



PLANNING AND PRESERVATION COMMISSION

REGULAR MEETING NOTICE AND AGENDA

SEPTEMBER 5, 2018 – 6:30 P.M.

COUNCIL CHAMBERS
117 MACNEIL STREET
SAN FERNANDO, CA 91340

CALL TO ORDER

OATH OF OFFICE

Administration of Oath of Office for Ivan Gonzalez

ROLL CALL

Chairperson Alvin Durham, Jr.
Commissioner Ivan Gonzalez
Commissioner Yvonne G. Mejia
Commissioner Aida Montes
Commissioner Jennifer Perez-Helliwell

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

September 5, 2018

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.

- **Approval of the Planning and Preservation Commission Special Meeting minutes of July 24, 2018**

NEW BUSINESS

- 1) **SUBJECT: Conditional Use Permit 2018-004 (CUP 2018-004)**

PLANNING AND PRESERVATION COMMISSION

Regular Meeting Notice and Agenda –September 5, 2018

APPLICANT:

**Emmanuel Rios, Flor De Lima Farms
1431 Truman Street, San Fernando, CA 91340**

PROPOSAL:

The proposed project is a request for review and approval of a Conditional Use Permit to allow for the operation of a full service sit-down restaurant along with the implementation of an outdoor seating area of approximately 300 square feet within the Workplace Flex District of the San Fernando Corridors Specific Plan (SP-5). The project site is currently improved with a 14,600 square foot multi-tenant commercial building and is located on the northern portion of Truman Street between Lazard Street and Workman Street.

RECOMMENDATION:

Staff recommends that the Planning and Preservation Commission approve Conditional Use Permit 2018-004, allowing for the operation of a full service sit-down restaurant along with the implementation of an outdoor seating area of approximately 300 square feet at 1431 Truman Street pursuant to Planning and Preservation Commission Resolution 2018-007 and the Conditions of Approval attached as Exhibit “A” to the resolution.

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 calendar days following the final action.

STAFF COMMUNICATIONS

COMMISSIONER COMMENTS

ADJOURNMENT

October 2, 2018 - Next Regular Scheduled Meeting

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

Signed and Posted:

Agendas and complete Agenda Packets (including staff reports and exhibits related to each item) are posted on the City's Internet Web site (www.sfcity.org). These are also available for public reviewing prior to a meeting at the Community Development Department Public Counter. Any public writings distributed by the Planning and Preservation Commission to at least a majority of the Commissioners regarding any item on this regular meeting agenda will also be made available at the Community Development Department Public Counter located at 117 Macneil Street, San Fernando, CA, 91340 during normal business hours. In addition, the City may also post such documents on the City's Web Site at www.sfcity.org. In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification/accommodation to attend or participate in this meeting, including auxiliary aids or services please call the Community Development Department at (818) 898-1227 at least 48 hours prior to the meeting.



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

**DRAFT MINUTES OF THE
JULY 24, 2018 SPECIAL 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: <http://ci.san-fernando.ca.us/commissions-boards/#1477946968325-c2faf7a0-5a49>

CALL TO ORDER

The meeting was called to order at 6:44 p.m. by Alvin Durham

ROLL CALL

The following persons were recorded as present:

PRESENT:

Vice-chair Alvin Durham, Commissioners Yvonne Mejia and Aida Montes

ABSENT:

Commissioner Jennifer Perez-Helliwell

ALSO PRESENT

Director of Community Development Timothy Hou, Associate Planner Gerardo “Jerry” Marquez, City Attorney Martin de los Angeles, and Community Development Secretary Michelle De Santiago

Pledge of Allegiance led by Vice-chair A. Durham

Moment of Silence in honor of Chairperson Theale Haupt

PUBLIC STATEMENT

Rodolfo Salinas – 1035 N. Macneil Street, San Fernando, CA – Mr. Salinas indicated that for the past 6 – 8 months his residential street has experienced parking issues. He indicated that the No Parking sign on Macneil has faded and that the tenants from the neighboring apartment building along with the multiple tenants at 927 Seventh Street have made it difficult to get in or out of his property.

PLANNING AND PRESERVATION COMMISSION

Special Meeting Minutes –July 24, 2018

Page 2 of 6

Michelle Gayarro - 1055 N. Brand Blvd., San Fernando, CA – Mr. Gayarro indicated that she recently was visited by a woman requesting her signature opposing the project of the half way home on Seventh Street. She asked that the City consider an LA Fitness at the vacant location of the former Sam's Club site on Foothill.

Marlene Garcia – 1041 Kewen Street, San Fernando, CA – Ms. Garcia stated the she has been back in San Fernando for two years now and that she is very pleased with all of the improvement taking place in the city.

APPROVAL OF AGENDA

Commissioner Y. Mejia moved to approve the agenda of July 24, Special Meeting. Seconded by A. Montes the motion carried with the following vote:

AYES:	Y. Mejia, A. Montes, and A. Durham
NOES:	None
ABSENT:	J. Perez-Helliwell
ABSTAIN:	None

CONSENT CALENDAR

Y. Mejia moved to approve the Minutes of the Planning and Preservation Commission Meeting of June 5, 2018. Seconded by A. Montes, the motion carried the following the vote:

AYES:	Y. Mejia, A. Montes, and A. Durham
NOES:	None
ABSENT:	J. Perez-Helliwell
ABSTAIN:	None

UNFINISHED BUSINESS

None

PUBLIC HEARING 1.

Large Family Day Care Home 2018-001 (LFDCH 2018-001) – Norma E. Ramirez – 2051 Eighth Street, San Fernando, CA 91340 – A request to operate a large Family Day Care Home at 2051 Eighth Street. The licensed operator of an approved large family day care home is permitted to provide supervision for up to a maximum of fourteen (14) children, pursuant to the provision of Division 10 Article VI of Chapter 106 (Zoning) of the San Fernando City Code.

STAFF PRESENTATION

Jerry Marquez gave the staff presentation recommending that the Planning and Preservation Commission approve the request to operate a large family day care home within the R-1 (Single-

PLANNING AND PRESERVATION COMMISSION

Special Meeting Minutes –July 24, 2018

Page 3 of 6

Family Residential) Zone, pursuant to Planning and Preservation Commission Resolution 2015-005, including the conditions of approval noted therein as Exhibit “A” to the resolution.

PUBLIC COMMENT

Ana Miranda – 2043 Eighth Street, San Fernando, CA - Ms. Miranda (*spoke in Spanish and her comments were translated by Michelle De Santiago*) stated that there are already parking difficulties in the neighborhood, she feels that the parents of 14 children will add to the already existing parking issues and this amount of children in one home will create a lot of noise for the neighborhood.

Y. Mejia indicated that this project will not exacerbate the already existing parking issues since it will be a drop off and pick up situation short term parking in which a parent can be dropping off or picking up one or more children at a time. She doesn't want to discourage the operation of a business, the parking issue is something that is being experienced citywide. She asked what type of outdoor activities and what are the proposed hours of operation.

T. Hou explained that there are restrictions for any outdoor activities.

J. Marquez indicated that the condition of approval #3 specifically relates to outdoor activities and that no outdoor activity shall commence prior to 8:00 a.m.

Norma Ramirez – 2051 Eighth Street, San Fernando, CA – Ms. Ramirez spoke in Spanish so that the audience members could understand as well. Ms. Ramirez stated that she will follow a routine based on the needs of the community or the children attending day care. Breakfast will be served at approximately 8:30 and then there will be structured teaching (arts, and or language) lunch will be serve at 11:30 p.m. then outdoor play followed by nap time. She indicated that her experience gained working as a teacher at the day care facility at Los Angeles Mission College. She will teach the children to be aware of their surroundings and the level of noise being generated.

COMMISSION DISCUSSION

A. Montes asked if the applicant has any intention of improving the front yard area.

J. Marquez stated that the applicant expressed the desire to improve the front yard landscape area.

Y. Mejia explained that the Commission is always concern with the safety of the children when it comes to the pick up and drop off of children.

J. Marquez indicated that the driveway will be maintained vacant so that parents can use that to stage drop off and pick ups.

Y. Mejia asked Ms. Ramirez about the required support staff.

PLANNING AND PRESERVATION COMMISSION

Special Meeting Minutes –July 24, 2018

Page 4 of 6

Ms. Ramirez indicated that the number of children enrolled at her facility will dictate the number of needed support staff.

A. Durham stated that staff or the Commission can address the noise if and when it becomes an issue.

Subsequent to discussion Commissioner Y. Mejia moved to approve Large Family Day Care Home 2018-001 to allow for the operation of a large family day care home at 2051 Eighth Street a Single Family Residential property located in the R-1 zone, pursuant to Planning and Preservation Commission Resolution 2018-005, and the conditions of approval attached as Exhibit “A” to the resolution. Seconded by Commissioner A. Montes, the motion carried with the following vote:

AYES:	Y. Mejia, A. Montes, and A. Durham
NOES:	None
ABSENT:	J. Perez-Helliwell
ABSTAIN:	None

PUBLIC HEARING 2.

Tentative Parcel Map 2017-001 (TPM 2017-001) – Jose J. Martinez – 8241 Kinsey Street, Northridge, CA 91325 – The proposed project is a request for the approval of a tentative parcel map to subdivide a 15,800 square foot property into three lots as follow: Parcel 1 will consist of approximately 3,879 square feet and Parcel 2 will consist of approximately 4,909 square feet and Parcel 3 will consist of approximately 4,910 square feet, each. The project site is currently improved with a single-family residence that will be demolished to accommodate the proposed new development. The project site consists of a 79 foot by 200 foot lot and is located at the corner of Seventh Street and Macneil Street within the Single Family Residential (R-1) Zone.

