial area. Review and approval of the CUP would deem the existing food production wholesale business as a use that is similar and compatible to other conditionally permitted uses in the Auto Commercial Sub-District. Thus, it is staff's assessment that this finding can be made.

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

Allowing the existing food manufacturing use to expand operation through the construction of a 3,723 expansion to accommodate new offices, storage, freezer and cooler space within one merged and renovated building is compatible with other conditionally permitted retail and service commercial uses that are allowed within the Auto Commercial Sub-District of the San Fernando Corridors Specific Plan (SP-4) Zone. The continuation and proposed expansion of the food production and wholesale business promotes and implements the intent of the Truman/San Fernando District by "supporting the commercial uses of the city." The request to allow the use would further augment and diversify the commercial base within the city by allowing for the retention of existing business and allow for the creation of a niche service that is distinct from the services provided in the surrounding communities and thus, promote the economic viability of the area. Thus, it is staff's assessment that this finding can be made in this case.

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

The two existing industrial buildings used to house the existing wholesale food production plant will continue to be adequately served by water, sanitation and public utilities located at the subject site. However, the applicant is seeking to construct an addition to the existing facility as part of the CUP request. The proposed 3,723 square foot addition has been reviewed through the Site Plan Review process by City Public Works Staff. As part of the Site Plan Review process the Public Works Department has prepared a Development/Improvement Review Checklist that outlines any necessary upgrades that are required to the existing water service to meet the new demand and maintain continuity of services to the project site. Thus, it is staff's assessment that this finding can be made.

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

The proposed use has adequate provision for public access resulting from the proposed physical improvements to on-site parking facility driveways and drive aisles and the on-site pedestrian pathways that collectively provide unobstructed access from Celis Street. Employees and or clients of the establishment have the ability to enter the facility from aforementioned points of entry. Off-street parking is accessible from Celis Street through the use of two (2) driveway approaches. Since the subject site will expand the building square footage the surface parking lot will be reconfigured to accommodate the increased demand, the reconfigured parking lot will provide for: 15 off-street parking stalls that include eleven (11) standard stalls, three (3) compact stalls and one (1) handicap stall. The project site will also accommodate five (5) on-street parking stalls adjacent to the subject site accessible to employees and or clients. Furthermore, the project site is located on a collector street that feeds two nearby arterials (San Fernando Road and Truman Street). Thus, it is staff's assessment that this finding can be made in this case.

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

The request to allow for an existing wholesale food manufacturing use to continue to operate and expand its operation via a 3,723 square foot addition by deeming said use similar and compatible to other retail sales and service commercial use conditionally permitted within the Auto Commercial Sub-District is permitted subject to the Commission's review and approval of a conditional use permit ("CUP"). The requested CUP for the proposed use is an appropriate and compatible use for the types of currently established and potentially permitted uses that the Auto Commercial Sub-

District of the San Fernando Corridors Specific Plan (SP-4) Zone allows. Approval of the CUP for the proposed expansion of the existing use provide an area in the district for a variety of commercial activities operating under development standards designed to limit impacts on surrounding land uses and increase the economic viability of the commercial areas.

The approval of the requested CUP would expand the commercial base, allowing for the retention of existing jobs and the creation of new jobs while providing for the expansion of a niche service that is distinct from the services provided in the surrounding communities and thus, help grow the employment, sales, and property tax bases of the city, which meets the purpose and intent of the district. Therefore, the proposed CUP at the subject site would be appropriate in light of an established need for the use at the subject site. Thus, it is staff's assessment that this finding can be made in this case.

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

The subject site has an SP-4 (San Fernando Corridors Specific Plan) City General Plan Land Use Designation. The proposed use is consistent with the City's General Plan Land Use Element by maintaining and "promoting economic viability of commercial areas." The proposed use will expand the types of commercial uses currently in operation in the Truman/San Fernando District and more specifically, the Auto Commercial Sub-District of the SP-4 Zone. Consistent with City's General Plan objectives the proposed use will help promote economic viability of commercial areas; maintaining an identity that is distinct from surrounding communities. (San Fernando General Plan Land Use Element Goals and Objectives, Pg. IV-6). Thus, it is staff's assessment that this finding can be made in this case.

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

The requested CUP to allow for the operation of the proposed use would allow for the expansion of the existing wholesale food production business would allow for the expansion of the commercial uses along Celis Street and improve the ongoing viability of the commercial businesses within the City. With the adoption of the recommended conditions of project approval for the requested CUP, Cucina Della Cucina would be required to provide sufficient safeguards to deter public nuisance issues and protect public interest, health, safety, convenience and welfare. Noncompliance with the conditions of project approval for the requested CUP would require corrective action on behalf of the business owner and ongoing non-compliance may result in revocation of the CUP. Thus, it is staff's assessment that this finding can be made in this case.

## **CONCLUSION:**

In light of the forgoing analysis, it is City Planning Staff's assessment that the Planning and Preservation Commission's approval of the CUP for the request to allow for an existing wholesale food manufacturing use to continue to operate and expand its operation via a 3,723 square foot addition by deeming said use similar and compatible to other retail sales and service commercial use conditionally permitted within the Auto Commercial Sub-District at 614 & 620 Celis Street. Commission approval of the CUP would also promote the viability of the area through business and job retention, create new opportunities for employment, and attract and retain commercial activity in a manner consistent with the General Plan's goals and objectives for properties within the SP-4 land use designation and the intent and purpose of the City's Truman/San Fernando District's Auto Commercial Sub-District of the SP-4 Zone.

Based on the above findings, City Planning Staff recommends that the Planning and Preservation Commission approve Conditional Use Permit 2016-005 to allow for an existing wholesale food manufacturing use to continue to operate and expand its operation via a 3,723 square foot addition by deeming said use similar and compatible to other retail sales and service commercial use conditionally permitted within the Auto Commercial Sub-District pursuant to Planning and Preservation Commission Resolution 2016-007 and the Conditions of Approval attached as Exhibit "A" to the Resolution (Attachment No.1).