STAFF PRESENTATION

Jerry Marquez gave the staff presentation recommending that the Planning and Preservation Commission approve Resolution 2018-006 approving Tentative Parcel Map 2017-001 which allows for the subdivision of 79 foot by 200 foot lot into three lots.

COMMISSION COMMENTS

A. Montes stated that the applicant is proposing individual lots with individual homes that will be sold for fair market value. She indicated that she understands the audiences’ concerns, but if the code allows for the subdivision we can’t deny the proposal.

T. Hou explained that the proposal is for the subdivision only and that any future development would have to be in conformance to the R-1 zone.

Y. Mejia stated that the parking would be required on-site.

PLANNING AND PRESERVATION COMMISSION

Special Meeting Minutes –July 24, 2018

Page 5 of 6

A. Durham stated that if the applicant complies with all of the setback requirements the homes will be small but doable. He stated that the applicant meets the requirements then the commission cannot deny the proposal.

PUBLIC STATEMENTS

Rodolfo Salinas – 1035 N. Macneil Street, San Fernando, CA - Mr. Salinas stated that he has lived in the neighborhood since 1984 and that he opposes the project, he feel that the applicant should be held to the City guidelines regarding minimum lot size required for single family residential properties. He stated that he feels the proposal is being presented as if it is an approved project.

Melvin Torre – 933 N. Brand Blvd., San Fernando, CA - Mr. Torre stated that he lives ½ block away from the proposed project and that he is in attendance because he was under the impression that the applicant was proposing an apartment building. He stated that he supports growth in the community but not by creating smaller lots, he feels that this proposal will add to the already existing parking issues in the neighborhood.

Jose J. Martinez (applicant) – Mr. Martinez explained that the intent is to build approximately 2000 square feet single family residential properties on each lot with driveway entrances from the alleyway and to dedicated land along Macneil Street. He stated that he is not looking for any exception from the code.

Subsequent to discussion Commissioner Y. Mejia moved to approved Tentative Parcel Map 2017- allowing for the subdivision of a 79 foot by 200 foot lot into three lots at 927 Seventh Street, pursuant to Planning and Preservation Commission Resolution 2018-006, subject to the conditions of approval attached as Exhibit A” to the resolution. Seconded by Commissioner A. Montes, the motion carried with the following vote:

AYES:	Y. Mejia, A. Montes, and A. Durham
NOES:	None
ABSENT:	J. Perez-Helliwell
ABSTAIN:	None

Hours of Operation for Alcohol Serving Sit-Down Restaurant Establishments Within the San Fernando Corridors Specific Plan (SP-5) Zone.

STAFF PRESENTATION

Jerry Marquez provided the commission with an update on the existing conditional use permit approvals for sit-down restaurants in the SP-5 zone with regards to the recent modification of the hours of sales and consumption of alcoholic beverages.

PLANNING AND PRESERVATION COMMISSION

Special Meeting Minutes –July 24, 2018

Page 6 of 6

COMMISSION DISCUSSION

A. Durham thanked staff for the list provided of the existing licenses in the city.

Vice-chair A. Durham moved to receive and file the Hours of Operation for the Alcohol Serving Sit-Down Restaurant Establishments in the San Fernando Corridor Specific Plan (SP-5).

ADJOURNMENT

Commissioner Y. Mejia moved to adjourn to **Wednesday, September 5, 2018** Second by Commissioner A. Montes, the motion carried with the following vote:

AYES:	Y. Mejia, A. Montes, and A. Durham
NOES:	None
ABSENT:	J. Perez-Helliwell
ABSTAIN:	None

8:05 P.M.

Planning Commission Secretary
Timothy Hou



MEETING DATE: September 5, 2018

COMMISSION CONSIDERATION:

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

a. To Approve:

“I move to approve Conditional Use Permit 2018-004, allowing for the operation of a full service sit-down restaurant along with the implementation of an outdoor seating area of approximately 300 square feet at 1431 Truman Street, pursuant to Planning and Preservation Commission Resolution 2018-007, and the conditions of approval attached as Exhibit “A” to the resolution”...(Roll Call Vote)

b. To Deny:

“I move to deny Conditional Use Permit 2018-004, based on the following...” (Roll Call Vote)

c. To Continue:

“I move to continue Conditional Use Permit 2018-004, to the following date...” (Roll Call Vote)

Moved:_____

Seconded:_____

Roll Call:_____

ITEM 1:
Conditional Use Permit 2018-004
(CUP 2018-004)



AGENDA REPORT

To: Planning and Preservation Commission Chairperson Durham and Commissioners

From: Timothy T. Hou, AICP, Director of Community Development
By: Gerardo Marquez, Associate Planner

Date: September 5, 2018

Subject: **Conditional Use Permit 2018-004 (CUP 2018-004)**
1431 Truman Street, San Fernando, CA 91340
(Los Angeles County Assessor's Parcel No: 2521-001-005)

Proposal: The proposed project is a request for review and approval of a Conditional Use Permit (CUP) 2018-004 to allow for the operation of a full service sit-down restaurant along with the implementation of an outdoor seating area of approximately 300 square feet within the Workplace Flex District of the San Fernando Corridors Specific Plan (SP-5). The project site is currently improved with a 14,600 square foot multi-tenant commercial building and is located on the northern portion of Truman Street

APPLICANT: Emmanuel Rios, Flor De Lima Farms
1431 Truman Street #1, San Fernando, CA 91340

RECOMMENDATION:

Staff recommends that the Planning and Preservation Commission (the "Commission") approve Conditional Use Permit 2018-004, allowing for the operation of a full service sit-down restaurant along with the implementation of an outdoor seating area of approximately 300 square feet at 1431 Truman Street pursuant to Planning and Preservation Commission Resolution 2018-007 and the Conditions of Approval attached as Exhibit "A" to the resolution (Attachment "A").

PROJECT OVERVIEW:

On July 11, 2018, Emmanuel Rios (the "Applicant"), submitted a CUP application to allow for the operation of a full service sit-down restaurant along with the implementation of an outdoor seating area of approximately 300 square feet at 1431 Truman Street (Attachment "B"). The requested CUP would allow for an established restaurant to operate with the proper land entitlement as well as establish outdoor seating with the appropriate land entitlement.

The project site is a 50,400 square foot lot that provides a 14,600 square foot multi-tenant commercial building. Currently the property provides 60 parking stalls for the entire site which is comprised of 14 units measuring approximately 1,000 square feet each (Attachment "C"). Parking for this site will not be altered due to the proposed use or modification to the building. The tenant space

(Unit #1) provides approximately 2,447 square feet. The restaurant occupies approximately 280 sq. ft. while kitchen and juice preparation occupies the other 2,167 square feet. The new 300 sq. ft. outdoor dining area will be located along the southern portion of the lot along Truman Street and will not encroach into the public right-of-way.

The proposed outdoor dining area will be a 20 x 14, 280 square foot deck made with a combination of redwood, recycled plastic/wood decking, and wire metal mesh. The dining area will be covered by a shade fabric awning that overhangs one foot past the 14 foot length of the deck. As a result, the planning department included the overhand in the calculation of the outdoor seating area. The design of the deck and the awning preserves the two California Sycamore trees located in the front landscaping (Attachment "D"). The proposed project will provide updated landscaping while preserving existing mature trees currently on-site. Landscaping improvements will provide native, drought tolerant landscape and will replace existing spray irrigation with a stream bubbler system. The proposed addition and landscaping modifications will complement the façade of the building.

Based on the review of the requested CUP, it is City Planning Staff's assessment that the applicant's request would qualify for the Commission's consideration of a CUP to allow for approval of Conditional Use Permit (CUP 2018-004) in order to allow for the operation of a full service sit-down restaurant along with the implementation of an outdoor seating area of approximately 300 square feet within the Workplace Flex District of the San Fernando Corridors Specific Plan (SP-5).

BACKGROUND:

1. General Plan Land Use and Zoning Designation: The Project Site at 1431 Truman Street is located within the Workplace Flex District of the San Fernando Corridors Specific Plan (SP-5) Zone and maintains a San Fernando Corridors Specific Plan (SP-5) land use designation in the General Plan Land Use Element.
2. Site Location and Description: The Project Site is an approximately 1.16 acre lot (Los Angeles County Assessor Parcel No.: 2521-001-005) along the 1400 block of Truman Street between Lazard and Workman Street. The Project Site abuts similarly zoned property within the SP-5 Workplace Flex District to the north, south, east, and west. Parking for the Project Site is provided by 53 off-street parking spaces and 7 on-street parking spaces for a total of 60 parking spaces. Parking for the subject site is accessible off of Truman Street only.
3. Environmental Review: This project has been reviewed by the City for compliance with the California Environmental Quality Act (CEQA). Pursuant to the California Environmental Quality Act (CEQA) of 1970, the project is exempt pursuant to Class 1 Section 15301 (Operation, repair, maintenance, or minor alteration of existing structures or facilities not expanding existing uses and Class 3 Section 15303 (New construction of limited small new facilities) of CEQA. Members of the public are invited to submit written comments regarding said report by or before the close of the public hearing.

4. Legal Notification: On August 23, 2018, a public hearing notice was published in the print and online versions of the legal advertisement section of the *San Fernando Valley Sun* (Attachment “E”). On August 24, 2018, a public hearing notice was posted at the Project Site, and the two City Hall bulletins. In addition, on August 23, 2018 notices of the public hearing for this CUP request were mailed to all property owners of record within 500 feet of the Project Site.

ANALYSIS:

1. General Plan Consistency. The requested CUP to allow for the for the operation of a full service sit-down restaurant along with the implementation of an outdoor seating area of approximately 300 square feet is consistent with the following goals and objectives of the San Fernando General Plan Land Use Element:

Objective:

- To attract new commercial activities.

Goals:

- To promoting economic viability of commercial areas.
- To maintaining an identity that is distinct from surrounding communities.

(San Fernando General Plan Land Use Element, Pg. IV-6)

The requested CUP would allow for site improvements that would upgrade the aesthetic character of the commercial building located along a major corridor within the city such as Truman Street.

The existing restaurant, Flor De Lima, is an established business based out of the City of San Fernando that serves the general San Fernando Valley region as well as the residents of San Fernando. The restaurant and proposed outdoor seating achieves the City General Plan Land Use Element’s goals by promoting economic viability of commercial areas and attracting new commercial activities into the City’s San Fernando Corridors Specific Plan (SP-5) Zone. Additionally, the planned development of the proposed commercial building and site improvement will facilitate new investment within the downtown area resulting in the redevelopment of a dated high-visibility/high-traffic arterial, while still encouraging additional investment within the surrounding commercial corridors.

2. Zoning Consistency. Pursuant to Table 4.1-Land Use and Permit Requirements of the SP-5 Corridors Specific Plan (Attachment “F”), the operation of a restaurant is a conditionally permitted use within the Workplace Flex District. In addition, the implementation of an outdoor dining use within the Workplace Flex District is also a conditionally permitted use.

Location of the Project Site within the City’s SP-5 Zone provides the ability for an applicant to request, and the Commission to consider, approval of a CUP to allow for the operation of a full service sit-down restaurant along with the implementation of an outdoor seating area. Therefore,

it is staff's assessment that the requested CUP, subject to the recommended conditions of approval, is consistent with the City of San Fernando Zoning Ordinance.

3. Conditional Use Permit Findings. A 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 or negative environmental impacts. CUPs are important to land use planning because it allows the Commission review the potential impacts associated with the discretionary review and approval of the proposed development.

A CUP is subject to discretionary review, which is a process that permits the Commission to review individual cases for proposed uses of the land and either 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 or environmental impacts that might be associated with the project.

This project will be making improvements that will require specific conditions to be met. Such conditions are specific landscaping requirements, coordinating with various City of San Fernando departments, and proper permitting processing during the time of construction. Final inspection and approval is contingent upon inspection from the various departments.

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 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 10 findings for approval of the CUP amendment 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 Table 4.1-Land Use and Permit Requirements of the SP-5 Corridors Specific Plan, the operation of a restaurant is a conditionally permitted use within the Workplace Flex Sub-District. In addition, the implementation of an outdoor dining use within the Workplace Flex Sub-District is also a conditionally permitted use.

The location of the Project Site within the City's SP-5 Zone provides the ability for an applicant to request and for the Commission to consider approval of a CUP to allow for the operation of a full service sit-down restaurant along with the implementation of an outdoor seating area thus, it is staff's assessment that this finding can be made.

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

The proposed operation of a full service sit-down restaurant along with the implementation of an outdoor seating area will not impair the integrity and character of the zone which it is to be located. The restaurant is an established use as well as a food manufacturing facility. The outdoor seating area will be an ancillary use to the established business which will follow the City of San Fernando General Plan Objective to "attract new commercial activities".

The proposed project will maintain and improve the integrity and character of the zone by providing updated landscaping while preserving existing mature trees currently on-site. The proposed outdoor dining area will be designed in conformance with design standards for the Workplace Flex District. The project will meet all of the minimum development standards for the Workplace Flex District of the SP-5 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 a 50,400 square foot lot that provides a 14,600 square foot multi-tenant commercial building. Currently the property provides 60 parking stalls for the entire site which is comprised of 14 units measuring approximately 1,000 square feet each. Parking for this site will not be altered due to the proposed use or modification to the building. The tenant space provides approximately 2,447 sq. ft., the restaurant occupies approximately 280 sq. ft., while the kitchen and juice preparation areas occupy the other 2,167 square feet. The new 300 sq. ft. outdoor dining area will be located along the southern portion of the lot along Truman Street and will not encroach into the public right of way.

The proposed physical improvements to the Project Site and the proposed commercial building would upgrade the aesthetic character of the site which is located on a major corridor within the downtown adjacent area SP-5 Corridors Specific Plan. It is anticipated that these new physical improvements to the Project Site will encourage additional investment in the Workplace Flex District and neighboring corridors. Any necessary utility upgrades that may be required in order to support the new use would be addressed as part of the development of the Project Site, which are subject to review and approval by the City. 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 use of the Project Site as a restaurant, with the implementation of an outdoor dining area is compatible with the type of commercial land uses that presently exist at the Project Site at 1431 Truman Street. The proposed restaurant and outdoor dining use at the Project Site will be integrated architecturally and through site design into the larger existing commercial center. The proposed use would complement neighboring uses within the surrounding Workplace Flex District and the neighboring downtown area. The project site currently operates as a food manufacturing facility which is an allowed use within the Workplace Flex District within the SP-5 Zone.

Additionally, pursuant to Table 4.1-Land Use and Permit Requirements of the SP-5 Corridors Specific Plan, the operation of a restaurant is a conditionally permitted use within the Workplace Flex Sub-District. In addition, the implementation of an outdoor dining use within the Workplace Flex Sub-District is also a conditionally permitted use. Thus, it is staff's assessment that this finding can be made.

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

The City's San Fernando Corridors Specific Plan (SP-5) Zone and associated districts, is developed with a variety of commercial uses that help serve the needs of residents of the City and neighboring communities. As such, the proposed restaurant and outdoor seating area would be compatible with existing commercial land uses within the vicinity of the Project Site.

The requested CUP to provide for the operation of a restaurant, in conjunction with the implementation of an outdoor dining area, would also include food manufacturing use component that customarily provided by adjacent properties and is a principally permitted use within the Workplace Flex District within the SP-5 Zone. Thus, it is staff's assessment that this finding can be made.

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

The existing restaurant and proposed outdoor dining area will adequately be served by the City's water and sanitation systems and other needed public utilities that are currently in place for the existing commercial building. Infrastructure and utility upgrades will not need to be upgraded or altered due to the fact that the outdoor seating will not require and utility services. Any and all future improvements to said infrastructure and public utilities would be required to be developed in compliance with the requirements of the City's building codes,

including any requirements for off-site improvements and utility connections from the City's Public Works Department. 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 project site is a 50,400 square foot lot that provides a 14,600 square foot multi-tenant commercial building. Currently the property provides 60 parking stalls for the entire site which is comprised of 14 units measuring approximately 1,000 square feet each. Parking for this site will not be altered due to the proposed use or modification to the building. Pedestrian access will be enhanced through the development of enhanced landscaping features to the building off of Truman Street. Thus, it is staff's assessment that this finding can be made.

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

The proposed restaurant and outdoor dining area would allow for the physical improvement of the Project Site at 1431 Truman Street through the construction of a 300 sq. ft. outdoor seating area and various site improvements to the landscape areas. The proposed improvements to the Project Site would allow for an upgraded appearance of a prominent corridor. The requested CUP would allow for the operation of a full service sit-down restaurant along with an outdoor seating area in order to provide an ancillary service customary of similar restaurant establishments in neighboring communities. Furthermore, the establishment of the restaurant and outdoor dining area would provide residents of the City and patrons from the surrounding communities with safe access to an established restaurant. 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 Project Site is located within the City's San Fernando Corridors Specific Plan (SP-5) General Plan land use area. The San Fernando Corridors Specific Plan is a component of the City's General Plan. The proposed restaurant and outdoor dining area is consistent with the Specific Plan objective to transform the City's main corridors into attractive, livable, and economically vital districts. The requested CUP to allow for the restaurant use, in conjunction with outdoor dining would allow for physical improvements that upgrade the aesthetic character of the larger commercial shopping center located on a major commercial corridor along Truman Street.

This project is consistent with the following goals and objectives of the San Fernando General Plan Land Use Element:

Objective:

- To attract new commercial activities.

Goals:

- To promoting economic viability of commercial areas.
- To maintaining an identity that is distinct from surrounding communities.

(San Fernando General Plan Land Use Element, Pg. IV-6)

The requested CUP would allow for site improvements that would upgrade the aesthetic character of the commercial building located along a major corridor within the city such is Truman Street. Section 5.5(D) of the San Fernando Corridors Specific Plan calls out specific design guidelines for the Workplace Flex District. The section specifically states “Buildings should not have large, blank or monotonous surfaces”, this project successfully meets that criteria by providing a new facet to the building which provides a pedestrian friendly walking environment within a main corridor.

The restaurant and proposed outdoor seating achieves the City General Plan Land Use Element’s goals by promoting economic viability of commercial areas and attracting new commercial activities into the City’s San Fernando Corridors Specific Plan (SP-5) Zone. Additionally, the planned development of the proposed commercial building and site improvement will facilitate new investment within the downtown area resulting in the redevelopment of a dated high-visibility, high-traffic arterial, while still encouraging additional investment within the surrounding commercial corridors. Thus, it is staff’s assessment that this finding can be made.