## **ATTACHMENTS:**

1. Planning and Preservation Commission Resolution 2016-007 and Exhibit "A": Conditions of Approval
2. Conditional Use Permit Application – CUP 2016-005
3. Zoning & Vicinity Map
4. Project Site Photos
5. Site Plan and Floor Plans



**RESOLUTION NO. 2016-007****A RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION APPROVING CONDITIONAL USE PERMIT 2016-005 TO ALLOW FOR AN EXISTING WHOLESALE FOOD MANUFACTURING USE TO CONTINUE TO OPERATE AND EXPAND ITS OPERATION VIA A 3,723 SQUARE ADDITION BY DEEMING SAID USE SIMILAR AND COMPATIBLE TO OTHER RETAIL SALES AND SERVICE COMMERCIAL USES CONDITIONALLY PERMITTED WITHIN THE AUTO-COMMERCIAL SUB-DISTRICT LOCATED AT 614 & 620 CELIS STREET**

WHEREAS, on July 26, 2016, an application was filed by Kevin Luboff representing Cucina della Cucina to request review and approval of a conditional use permit to allow for an existing wholesale food manufacturing use to continue to operate and expand its operation via a 3,723 square addition by deeming said use similar and compatible to other retail sales and service commercial uses conditionally permitted within the Auto-Commercial Sub-District. The use will occupy two existing industrial buildings that total approximately 11,045 square-feet inclusive of a proposed addition, located at 614 & 620 Celis Street, within City's Truman/San Fernando District's, Auto Commercial Sub-District of the San Fernando Corridors Specific Plan (SP-4) Zone;

WHEREAS, the applicant has requested approval of a conditional use permit pursuant to City Section 2.8(C) of the development standards for the Truman/San Fernando District to allow for an existing wholesale food manufacturing use to continue to operate and expand its operation via a 3,723 square addition by deeming said use similar and compatible to other retail sales and service commercial use conditionally permitted within the Auto-Commercial Sub-District;

WHEREAS, the Planning and Preservation Commission has considered all of the evidence presented in connection with the project, written and oral at the public hearing held on the 2<sup>nd</sup> day of August 2016.

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

SECTION 1: This project has been reviewed by the City for compliance with the California Environmental Quality Act (CEQA). Based on the City's environmental assessment, it is the Planning Staff's assessment that this project proposal qualifies for a Categorical Exemption under Class 32 (In-Fill Development Projects) of San Fernando's CEQA Guidelines in that the proposed approval of a conditional use permit to allow for an existing food manufacturing use to be deemed similar and compatible to other conditionally permitted retail sales and service commercial use and facilitate a 3,723 expansion to accommodate new offices, storage, freezer and cooler space within one merged building will involve minor interior alterations (i.e., tenant improvement work) and exterior alterations (i.e., addition) to the two existing individual industrial buildings.

The existing commercial facility and proposed expansion are consistent with the City's General Plan Industrial Land Use Designation and applicable general plan policies that seek to attract new commercial activities into the city's commercial areas. The proposed expansion of the existing facility is also consistent with the applicable Truman/San Fernando District's Auto Commercial Sub-District of the San Fernando Corridors Specific Plan (SP-4) zoning designation that allows the proposed use to be deemed similar and compatible to other conditionally permitted uses within the Auto-Commercial Sub-District subject to the approval of a CUP by the City's Planning and Preservation Commission.

The 17,500 square foot project site is less than five acres and is located within an urbanized area of the city along Celis Street and has no value as a habitat for endangered, rare or threatened species. The proposed expansion of the existing wholesale food manufacturing use through a 3,723 square foot addition and associated physical improvements to the existing buildings and on-site parking facility will not have any significant adverse effects related to traffic, noise, air quality, or water quality in that there is adequate ingress and egress for vehicular access from the subject site onto Celis Street, which is a collector street that feeds to nearby major arterials (San Fernando Road and Truman Street) within the city. All operational activity for the existing use, currently and post the requested physical improvements are contained within the confines of the building and project site and therefore will not have the potential to create adverse environmental impacts related to noise levels or the existing air quality levels and quality of the city's water system. Furthermore, the proposed use and on-site parking facilities will be incorporated into the two existing buildings that total approximately 7,301 square feet of floor space and are being redeveloped as part of proposed tenant improvement work that will not adversely impact existing utilities and public services already available to the project site.

SECTION 2: The proposed project is consistent with the objectives, policies, and general land uses and programs provided in the City's General Plan Land Use Element and the intent and purpose of the development standards of the San Fernando Corridors Specific Plan; and

SECTION 3: Pursuant to City Code Section 106-145, the Planning and Preservation Commission finds that the following findings for Conditional Use Permit 2016-005 have been justified and upheld in the affirmative because of the recommended conditions of approval regarding operating procedures governing the operation of the land use. The Planning and Preservation Commission findings are as followed:

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

Pursuant to Section 2.8(C), the requested conditional use permit seeks to allow for an existing wholesale food manufacturing use to continue to operate and expand its operation via a 3,723 square addition by deeming said use similar and compatible to other retail sales and service commercial use conditionally permitted within the Truman/San Fernando District's Auto Commercial Sub-District of the San Fernando Corridors Specific Plan (SP-4) Zone. As noted in Section 2.8(C), conditionally permitted uses in the SP-4 (San Fernando Corridors Specific Plan) are subject to the review and approval of the Planning and Preservation Commission.



The approval of the requested CUP with proposed on-site and off-site physical improvements are consistent with the intent and purpose of the zone and the applicable development standards and design guidelines subject to the project's development per the commission reviewed conceptual design plans reviewed and approved by the commission and associated conditions of project approval ("Conditions of Approval" are provided as Exhibit "A" to Attachment 1). Therefore, it is staff's assessment that the proposed CUP is conditionally permitted within the subject zone and complies with all applicable sections of the City Zoning Ordinance. Thus, it is the Planning and Preservation Commission's assessment that this finding can be made in this case.

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

The proposed use is conditionally permitted within the Truman/San Fernando District's Auto Commercial Sub-District of the San Fernando Corridors Specific Plan (SP-4) Zone through the review and approval of the Planning and Preservation Commission. The proposed use is currently operating within two existing industrial buildings totaling approximately 7,322 sq. ft. and is proposing an addition of 3,723 sq. ft. of floor area to the existing buildings, located at the subject site, within the City's Truman/San Fernando District's, Auto Commercial Sub-District of the San Fernando Corridors Specific Plan (SP-4) Zone. Granting the conditional use permit allow for an existing wholesale food manufacturing use to continue to operate and expand its operation via a 3,723 square addition by deeming said use similar and compatible to other retail sales and service commercial use conditionally permitted within the Auto Commercial Sub-District would help grow the employment, sales, and property tax bases of the city. Therefore, approval of the requested conditional use permit will not impair the integrity, character or the intent and purpose of the Truman/San Fernando District's Auto Commercial Sub-District of the San Fernando Corridors Specific Plan (SP-4) Zone. Thus, it is the Planning and Preservation Commission's assessment that this finding can be made.

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

The project site is physically suitable for the requested CUP. The proposed ongoing operation of the wholesale food manufacturing and requested expansion of said use through a 3,723 square addition would result in a new building totaling 11,045 square feet on a 17,500 square foot project site within the Auto Commercial Sub-District of the SP-4 Zone at 614 & 620 Celis Street. The project site is currently adjacent to other industrial uses to North, East and West along Celis Street and Multiple Family Dwelling Units to the South of the project site.

The project site will continue to operate a wholesale food manufacturing use within the existing building footprints and within the proposed 3,723 square foot addition, while maintaining legal non-conforming parking entitlement for the existing building square footage the new addition and resulting net increase will comply with the required on-site parking requirements of the SP-4 Zone. In total, the project site's reconfigured parking lot will provide the city-code required 15 off-street parking stalls in the form of eleven (11) standard stalls, three (3) compact stalls and one (1) handicap stall. Furthermore, the project's reconfigured parking area and vehicular

driveway entrances will accommodate five (5) on-street parking stalls adjacent to the project site. Thus, it is the Planning and Preservation Commission's assessment that this finding can be made.