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

The restaurant in conjunction with the conditionally permitted outdoor dining area would not be detrimental to the public interest, health, safety, convenience or welfare. The existing restaurant provides residents of the City and patrons from the surrounding community convenient access to a full service sit down restaurant, while providing an opportunity for a new investment in the Project Site and zoning district resulting from exterior improvements being built such as an outdoor eating area and improved landscaping.

The requested CUP would allow the new business the ability to provide a service that is customary of similar restaurant establishments located in neighboring communities. Furthermore, approval of the requested CUP with the recommended conditions of approval, would allow for the abatement of public nuisances associated with restaurants and outdoor dining areas, with potential CUP revocation if public nuisances are not corrected in order to ensure that the conditionally permitted use is not detrimental to the public interest, health, safety, convenience or welfare. Thus, it is staff’s assessment that this finding can be made.

CONCLUSION:

In light of the forgoing analysis, it is City Planning Staff's assessment that the Commission's approval of the CUP 2018-004 is warranted to allow for the operation of a full service sit-down restaurant along with the implementation of an outdoor seating area of approximately 300 square feet within the Workplace Flex District of the San Fernando Corridors Specific Plan (SP-5).

City Planning Staff recommends that the Planning and Preservation Commission approve Conditional Use Permit 2018-004 for the property located at 1431 Truman Street, pursuant to Planning and Preservation Commission Resolution 2018-007 and subject to the Conditions of Approval attached as Exhibit "A" to the Resolution (Attachment "A").

ATTACHMENTS:

- A. Planning and Preservation Commission Resolution 2018-007 and Exhibit "A": Conditions of Approval
- B. Conditional Use Permit Application – CUP 2018-004
- C. Set of Plans
- D. Building Renderings
- E. Notice of Public Hearing (Published) and Vicinity Map
- F. Table 4.1-Land Use and Permit Requirements of the SP-5 Corridors Specific Plan

RESOLUTION NO. 2018-007

A RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO APPROVING CONDITIONAL USE PERMIT (CUP) 2018-004 TO ALLOW FOR THE OPERATION OF A FULL SERVICE SIT-DOWN RESTAURANT ALONG WITH THE IMPLEMENTATION OF AN OUTDOOR SEATING AREA OF APPROXIMATELY 300 SQUARE FEET WITHIN THE WORKPLACE FLEX DISTRICT OF THE SAN FERNANDO CORRIDORS SPECIFIC PLAN (SP-5).

WHEREAS, an application has been filed by Emmanuel Rios (the "Applicant"), for a Conditional Use Permit (CUP) (Attachment "B") to allow for the operation of a full service sit-down restaurant along with the implementation of an outdoor seating area of approximately 300 square feet at 1431 Truman Street (the "Project"). The requested CUP would allow for an established restaurant to operate with the proper land entitlement as well as establish outdoor seating with the appropriate land entitlement. The Project Site is an approximately 1.16 acre lot (Los Angeles County Assessor Parcel No.: 2521-001-005) along the 1400 block of Truman Street between Lazard Street and Workman Street. The Project Site abuts similarly zoned property within the SP-5 Workplace Flex District to the north, south, east, and west;

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 5th day of September 2018;

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). Pursuant to the CEQA, the project is categorically exempt pursuant to Class 1 Section 15301 (Operation, repair, maintenance, or minor alteration of existing structures or facilities not expanding existing, uses and Class 3 Section 15303 (New construction of limited small new facilities).

SECTION 2: The Project is consistent with the objectives, policies, and general land uses and programs provided in the City's General Plan and the applicable development standards for the Workplace Flex District within the SP-5 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 2018-004 have been justified and upheld in the affirmative in concurrence with the recommended conditions of approval. The Planning and Preservation Commission (the "Commission") findings are as follows:

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

Pursuant to Table 4.1-Land Use and Permit Requirements of the SP-5 Corridors Specific Plan, the operation of a restaurant is a conditionally permitted use within the Workplace Flex Sub-District. In addition, the implementation of an outdoor dining use within the Workplace Flex Sub-District is also a conditionally permitted use.

The location of the Project Site within the City's SP-5 Zone provides the ability for an applicant to request and for the Commission to consider approval of a CUP to allow for the operation of a full service sit-down restaurant along with the implementation of an outdoor seating area thus, it is staff's assessment that this finding can be made.

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

The proposed operation of a full service sit-down restaurant along with the implementation of an outdoor seating area will not impair the integrity and character of the zone which it is to be located. The restaurant is an established use as well as a food manufacturing facility. The outdoor seating area will be an ancillary use to the established business which will follow the City of San Fernando General Plan Objective to "attract new commercial activities".

The proposed project will maintain and improve the integrity and character of the zone by providing updated landscaping while preserving existing mature trees currently on-site. The proposed outdoor dining area will be designed in conformance with design standards for the Workplace Flex District. The project will meet all of the minimum development standards for the Workplace Flex District of the SP-5 zone. Thus, it is staff'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 a 50,400 square foot lot that provides a 14,600 square foot multi-tenant commercial building. Currently the property provides 60 parking stalls for the entire site which is comprised of 14 units measuring approximately 1,000 square feet each. Parking for this site will not be altered due to the proposed use or modification to the building. The tenant space provides approximately 2,447 sq. ft., the restaurant occupies approximately 280 sq. ft., while the kitchen and juice preparation areas occupy the other 2,167 square feet. The new 300 sq. ft. outdoor dining area will be located along the southern portion of the lot along Truman Street and will not encroach into the public right of way.

The proposed physical improvements to the Project Site and the proposed commercial building would upgrade the aesthetic character of the site which is located on a major corridor within the downtown adjacent area SP-5 Corridors Specific Plan. It is anticipated that these new physical improvements to the Project Site will encourage additional

investment in the Workplace Flex District and neighboring corridors. Any necessary utility upgrades that may be required in order to support the new use would be addressed as part of the development of the Project Site, which are subject to review and approval by the City. Thus, it is staff's assessment that this finding can be made.

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

The proposed use of the Project Site as a restaurant, with the implementation of an outdoor dining area is compatible with the type of commercial land uses that presently exist at the Project Site at 1431 Truman Street. The proposed restaurant and outdoor dining use at the Project Site will be integrated architecturally and through site design into the larger existing commercial center. The proposed use would complement neighboring uses within the surrounding Workplace Flex District and the neighboring downtown area. The project site currently operates as a food manufacturing facility which is an allowed use within the Workplace Flex District within the SP-5 Zone.

Additionally, pursuant to Table 4.1-Land Use and Permit Requirements of the SP-5 Corridors Specific Plan, the operation of a restaurant is a conditionally permitted use within the Workplace Flex Sub-District. In addition, the implementation of an outdoor dining use within the Workplace Flex Sub-District is also a conditionally permitted use. Thus, it is staff's assessment that this finding can be made.

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

The City's San Fernando Corridors Specific Plan (SP-5) Zone and associated districts, is developed with a variety of commercial uses that help serve the needs of residents of the City and neighboring communities. As such, the proposed restaurant and outdoor seating area would be compatible with existing commercial land uses within the vicinity of the Project Site.

The requested CUP to provide for the operation of a restaurant, in conjunction with the implementation of an outdoor dining area, would also include food manufacturing use component that customarily provided by adjacent properties and is a principally permitted use within the Workplace Flex District within the SP-5 Zone. Thus, it is staff's assessment that this finding can be made.

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

The existing restaurant and proposed outdoor dining area will adequately be served by the City's water and sanitation systems and other needed public utilities that are currently in place for the existing commercial building. Infrastructure and utility upgrades will not need

to be upgraded or altered due to the fact that the outdoor seating will not require and utility services. Any and all future improvements to said infrastructure and public utilities would be required to be developed in compliance with the requirements of the City's building codes, including any requirements for off-site improvements and utility connections from the City's Public Works Department. Thus, it is staff's assessment that this finding can be made.

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

The project site is a 50,400 square foot lot that provides a 14,600 square foot multi-tenant commercial building. Currently the property provides 60 parking stalls for the entire site which is comprised of 14 units measuring approximately 1,000 square feet each. Parking for this site will not be altered due to the proposed use or modification to the building. Pedestrian access will be enhanced through the development of enhanced landscaping features to the building off of Truman Street. Thus, it is staff's assessment that this finding can be made.

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

The proposed restaurant and outdoor dining area would allow for the physical improvement of the Project Site at 1431 Truman Street through the construction of a 300 sq. ft. outdoor seating area and various site improvements to the landscape areas. The proposed improvements to the Project Site would allow for an upgraded appearance of a prominent corridor. The requested CUP would allow for the operation of a full service sit-down restaurant along with an outdoor seating area in order to provide an ancillary service customary of similar restaurant establishments in neighboring communities. Furthermore, the establishment of the restaurant and outdoor dining area would provide residents of the City and patrons from the surrounding communities with safe access to an established restaurant. Thus, it is staff'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 Project Site is located within the City's San Fernando Corridors Specific Plan (SP-5) General Plan land use area. The San Fernando Corridors Specific Plan is a component of the City's General Plan. The proposed restaurant and outdoor dining area is consistent with the Specific Plan objective to transform the City's main corridors into attractive, livable, and economically vital districts. The requested CUP to allow for the restaurant use, in conjunction with outdoor dining would allow for physical improvements that upgrade the aesthetic character of the larger commercial shopping center located on a major commercial corridor along Truman Street.

This project is consistent with the following goals and objectives of the San Fernando General Plan Land Use Element:

Objective:

- To attract new commercial activities.