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

The proposed CUP request located at 614 & 620 Celis Street would allow for the expansion of an existing whole sale food manufacturing use that has operated at the property since 1998. The proposed expansion will allow the existing business to modernize operations through building renovation and expansion in a manner that complies with applicable city zoning regulations while fostering job growth and job retention that in turn promotes the ongoing economic viability of the commercial area. Review and approval of the CUP would deem the existing food production wholesale business as a use that is similar and compatible to other conditionally permitted uses in the Auto Commercial Sub-District. Thus, it is the Planning and Preservation Commission's assessment that this finding can be made.

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

Allowing the existing food manufacturing use to expand operation through the construction of a 3,723 expansion to accommodate new offices, storage, freezer and cooler space within one merged and renovated building is compatible with other conditionally permitted retail and service commercial uses that are allowed within the Auto Commercial Sub-District of the San Fernando Corridors Specific Plan (SP-4) Zone. The continuation and proposed expansion of the food production and wholesale business promotes and implements the intent of the Truman/San Fernando District by "supporting the commercial uses of the city." The request to allow the use would further augment and diversify the commercial base within the city by allowing for the retention of existing business and allow for the creation of a niche service that is distinct from the services provided in the surrounding communities and thus, promote the economic viability of the area. Thus, it is the Planning and Preservation Commission's assessment that this finding can be made in this case.

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

The two existing industrial buildings used to house the existing wholesale food production plant will continue to be adequately served by water, sanitation and public utilities located at the subject site. However, the applicant is seeking to construct an addition to the existing facility as part of the CUP request. The proposed 3,723 square foot addition has been reviewed through the Site Plan Review process by City Public Works Staff. As part of the Site Plan Review process the Public Works Department has prepared a Development/Improvement Review Checklist that outlines any necessary upgrades that are required to the existing water service to meet the new demand and maintain continuity of services to the project site. Thus, it is the Planning and Preservation Commission's assessment that this finding can be made.

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

The proposed use has adequate provision for public access resulting from the proposed physical improvements to on-site parking facility driveways and drive aisles and the on-site pedestrian pathways that collectively provide unobstructed access from Celis Street. Employees and or clients of the establishment have the ability to enter the facility from aforementioned points of entry. Off-street parking is accessible from Celis Street through the use of two (2) driveway approaches. Since the subject site will expand the building square footage the surface parking lot will be reconfigured to accommodate the increased demand, the reconfigured parking lot will provide for: 15 off-street parking stalls that include eleven (11) standard stalls, three (3) compact stalls and one (1) handicap stall. The project site will also accommodate five (5) on-street parking stalls adjacent to the subject site accessible to employees and or clients. Furthermore, the project site is located on a collector street that feeds two nearby arterials (San Fernando Road and Truman Street). Thus, it is the Planning and Preservation Commission's assessment that this finding can be made in this case.

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

The request to allow for an existing wholesale food manufacturing use to continue to operate and expand its operation via a 3,723 square addition by deeming said use similar and compatible to other retail sales and service commercial use conditionally permitted within the Auto Commercial Sub-District is permitted subject to the Commission's review and approval of a conditional use permit ("CUP"). The requested CUP for the proposed use is an appropriate and compatible use for the types of currently established and potentially permitted uses that the Auto Commercial Sub-District of the San Fernando Corridors Specific Plan (SP-4) Zone allows. Approval of the CUP for the proposed expansion of the existing use provide an area in the district for a variety of commercial activities operating under development standards designed to limit impacts on surrounding land uses and increase the economic viability of the commercial areas.

The approval of the requested CUP would expand the commercial base, allowing for the retention of existing jobs and the creation of new jobs while providing for the expansion of a niche service that is distinct from the services provided in the surrounding communities and thus, help grow the employment, sales, and property tax bases of the city, which meets the purpose and intent of the district. Therefore, the proposed CUP at the subject site would be appropriate in light of an established need for the use at the subject site. Thus, it is the Planning and Preservation Commission's assessment that this finding can be made in this case.

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

The subject site has an SP-4 (San Fernando Corridors Specific Plan) City General Plan Land Use Designation. The proposed use is consistent with the City's General Plan Land Use Element by maintaining and "promoting economic viability of commercial areas." The proposed use will expand the types of commercial uses currently in operation in the Truman/San Fernando

District and more specifically, the Auto Commercial Sub-District of the SP-4 Zone. Consistent with City's General Plan objectives the proposed use will help promote economic viability of commercial areas; maintaining an identity that is distinct from surrounding communities. (San Fernando General Plan Land Use Element Goals and Objectives, Pg. IV-6). Thus, it is the Planning and Preservation Commission's assessment that this finding can be made in this case.

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

The requested CUP to allow for the operation of the proposed use would allow for the expansion of the existing wholesale food production business would allow for the expansion of the commercial uses along Celis Street and improve the ongoing viability of the commercial businesses within the City. With the adoption of the recommended conditions of project approval for the requested CUP, Cucina Della Cucina would be required to provide sufficient safeguards to deter public nuisance issues and protect public interest, health, safety, convenience and welfare. Noncompliance with the conditions of project approval for the requested CUP would require corrective action on behalf of the business owner and ongoing non-compliance may result in revocation of the CUP. Thus, it is the Planning and Preservation Commission's assessment that this finding can be made in this case.

(SIGNATURES ON THE FOLLOWING PAGE)

BE IT FURTHER RESOLVED that based upon the foregoing, the Planning and Preservation Commission hereby approves Conditional Use Permit 2016-005, subject to the conditions of approval attached as Exhibit "A".

PASSED, APPROVED AND ADOPTED this 2<sup>nd</sup> day of August 2016.

---

THEALE E. HAUPT, CHAIRPERSON

ATTEST:

---

FRED RAMIREZ, SECRETARY TO THE PLANNING  
AND PRESERVATION COMMISSION

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

I, 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 2<sup>nd</sup> day of August 2016; and that the same was passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

---

FRED RAMIREZ, SECRETARY TO THE PLANNING AND  
PRESERVATION COMMISSION

**EXHIBIT “A”**  
**CONDITIONS OF APPROVAL**

- PROJECT NO.** : **Conditional Use Permit 2016-005**
- PROJECT ADDRESS** : 614 & 620 Celis Street, San Fernando, CA 91340  
(Los Angeles County Assessor’s Parcel No.(s): 2522-032-033 & 2522-032-040)
- PROJECT DESCRIPTION** : The proposed project is a request for review and approval of a Conditional Use Permit, to allow for an existing wholesale food manufacturing use to continue to operate and expand its operation via a 3,723 square addition by deeming said use similar and compatible to other retail sales and service commercial use conditionally permitted within the Auto-Commercial Sub-District, located at 614 & 620 Celis Street. The request of a conditional use permit would allow the construction of a 3,723 sq. ft. addition to two individual industrial buildings that are being merged into one. The addition will consist of a new offices, storage, freezer and cooler. The subject property is located at the south side of the 600 block of Celis Street between Wolfskill Street and Fox Street, within the Truman/San Fernando District’s, Auto Commercial Sub-District of the San Fernando Corridors Specific Plan (SP-4) Zone.