Goals:

- To promoting economic viability of commercial areas.
- To maintaining an identity that is distinct from surrounding communities.

(San Fernando General Plan Land Use Element, Pg. IV-6)

The requested CUP would allow for site improvements that would upgrade the aesthetic character of the commercial building located along a major corridor within the city such is Truman Street. Section 5.5(D) of the San Fernando Corridors Specific Plan calls out specific design guidelines for the Workplace Flex District. The section specifically states “Buildings should not have large, blank or monotonous surfaces”, this project successfully meets that criteria by providing a new facet to the building which provides a pedestrian friendly walking environment within a main corridor.

The restaurant and proposed outdoor seating achieves the City General Plan Land Use Element’s goals by promoting economic viability of commercial areas and attracting new commercial activities into the City’s San Fernando Corridors Specific Plan (SP-5) Zone. Additionally, the planned development of the proposed commercial building and site improvement will facilitate new investment within the downtown area resulting in the redevelopment of a dated high-visibility, high-traffic arterial, while still encouraging additional investment within the surrounding commercial corridors. Thus, it is staff’s assessment that this finding can be made.

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

The restaurant in conjunction with the conditionally permitted outdoor dining area would not be detrimental to the public interest, health, safety, convenience or welfare. The existing restaurant provides residents of the City and patrons from the surrounding community convenient access to a full service sit down restaurant, while providing an opportunity for a new investment in the Project Site and zoning district resulting from exterior improvements being built such as an outdoor eating area and improved landscaping.

The requested CUP would allow the new business the ability to provide a service that is customary of similar restaurant establishments located in neighboring communities. Furthermore, approval of the requested CUP with the recommended conditions of approval, would allow for the abatement of public nuisances associated with restaurants

and outdoor dining areas, with potential CUP revocation if public nuisances are not corrected in order to ensure that the conditionally permitted use is not detrimental to the public interest, health, safety, convenience or welfare. Thus, it is staff's assessment that this finding can be made.

BE IT FURTHER RESOLVED that based upon the foregoing, the Planning and Preservation Commission hereby approves Conditional Use Permit 2018-004, subject to the Conditions of Approval attached as Exhibit "A".

PASSED, APPROVED AND ADOPTED this 5th day of September 2018.

_____,
CHAIRPERSON ALVIN DURHAM

ATTEST:

TIMOTHY T. HOU, AICP, SECRETARY TO THE PLANNING
AND PRESERVATION COMMISSION

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

I, TIMOTHY T. HOU, 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 Vice Chair of said City at a meeting held on the 5th day of September 2018; and that the same was passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

TIMOTHY T. HOU, AICP, SECRETARY TO THE
PLANNING AND PRESERVATION COMMISSION

EXHIBIT “A”
CONDITIONS OF APPROVAL

PROJECT NO. : **Conditional Use Permit 2018-004**

PROJECT ADDRESS : 1431 Truman Street, San Fernando, CA 91340
(Los Angeles County Assessor’s Parcel No’s.: 2521-001-005)

PROJECT DESCRIPTION : The proposed project is a request for review and approval of a Conditional Use Permit (CUP) 2018-004 to allow for the operation of a full service sit-down restaurant along with the implementation of an outdoor seating area of approximately 300 square feet within the Workplace Flex District of the San Fernando Corridors Specific Plan (SP-5).

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 2018-004 is granted for the land described in this application and any attachments thereto, as reviewed by the Planning and Preservation Commission on September 5, 2018, except as herein modified to comply with these Conditions of Approval.
2. Signage. Windows shall comply with the applicable City sign regulations as noted in the Workplace Flex District of the SP-5 Zone for similarly zoned property. Proposed signage and window tinting shall require prior City planning division review and approval before the issuance of sign permit and work initiated in order to ensure that clear and unobstructed view of the cash register and sales area from the parking lot and street is maintained unless otherwise provided for by the chief planning official.
3. Surveillance. A security camera system approved by the City of San Fernando Police Department shall be installed on the premises and shall be maintained in proper working order at all times. The security camera system shall be subject to inspection by the police department. The system must be capable of producing retrievable images on film or tape that can be enlarged through projection or other means. The video or digital recordings generated by the system shall be maintained for a period of 30 days. Special security measures such as security guards, door monitors, and burglar alarms systems may be required as a condition of approval with final determination made by the chief of police and the chief planning official on a case-by-case basis. In addition, the establishment shall implement preventive architectural design features as approved by the chief of police and the chief planning official in order to maintain a secure site by controlling access to the facility, open sight lines, adequate lighting levels, ambient noise levels and circulation patterns.
4. Deliveries. All deliveries must occur on-site and only within the designated staging area identified on the set of plans; no vehicles shall be standing or parked in the right-of-way. All deliveries must occur during none peak hours of operation for the commercial center. Final hour designation shall be reviewed and approved by the chief planning official prior to the issuance of any building permits. There shall be no staging of merchandise in the public right-of-way and all deliveries must be brought

into the store immediately.

5. Design. The construction plans shall provide details as necessary to accomplish the architectural design intent conveyed by the conceptual plans reviewed by the Planning and Preservation Commission on September 5, 2015, in a manner consistent with the adopted Development Standards and Design Guidelines for the Workplace Flex district of the SP-5 Zone. Furthermore, the proposed design of the building shall extend to all building elevations, with review and approval of the proposed architectural design of the building by the Community Development Department.
6. 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.
7. 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.
8. Landscape. All proposed on-site and off-site plantings shall be kept in a healthy and growing condition, consistent with the design of a landscaping and irrigation plan approved by the Community Development Department. Fertilization, cultivation, tree pruning shall be a part of regular maintenance. Good horticultural practices shall be followed in all instances. The landscape design shall be further refined as necessary to improve the level of design quality by focusing on important design principles. Further landscape design refinements shall address, but not be limited to, the following:
 - a) The landscaping shall be provided with an appropriate low-maintenance landscape design and material selection that is attractive, durable and drought-tolerant. All proposed landscaping shall be arranged to emphasize visual attractiveness as viewed from the public right-of-way.
 - b) All proposed landscaped areas shall be served by well-balanced automatic irrigation system operated by an electrically timed controller station set for early morning irrigation and maintained in a manner consistent with the approved landscape plan. The final landscaping/irrigation plan shall identify the size and location of all landscape materials and irrigation equipment. Water conservation measures shall be incorporated in the irrigation plan;
 - c) The landscape plan shall provide specifications for the following: design of hardscape elements, including pedestrian walkways, paved areas, common areas, seating, landscape planters, lighting, etc.; planting materials, including, trees, shrubs, ground cover, grass, miscellaneous plant materials, landscape containers and soil preparation; and, automatic irrigation plans, including materials and details;
 - d) A backflow preventer device shall be installed, tested, and inspected by the Public Works Department to protect water supplies from contamination or pollution;
9. Lighting. All exterior lighting shall be decorative cut-off fixtures (where no light is emitted above the horizontal plane) with the light source fully shielded or recessed to preclude light trespass or pollution

up into the night sky. Also, any building-mounted luminaries shall be attached to walls or soffits, and the top of the fixture shall not exceed the height of the roof. All proposed light fixtures shall be designed in a manner that is consistent with the overall design of the building and shall not disturb or create glare towards neighboring properties. In addition, any decorative up-lighting, such as those that illuminate building facades or landscaping, shall be operated on timers that turn off illumination no later than 12 midnight, nightly. The Community Development Department shall review and approve all light fixtures prior to installation. In addition, all lighting shall also comply with the following requirements:

- a) The equivalent of one foot-candle of illumination shall be provided throughout the parking area;
 - b) All lighting shall be on a time-clock or photo-sensor system;
 - c) All lighting shall be designed to confine direct rays to the premises. No spillover beyond the property line shall be permitted; and,
 - d) All lighting shall conform to the development standards in the SP-5 Zone.
10. Trash Enclosure. All trash bins shall be kept free of trash overflow and maintained in a clean manner at all times. Litter and trash receptacles shall be located at convenient locations both inside and outside the establishment, and trash and debris shall be removed on a daily basis.
11. 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.
12. 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.
13. SCAQMD. South Coast Air Quality Management District ("SCAQMD") must be contacted prior to any demolition or renovation. Call (909) 396-2000 for further information. Failure to comply with the provisions of Rule 1403 may result in a penalty of up to \$25,000 per day. Once approval from SCAQMD has been obtained, a City of San Fernando Demolition Permit is required for any existing

buildings or structures which are to be demolished and must be obtained prior to any work commencing.

14. Property Maintenance. The project site at 1431 Truman Street and its immediate surrounding area shall be maintained in a clean, neat and orderly manner at all times and shall comply with the property maintenance standards as set forth in the San Fernando City Code.
15. Graffiti Removal. Unless otherwise specified in the conditions of approval, the property owner(s), operator and all successors shall comply with the graffiti removal and deterrence requirements of the San Fernando City Code.
16. Site Inspections. The Community Development Department shall inspect the site to assure compliance with these conditions of approval. The established business operator and all successors shall grant the right of access to authorized agents of the City of San Fernando to conduct periodic inspections of the property.
17. 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.
18. General Compliance. The applicant shall comply with all requirements of applicable Federal, State, or local law, ordinance, or regulation.
19. 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).
20. Construction Hours. Construction activity on Mondays through Fridays shall comply with the current San Fernando City Code standards for construction of 7:00 a.m. to 6:00 p.m. In addition, any construction on Saturday shall be from 8:00 a.m. to 6:00 p.m. Unless otherwise allowed in the City's Noise Ordinance, no construction shall be allowed on Sundays and Federal Holidays.
21. Modifications. Unless the chief planning official deems a proposed change to the approved plans and operation a minor modification, any and all other modifications to the development plan, including these conditions of approval, shall require review and approval by the Planning and Preservation Commission. Expansion or enlargement of the business premises over the life of the structure or the use shall be subject to the CUP modification approval process.
22. Acceptance. Within thirty (30) days of approval of Conditional Use Permit 2018-004, the applicant shall certify the acceptance of the conditions of approval by signing a statement using an acceptance affidavit form provided by the City of San Fernando Community Development Department that acknowledges acceptance of and commitment to adhere to all of the conditions of approval.

23. 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.
24. Public Review of Conditions of Approval. A copy of these conditions of approval shall be retained on-site at all times during the hours of operation of the business and shall be made available for viewing upon public request or upon request by any city official. Employees of the business shall not prohibit a request of the public to view the conditions of approval for this entitlement.
25. Expiration. Conditional Use Permit 2018-004 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.
26. Indemnification. The property owner and developer shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City to attack, set aside, void, annul, seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voter of the City, concerning the entitlement application. The duty to indemnify, protect, hold harmless and defend as described in this section above, also includes, without limitation, the duty to pay all reasonable attorney's fees, City staff time costs and other out-of-pocket expenses incurred by the City in the course of the property owner's or developer's defense of any effort attack, set aside, void, annul, recover monetary damages resulting from an approval of the City, or any agency or instrumentality thereof. City shall promptly notify both the property owner and developer of any claim, action, or proceeding to which this condition is applicable and shall further cooperate fully in the defense of the action. The City reserves its right to take any and all action the City deems to be in the best interest of the City and its citizens in regard to such defense. The property owner and developer shall also defend, indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending, any document (such as an environmental impact report or related environmental assessment) if made necessary through the initiation of the project.



CONDITIONAL USE PERMIT APPLICATION

PROJECT INFORMATION			
SITE ADDRESS(ES) 1431 Truman St.			
ASSESSORS PARCEL NUMBER(S) "APN" 2521-001-005			
LOT SIZE 280' x 180' (50,400sf)		EXISTING BUILDING (SQUARE FOOTAGE) 14,600sf	
PROPOSED ADDITION (SQUARE FOOTAGE) 280sf outdoor dining area.		TOTAL PARKING SPACES (ON-SITE/OFF-SITE) 53 / 7	
PROPOSED USE(S) Restaurant		LANDSCAPING (SQUARE FOOTAGE) 1,240sf	
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> The application is to memorialize that the Juice Bar at Flor de Lime is a restaurant and to get approval for the construction of an outdoor dining space.			
APPLICANT INFORMATION			
APPLICANT NAME Emmanuel Rios, Flor de Lima Farms			PHONE NUMBER (818) 499-9327
MAILING ADDRESS 1431 Truman St., #1, San Fernando, CA 91340			
FAX NUMBER	EMAIL ADDRESS greencalservices@gmail.com		SIGNATURE
PROPERTY OWNER INFORMATION			
PROPERTY OWNER NAME 1431 Truman Street, LLC			PHONE NUMBER (818) 270-9070
MAILING ADDRESS 601 S Brand Blvd., 3rd Floor, San Fernando, CA 91340			
FAX NUMBER	EMAIL ADDRESS adriana@aszkenazy.com		SIGNATURE
FOR OFFICE USE ONLY			
CUP APPLICATION	\$ 3,005.00	ZONE SP-5 (WPF)	GENERAL PLAN AREA
AIMS SURCHARGE	\$ 300.50	DATE FILED 7/11/18	FILE NUMBER
ENVIRONMENTAL	\$ 204.00		CUP NO. 2018-004
NOTIFICATION	\$ 120.00		
PUBLISHING	\$ 600.00		
TOTAL FEE	\$4,229.50	ACCEPTED BY Gerardo Marquez	AIMS NO.
COMMENTS			CROSS REFERENCE
			SPR NO.
			VAR NO.
			OTHER

ENVIRONMENTAL INFORMATION FORM (APPLICANT)	
GENERAL INFORMATION	
1. NAME AND ADDRESS OF DEVELOPER OR PROJECT SPONSOR	Emmanuel Rios, 1431 Truman St. #1, San Fernando, CA 91340
2. ADDRESS OF PROJECT	1431 Truman St., #1
3. ASSESSOR'S BLOCK AND LOT NUMBER	2521-001-005
4. NAME, ADDRESS, AND TELEPHONE NUMBER OF PERSON TO BE CONTACTED CONCERNING THIS PROJECT	Emmanuel Rios, 1431 Truman St. #1, San Fernando, CA 91340. (818) 489-9327
5. LIST AND DESCRIBE ANY OTHER RELATED PERMITS AND OTHER PUBLIC APPROVALS REQUIRED FOR THIS PROJECT, INCLUDING THOSE REQUIRED BY CITY, REGIONAL, AND FEDERAL AGENCIES	Construction Permit for the outdoor dining area and the proposed awning.
6. EXISTING ZONING DISTRICT	SP5 - San Fernando Corridors Specific Plan - Work Place Flex District
7. PROPOSED USE OF SITE (PROJECT FOR WHICH THIS FORM IS FILLED)	The application is to memorialize the restaurant use of the Juice Bar at Flor de Lima Farms and to receive approval to build a 280sf outdoor dining area.
PROJECT DESCRIPTION	
8. SITE SIZE	280' x 180' (50,400sf)
9. SQUARE FOOTAGE	14,600sf
10. NUMBER OF FLOORS OF CONSTRUCTION	1
11. AMOUNT OF OFF-STREET PARKING PROVIDED	53 (an additional 7 on Street stalls are attributed to this site).
12. PROPOSED SCHEDULING	Immediate
13. ASSOCIATED PROJECTS	None
14. ANTICIPATED INCREMENTAL DEVELOPMENT	None
15. IF RESIDENTIAL, INDICATE THE NUMBER OF UNITS, SCHEDULE OF UNIT SIZES, RANGE OF SALE PRICES OR RENTS, AND TYPE OF HOUSEHOLD SIZE EXPECTED	NA
16. IF COMMERCIAL, INDICATE THE TYPE, WHETHER NEIGHBORHOOD, CITY OR REGIONALLY ORIENTED, SQUARE FOOTAGE OF SALES AREA, AND LOADING FACILITIES	Neighborhood Oriented Juice Bar/ Cafe. Inside: 280sf dining area w/ an additional 280sf outside.
17. IF INDUSTRIAL, INDICATE TYPE, ESTIMATED EMPLOYMENT PER SHIFT, AND LOADING FACILITIES	NA

PROJECT DESCRIPTION (CONTINUED)

18. IF INSTITUTIONAL, INDICATE THE MAJOR FUNCTION, ESTIMATED EMPLOYMENT PER SHIFT, ESTIMATED OCCUPANCY, LOADING FACILITIES, AND COMMUNITY BENEFITS TO BE DERIVED FROM THE PROJECTS

NA

19. IF THE PROJECT INVOLVES A VARIANCE, CONDITIONAL USE OR REZONING APPLICATION, STATE THIS AND INDICATE CLEARLY WHY THE APPLICATION IS REQUIRED

CUP is required for Outdoor Seating for a restaurant.

ENVIRONMENTAL SETTING *Please attach a brief description of the property involved (#19) and the surrounding area (#20). This can be very short and simple, a paragraph for each item.*

20. ON A SEPARATE PAGE, DESCRIBE THE PROJECT SITE AS IT EXISTS BEFORE THE PROJECT, INCLUDING INFORMATION ON TOPOGRAPHY, SOIL STABILITY, PLANTS AND ANIMALS, AND ANY CULTURAL, HISTORICAL OR SCENIC ASPECTS. DESCRIBE ANY EXISTING STRUCTURES ON THE SITE, AND THE USE OF THE STRUCTURES. ATTACH PHOTOGRAPHS OF THE SITE.

21. ON A SEPARATE PAGE, DESCRIBE THE SURROUNDING PROPERTIES, INCLUDING INFORMATION ON PLANTS AND ANIMALS AND ANY CULTURAL, HISTORICAL OR SCENIC ASPECTS. INDICATE THE TYPE OF LAND USE (RESIDENTIAL, COMMERCIAL, ETC.), INTENSITY OF LAND USE, AND SCALE OF DEVELOPMENT (HEIGHT, FRONTAGE, SET-BACK, REAR YARD, ETC.). ATTACH PHOTOGRAPHS OF THE VICINITY.