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

1. Conditional Use Permit Entitlement. The conditional use permit is granted for the land described in this application and any attachments thereto, as reviewed by the Planning and Preservation Commission on August 2, 2016, except as herein modified to comply with these Conditions of Approval.
2. Operation. The use shall operate under the following business practices:
  - a. All deliveries shall be immediately brought inside the building. Unless otherwise approved by the Community Development, the exterior storage of merchandise and/or material is prohibited;
  - b. The outdoor areas of the site (parking lot, street frontages) shall be cleaned daily to maintain the property free of outdoor storage and trash;
  - c. Exterior lighting of the parking area shall provide adequate lighting while not producing glare or light spillover disturbing surrounding residential or commercial areas;
  - d. The exterior of the establishment, including all signs, accessory buildings and structures shall be maintained free of litter and graffiti at all times. All graffiti abatement/removal shall comply with city regulations;

- e. Within 30 days of approval of this conditional use permit, the applicant shall certify his or her acceptance of the conditions placed on the approval by signing a statement that he or she accepts and shall be bound by all of the conditions and said conditions of approval shall be recorded against the property with the Los Angeles Registrar Recorder/County Clerk's Office;
  - f. Violation of, or noncompliance with, any of the conditions of approval shall constitute grounds for revocation of this conditional use permit; and
  - g. Expansion or enlargement of the business premises over the life of the structure or the use shall be subject to review by the Community Development Department as part of the conditional use permit approval process.
3. Covenant and Agreement. Prior to issuance of a Certificate of Occupancy, the property owner shall enter into a restrictive covenant and agreement with the City of San Fernando that will be recorded against the property to hold real property as single building site.
4. Public Works Checklist. The applicant 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).
5. Construction Plans. A copy of the Conditions of Approval shall be printed on the final building plans submitted to the Community Development Department prior to the issuance of a building permit for the proposed expansion to the existing facility.
6. Building Code Requirements. The applicant shall comply with all applicable building and construction requirements of the City of San Fernando's building codes, as specified by the city's Community Development Department.
7. Design. The construction plans shall provide details as necessary to accomplish the architectural design intent conveyed by the preliminary building elevations, in a manner consistent with the adopted Design Guidelines.
9. Landscape. All proposed on-site and off-site plantings shall be kept in a healthy and growing condition, consistent with the design of a landscape and irrigation plan approved by the Community Development Department. Fertilization, cultivation, tree pruning shall be a part of regular maintenance. Good horticultural practices shall be followed in all instances. The landscaping design shall be further refined as necessary to improve the level of design quality by focusing on important design principles. Further landscape design refinements shall address, but not be limited to, the following:
- a. The landscaping shall be provided with an appropriate low-maintenance landscape design and material selection that is attractive, durable and drought-tolerant. All proposed landscape shall be arranged to emphasize visual attractiveness as viewed from the public right-of-way. To achieve a maximum visual impact and soften the appearance of exterior building walls, the landscape plan shall incorporate mature plants that are planted at high densities;
  - b. All proposed landscaped areas shall be served by well-balanced automatic irrigation system

operated by an electrically timed controller station set for early morning irrigation and maintained in a manner consistent with the approved landscape plan. The final landscape/irrigation plan shall identify the size and location of all landscape materials and irrigation equipment. Water conservation measures shall be incorporated in the irrigation plan; and;

- c. The landscape plan shall provide specifications for the following: design of hardscape elements, including pedestrian walkways, paved areas, common areas, seating, landscape planters, lighting, etc.; planting materials, including, trees, shrubs, ground cover, grass, miscellaneous plant materials, landscape containers and soil preparation; and, automatic irrigation plans, including materials and details.
10. Trash Area. Trash and recycling bins shall be maintained on-site in an enclosed area where they are not directly visible from the public right-of-way. The trash area shall be kept free of trash overflow and maintained in a clean manner at all times.
  11. Lighting. All exterior lighting shall be decorative cut-off fixtures (where no light is emitted above the horizontal plane) with the light source fully shielded or recessed to preclude light trespass or pollution up into the night sky. Also, any building-mounted luminaries shall be attached to walls or soffits, and the top of the fixture shall not exceed the height of the roof. All proposed light fixtures shall be designed in a manner that is consistent with the overall design of the building and shall not disturb or create glare towards neighboring properties. In addition, any decorative uplighting, such as those that illuminate building facades or landscaping, shall be operated on timers that turn off illumination no later than 12 midnight, nightly. The Community Development Department shall review and approve all light fixtures prior to installation.
  12. Mechanical and Utility Equipment. All ground mounted mechanical and utility equipment, including but not limited to transformers, terminal boxes, risers, backflow devices, gas meters, electric meters, meter cabinets, and heating, ventilation, and air conditioning (HVAC) units shall be screened from public view and treated to match the materials and colors of the building. All Electrical service facilities and equipment on or adjacent to the site 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.
  13. Utilities. Unless otherwise approved by the Community Development Department, 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 which are adjacent to or extend through the subject property, unless otherwise specified by the Community Development Department. Applicant shall provide any utility easements as necessary.



14. Property Maintenance. The project site 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.
15. Site Inspections. Prior to the issuance of a Certificate of Occupancy, the Community Development Department and the Public Works Department shall inspect the site to assure 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.
16. Encroachment Permit. Under no circumstances shall any public right-of-way be obstructed during construction by materials, vehicles, equipment or other related objects without prior approval from the City Engineer. An Encroachment Permit must be obtained from the Public Works Department prior to any demolition and/or new construction activity that would require staging and/or construction within the public right-of-way.
17. General Compliance. The applicant shall comply with all requirements of applicable Federal, State, or local law, ordinance, or regulation.
18. Surface Runoff. 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 of the site. During construction, the project site shall comply with all applicable Best Management Practices (BMPs).
19. Construction Hours. Construction activity on Mondays through Fridays shall comply with the current San Fernando City Code standards for construction in residential zones. In addition, any construction on Saturday shall commence no earlier than 8:00 a.m.
20. Revocation. Violation of, or noncompliance with, any of these conditions of approval shall constitute grounds for revocation this conditional use permit, as provided below:

This conditional use permit may also be revoked as provided in City Code Sections 106-148. If at any time the operation of the business becomes a nuisance, is detrimental to the public health, safety, or welfare. The Planning and Preservation Commission, after a public hearing, as hereinafter provided, may revoke the conditional use permit herein granted or may modify and amend the same in such manner as it may determine necessary to abate the nuisance or preclude the undesirable activities.

21. Property Maintenance. The project site and its immediate surrounding area shall be maintained in a clean, neat and orderly manner at all times and shall comply with the property maintenance standards as set forth in the San Fernando City Code.
22. Modifications. Unless the Director of Community Development or his or her designee deems a proposed change to the approved plans and operation a minor modification, any and all other modifications to the development plan, including these conditions of approval, shall require review and approval by the Planning and Preservation Commission. Expansion or enlargement of the

business premises over the life of the structure or the use shall be subject to the CUP modification approval process.