ENVIRONMENTAL IMPACT *Are the following items applicable to the project or its effects? Discuss all items below checked "yes" (attach additional sheets as necessary).*

22. CHANGE IN EXISTING FEATURES OF ANY BAYS, TIDELANDS, BEACHES, OR HILLS, OR SUBSTANTIAL ALTERATION OF GROUND CONTOURS? ☐ YES ☒ NO

23. CHANGE IN SCENIC VIEWS OR VISTAS FROM EXISTING RESIDENTIAL AREA OR PUBLIC LANDS OR ROADS? ☐ YES ☒ NO

24. CHANGE IN PATTERN, SCALE OR CHARACTER OF GENERAL AREA OF THE PROJECT? ☐ YES ☒ NO

25. SIGNIFICANT AMOUNTS OF SOLID WASTE OR LITTER? ☐ YES ☒ NO

26. CHANGE IN DUST, ASH, SMOKE, FUMES, OR ODORS IN VICINITY? ☐ YES ☒ NO

27. CHANGE IN OCEAN, BAY, LAKE, STREAM, OR GROUND WATER QUALITY OR QUANTITY, OR ALTERATION OF EXISTING DRAINAGE PATTERNS? ☐ YES ☒ NO

28. SUBSTANTIAL CHANGE IN EXISTING NOISE OR VIBRATION LEVELS IN THE VICINITY? ☐ YES ☒ NO

29. SITE ON FILLED LAND OR SLOPE OF 10 PERCENT OR MORE? ☐ YES ☒ NO

30. USE OF DISPOSAL OF POTENTIALLY HAZARDOUS MATERIALS SUCH AS TOXIC SUBSTANCES, FLAMMABLES OR EXPLOSIVES? ☐ YES ☒ NO

31. SUBSTANTIAL CHANGE IN DEMAND FOR MUNICIPAL SERVICES (POLICE, FIRE, WATER, SEWAGE, ETC.)? ☐ YES ☒ NO

32. SUBSTANTIAL INCREASE IN FOSSIL FUEL CONSUMPTION (ELECTRICITY, OIL, NATURAL GAS, ETC.)? ☐ YES ☒ NO

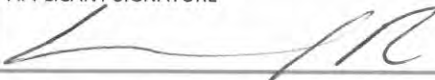
33. RELATIONSHIP TO LARGER PROJECT OR SERIES OF PROJECTS? ☐ YES ☒ NO

CERTIFICATION *I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.*

APPLICANT NAME

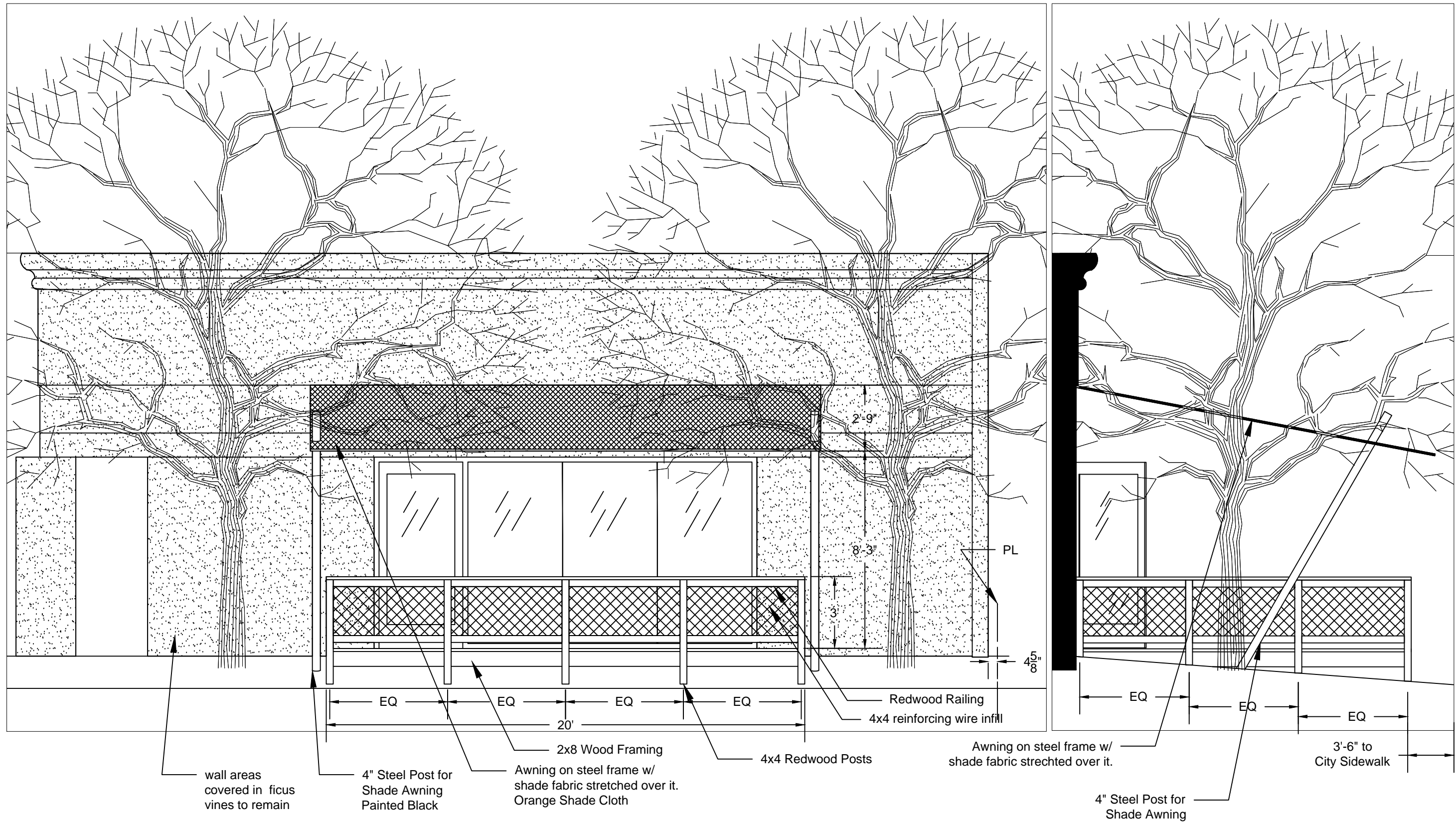
Emmanuel Rios, Flor de Lima Farms

APPLICANT SIGNATURE



DATE

6/28/18

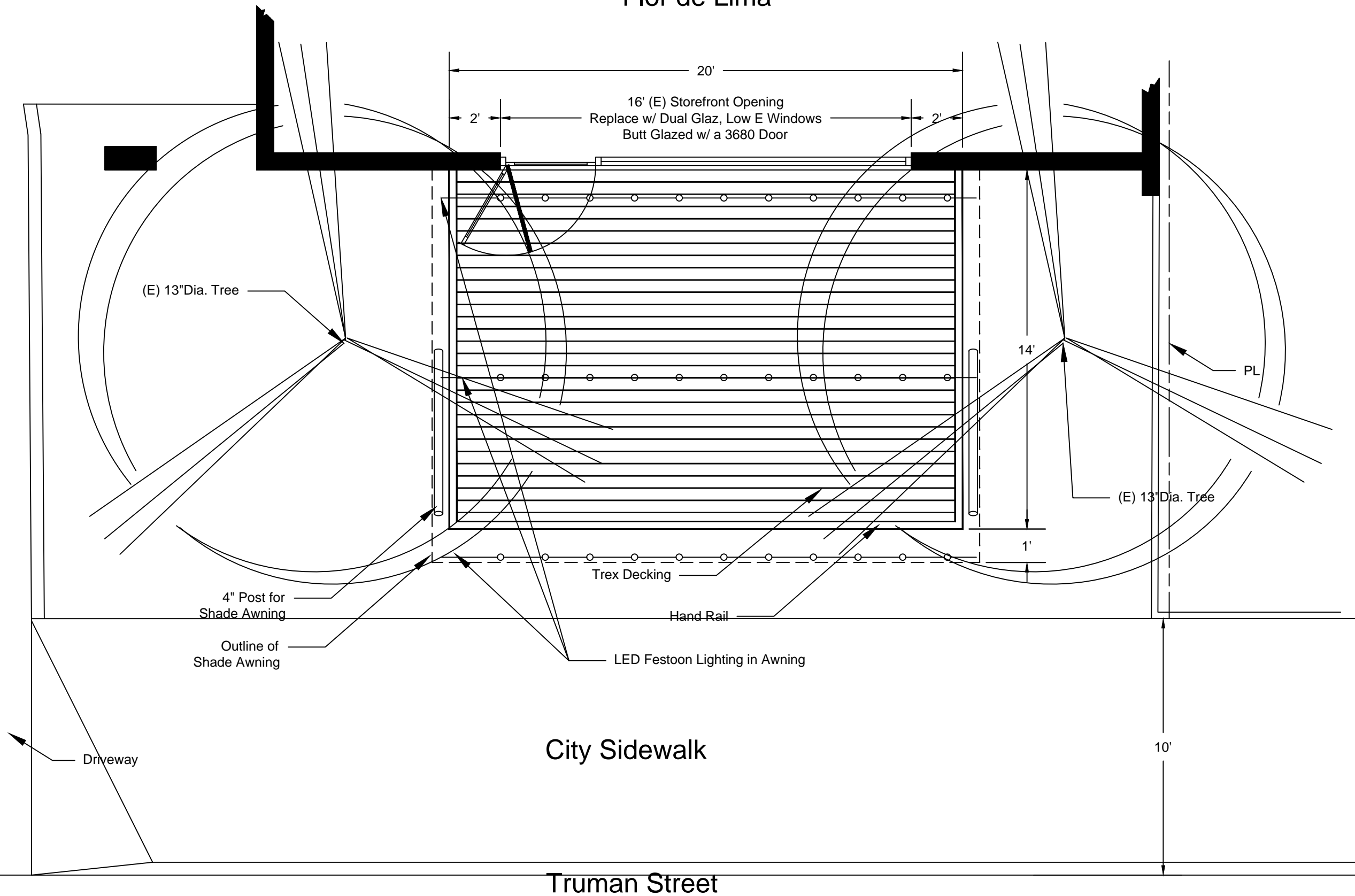


PROJECT SITE:
1431 Truman St #1
SAN FERNANDO
CALIFORNIA 91340

DRAWN BY:
IAN FITZSIMMONS
653 N HUNTINGTON ST
SAN FERNANDO
CALIFORNIA 91340

IANFITZ91340@GMAIL.COM

Flor de Lima
Front Deck Plan

[illegible]