23. Acceptance. Within thirty (30) days of approval of this conditional use permit, the operator(s) or their duly authorized representatives shall certify the acceptance of the conditions of approval by signing a statement using an acceptance affidavit form provided by the City of San Fernando that acknowledges acceptance of and commitment to adhere to all of the conditions of approval.
24. Recordation. The applicant shall provide the community development department with proof that the conditions of approval have been recorded with the Los Angeles Registrar Recorder/County Clerk's Office.
25. Expiration. This conditional use permit shall become null and void unless exercised by initiating substantive action to implement the operation permitted by this entitlement within twelve (12) months of final approval; or until such additional time as may be granted by the community development department upon receipt of a request for an extension received prior to such expiration date. Subsequent failure to obtain and exercise an active business occupancy permit shall also cause expiration of the conditional use permit.

**CITY OF SAN FERNANDO PUBLIC WORKS DEPARTMENT  
DEVELOPMENT / IMPROVEMENT REVIEW CHECK LIST**

**PROJECT: SPR 2016-12**

**Cucina Della Cucina Addition**

**DATE: 5/24/16**

**PROJECT ADDRESS: 614 Celis Street**

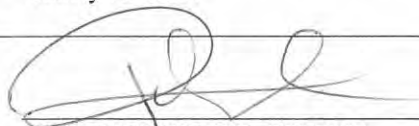
ITEM	REQUIRED?		COMPLIED?	COMMENTS
	YES	NO		
1. Site plan must show:				
a. Existing building or structure	✓			
b. Existing public improvements (concrete sidewalk driveways, curbs and gutters, parkway trees, street lights, hydrants, etc.) including existing and proposed dimensions, square footage, etc.	✓			
c. Existing utilities (gas, sewer, water, storm drains, catch basins, power poles).	✓			
2. Submit offsite improvement plan.	✓			See #28.
3. Prior to issuance of building permit:				
a. Pay sewer capital facility charge.	✓			Based on 3,439 commercial use 3,439 sf x \$527*/1,000sf= <b>\$1,812.35*</b>
b. Pay water capital facility charge.	✓			Add an extra 1" WM or upgrade existing service to 2" WM.
c. Pay water service installation charge.	✓			Add an extra 1" WM or upgrade existing service to 2" WM.
d. Pay fire service installation deposit.	✓			If applicable
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. Provide separate water service for each building or separate ownership.		✓		
7. Provide separate sewer connection for each building.		✓		
8. Underground all utilities to each unit/building.	✓			
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.		✓		

**PROJECT ADDRESS:     614 Celis Street**

ITEM		REQUIRED?		COMPLIED?	COMMENTS
		YES	NO		
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.	✓			<i>Provide one backflow device for every water service (for City water protection). Provide additional backflow device for irrigation-landscaping (for domestic water protection).</i>
15.	Remove existing driveway approach that will no longer be used. Replace depressed curb.		✓		
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 , lifted, or deteriorated concrete sidewalk adjacent to property per the discretion of Public Works..	✓			<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 <u>2</u> trees along Celis Street. Species of tree shall be determined by Public Works department</i>
21.	Construct tree wells per City Standard with tree grates.	✓			<i>Match existing tree grates</i>
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 covered trash enclosure, nominal size 5 feet X 9 feet with PCC slab and 6-inch PCC curb with 6-inch PCC apron.	✓			<i>Construct trash enclosure with roof.</i>
25.	Verify that clarifier/grease trap intercepts effluent before entry into the sewer lateral.	✓			<i>If there's none existing on the site, please install one.</i>
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.	✓			

**PROJECT ADDRESS:**     614 Celis Street

ITEM	REQUIRED?		COMPLIED?	COMMENTS
	YES	NO		
28.	<p>Additional requirements:</p> <p>*Sewer &amp; Water Capital/Installation fees are subject to change. The latest fee will be assessed prior to sign off for building permit.</p> <ul style="list-style-type: none"><li>• <b>Merge the address into one, it is either going to be 614 Celis Street or 620 Celis Street-choose one and notify PW Staff and Building Official</b></li><li>• <b>Submit off site improvement plan showing items with their corresponding quantities.</b></li><li>• <b>Submit drainage plan &amp; grading plan.</b> A <b>paving plan</b> could substitute the grading plan. Provide on-site drainage.</li><li>• <b>Submit 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>• <b>Satisfy NPDES.</b></li></ul>			

  
PUBLIC WORKS DEPARTMENT

5/26/16  
DATE



THE CITY OF  
**SAN FERNANDO**

**CONDITIONAL USE PERMIT APPLICATION**

<b>PROJECT INFORMATION</b>			
SITE ADDRESS(ES) <b>614 Celis St; 620 Celis St</b>			
ASSESSOR'S PARCEL NUMBER(S) "APN" <b>2522 032 033 &amp; 040</b>			
LOT SIZE <b>17,383 SF</b>		EXISTING BUILDING (SQUARE FOOTAGE) <b>7301 SF</b>	
PROPOSED ADDITION (SQUARE FOOTAGE) <b>3959 SF</b>		TOTAL PARKING SPACES (ON-SITE/OFF-SITE) <b>15/5</b>	
PROPOSED USE(S) <b>SP4 (Truman, San Fernando Mall Subdistrict)</b>		LANDSCAPING (SQUARE FOOTAGE) <b>777 SF</b>	
PROJECT DESCRIPTION/TYPE OF CONDITIONAL USE PERMIT REQUEST <i>Include any additional information on separate sheet and attach to the back of this application</i> <b>Construction of a new refrigerated warehouse and administrative offices.</b>			
<b>APPLICANT INFORMATION</b>			
APPLICANT NAME <b>Kevin Luboff / Cucina della Cucina</b>		PHONE NUMBER <b>818-838-2262</b>	
MAILING ADDRESS <b>614 Celis St, San Fernando, CA 91340</b>			
FAX NUMBER <b>818-838-2214</b>	EMAIL ADDRESS <b>kevin@cucinadellacucina.com</b>	SIGNATURE 	
<b>PROPERTY OWNER INFORMATION</b>			
PROPERTY OWNER NAME <b>Greg Bernards, Bernards</b>		PHONE NUMBER <b>818 898 1521</b>	
MAILING ADDRESS <b>555 First Street, San Fernando, CA 91340</b>			
FAX NUMBER <b>818 365 4661</b>	EMAIL ADDRESS <b>gbernards@bernards.com</b>	SIGNATURE 	
<b>FOR OFFICE USE ONLY</b>			
CUP APPLICATION \$ 3,005.00	ZONE <b>SP-4</b>	GENERAL PLAN AREA	FILE NUMBER
AIMS SURCHARGE \$ 300.50	DATE FILED <b>7/26/16</b>		CLP NO. <b>2016-005</b>
ENVIRONMENTAL \$ 204.00	ACCEPTED BY <b>H. Quintana</b>		AIMS NO.
NOTIFICATION \$ 120.00			
PUBLISHING \$ 600.00			
TOTAL FEE \$4,229.50			
COMMENTS		CROSS REFERENCE	
		SIR NO. <b>SPR 2016-012</b>	
		VIR NO.	
		OTHER	



### *Conditional Use Permit Review*

Cucina Della Cucina has been a thriving business from inception for close to 18 years. In 1998 Cucina Della Cucina opened as a startup pasta manufacturer here in the City of San Fernando. Last Year (2015) Cucina Della Cucina achieved an award from the SBA as one of the best small businesses in Los Angeles.

Our customer base has grown from being a local company with 3 employees to a company now with over 25 employees. Many of our employees live in San Fernando and its surrounding areas. We take care of our employees with Health Insurance and 401 K options as well. Cucina Della Cucina is also USDA, Third Party Audited and FDA compliant. Accomplishments that require great team work.

Over the last several years Cucina Della Cucina has been able to grow by providing homemade style pastas to medium to high end establishments across the country. At this time we are out of Production and Storage Space. It is our goal to stay in the City of San Fernando.

With the approval of the Conditional Use Permit, Cucina Della Cucina will be able to own our building and add an extension to our current facility that will enable us to stay here. Without it, we will be forced to find another location.

The new addition allows us:

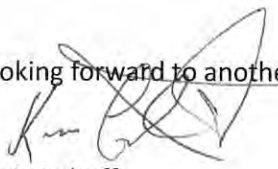
- To Stay and grow in the City of San Fernando.
- Grow the business more and have more employees to patronize the city's establishments.
- Give us space to grow and work more efficiently.
  - Build a larger freezer, which will enable us to store more products and increase the quantities of product produced, saving money and allowing us to be more efficient and to let our sales staff to increase distributors, growing sales.
  - Currently our existing freezer is full and the fork lift cannot move in the aisles. Adding more Refrigerated space will allow us to save many man hours of both staging and slotting products for distribution, as well as having a freezer dedicated to staging.



- SQF Certification
  - In order to become SQF compliant, all products need to be under one roof. Currently we have to put product on a pallet, bring it outside and then into a freezer. Enlarging our building would let us be all under one roof and comply with new regulations, or moving into a new bigger building.
  - It would also help us on our floor layout to be approved for SQF Certification which is what our current customers are asking for.
  - Create a bigger line of products that will be sold through our existing distribution network, including new genres.
- Enlarge our production room
  - Currently there is not enough room for all machines to be laid out on the production floor. With more space we would be able to employ and sell more product.

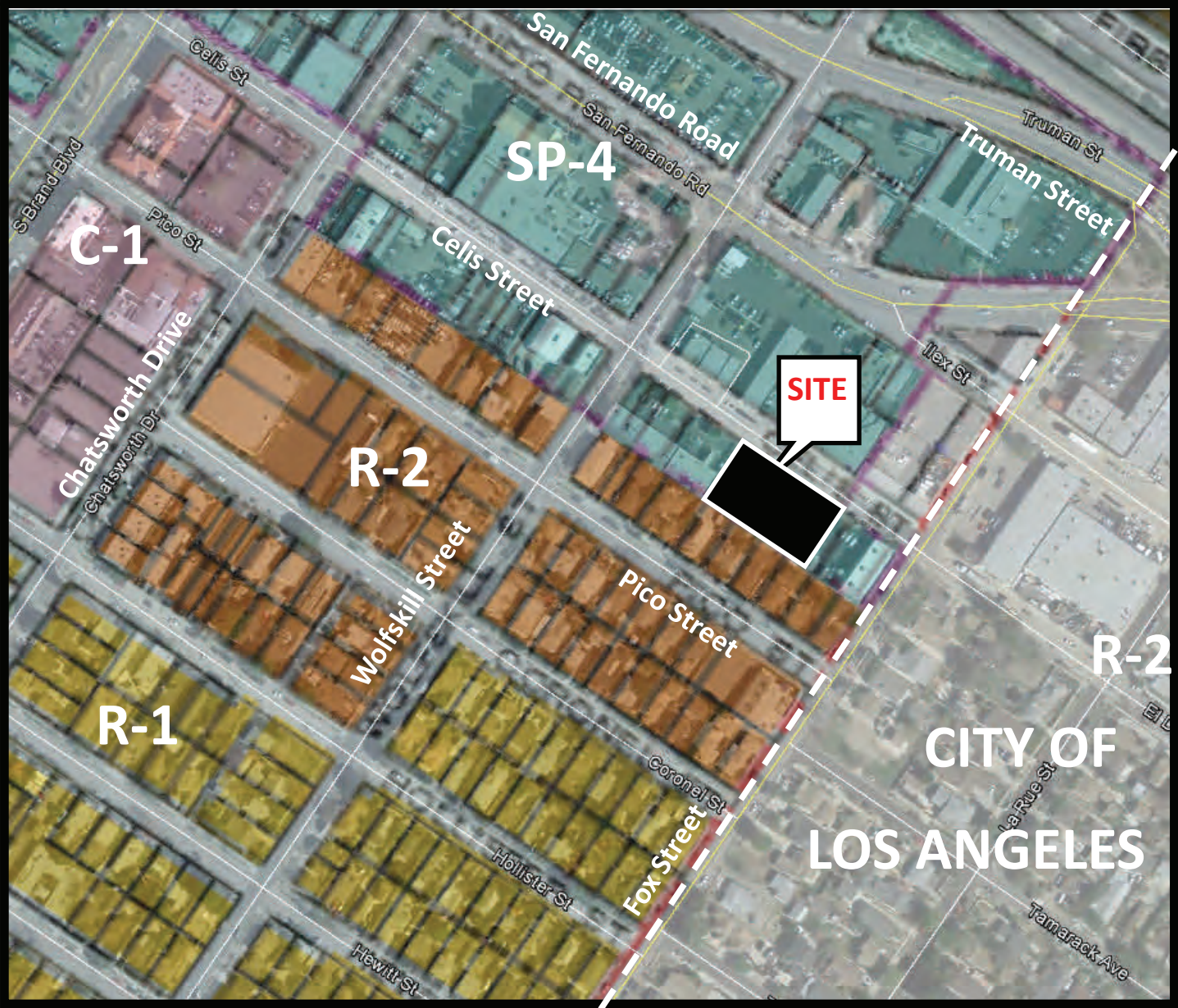
In summary the Conditional Use Permit will allow Cucina Della Cucina to stay and grow in the City of San Fernando. Our goal is to build another gorgeous building in the City of San Fernando and maintain it like we have the buildings that we have rented for close to two decades.

Looking forward to another 20 years in the City of San Fernando,



Kevin Luboff  
Cucina Della Cucina











View of 614 Celis Street looking south from Celis Street



View of 620 Celis Street looking east from Celis Street



## Subject Site Photos

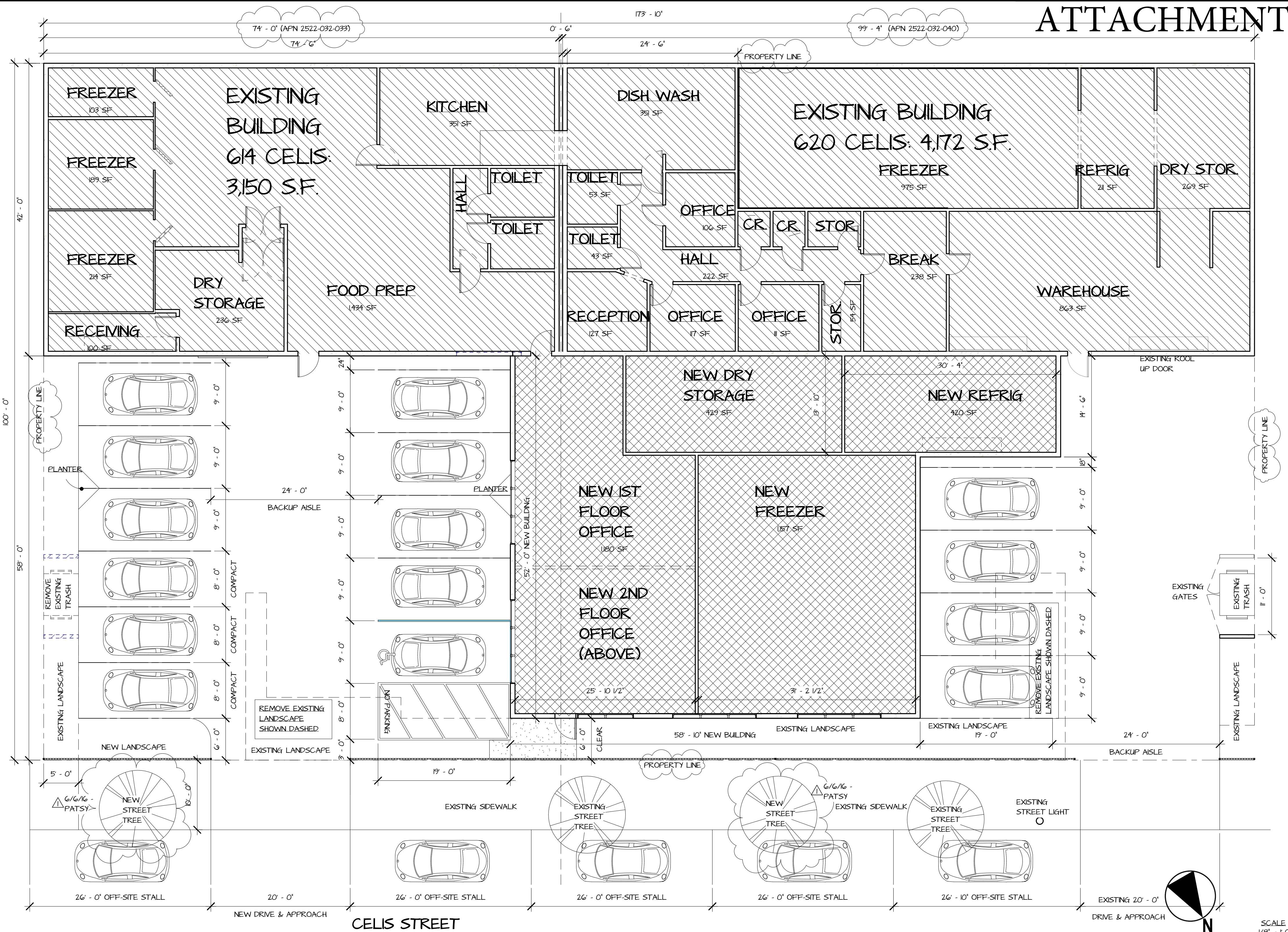
CASE NO: CUP 2016-005

ADDRESS: 614 & 620 Celis Street

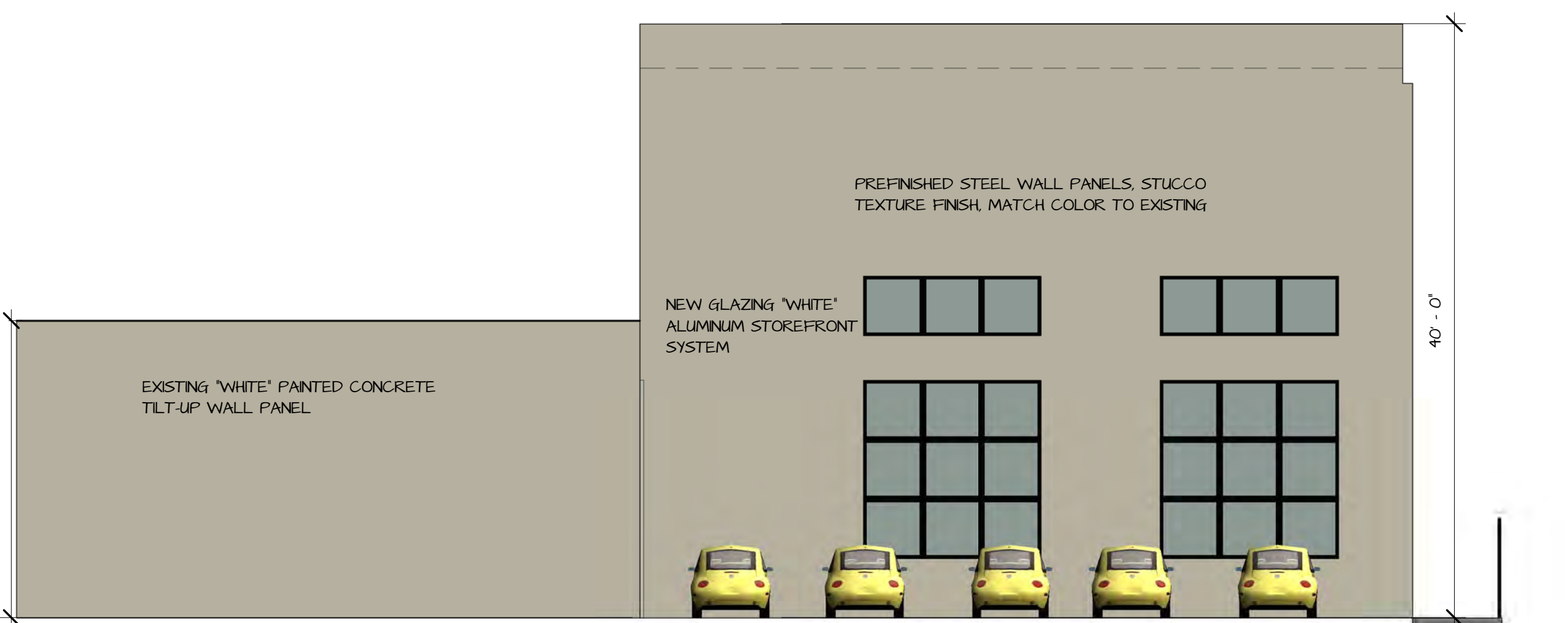




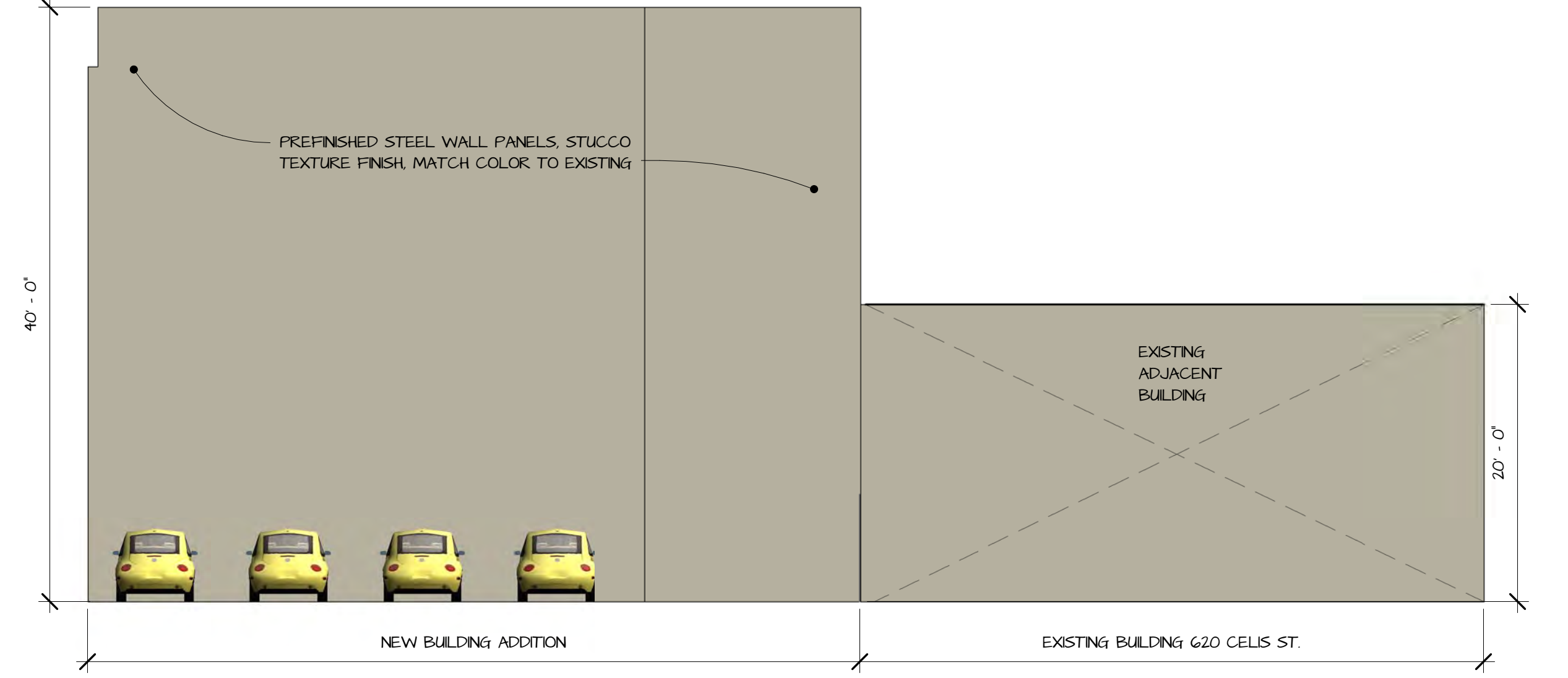
3,723 SF



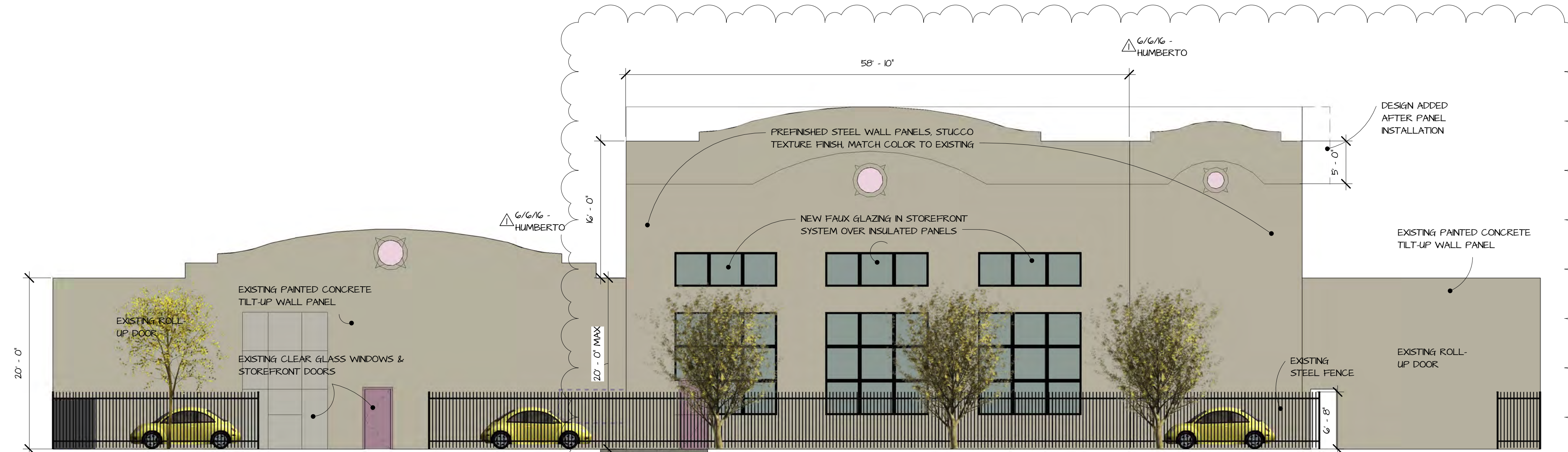
## PROPOSED SITE PLAN



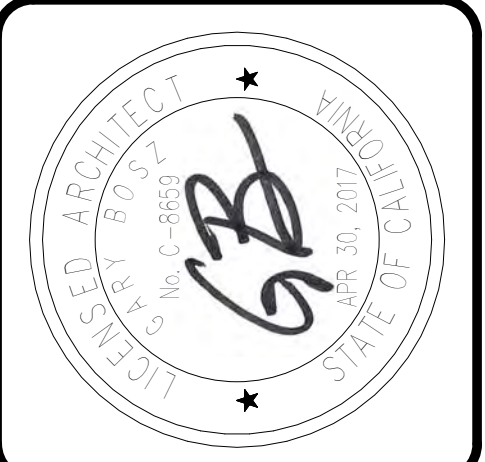
SOUTHEAST ELEVATION



NORTHWEST ELEVATION



NORTHEAST ELEVATION



DATE	12-9-15
SCALE	1/8" = 1'-0"
JOB #	15-021
A-1.0	
SHEET	OF SHEETS