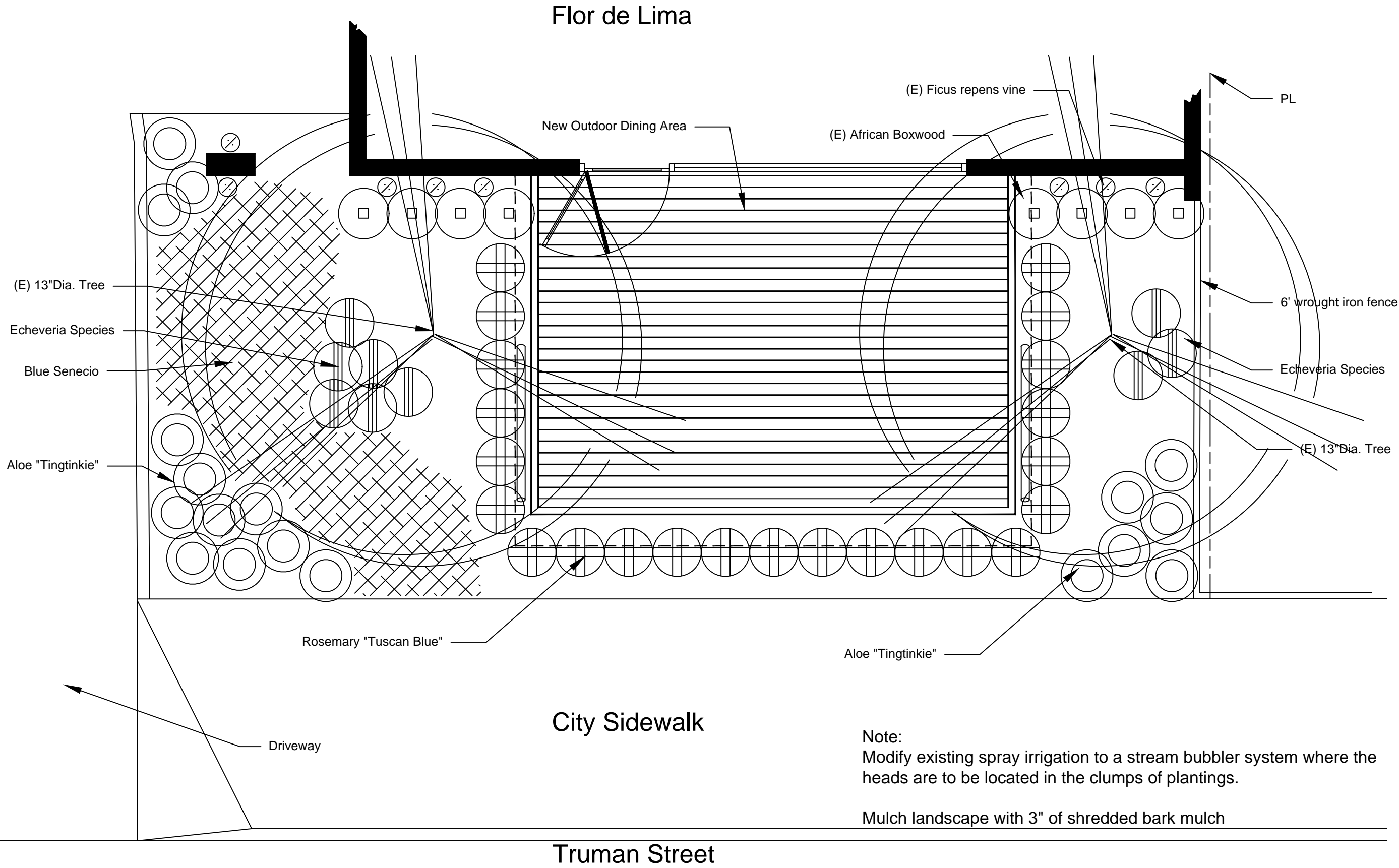
SHEET NUMBER **A2** JOB NUMBER **1430TRUMAN-1**
DATE **4/26/2018**
SCALE **1/4"=1'-0"**

PROJECT SITE:
1431 Truman St #1
SAN FERNANDO
CALIFORNIA 91340

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CALIFORNIA 91340

IANFITZ91340@GMAIL.COM

Flor de Lima
Front Deck Plan



Note:
Modify existing spray irrigation to a stream bubbler system where the heads are to be located in the clumps of plantings.

Mulch landscape with 3" of shredded bark mulch

[Hatched Pattern]		△
[Horizontal Line]	[Horizontal Line]	△
[Horizontal Line]	[Horizontal Line]	△
[Horizontal Line]	[Horizontal Line]	△
[Horizontal Line]	[Horizontal Line]	△
[Horizontal Line]	[Horizontal Line]	△
[Horizontal Line]	[Horizontal Line]	△
[Hatched Pattern]		△

TRUMAN STREET

IANFITZ91340@GMAIL.COM

Flor de Lima
Site Plan

QUESTION

Read the passage below carefully and answer the questions that follow.

The first paragraph of the passage is underlined. What is the main idea of the first paragraph?

A. The author is describing the beauty of the mountains.
B. The author is describing the danger of the mountains.
C. The author is describing the history of the mountains.
D. The author is describing the people who live in the mountains.

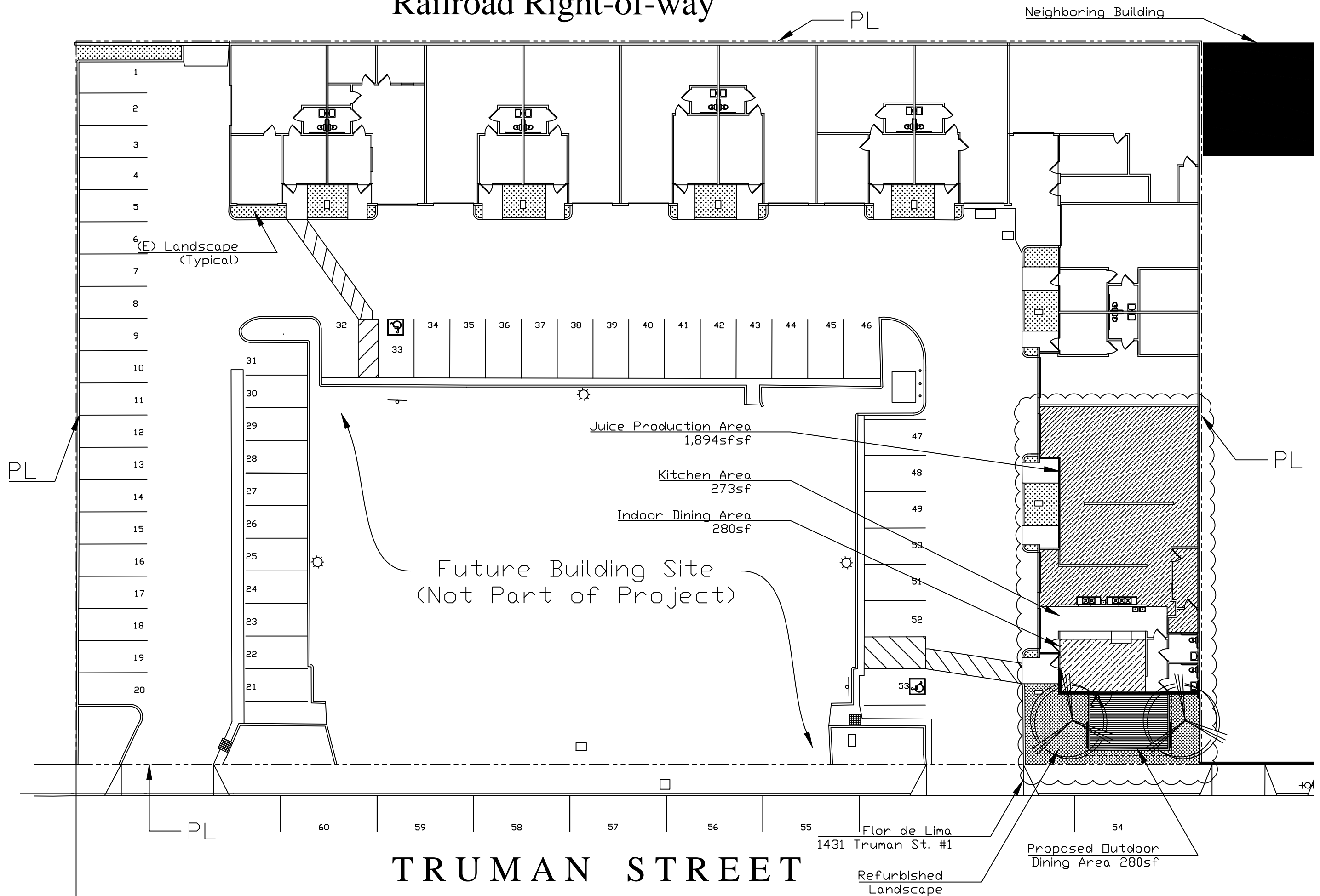
ANSWER

A

EXPLANATION

The first paragraph of the passage is underlined. It describes the beauty of the mountains. Therefore, the main idea of the first paragraph is that the author is describing the beauty of the mountains.

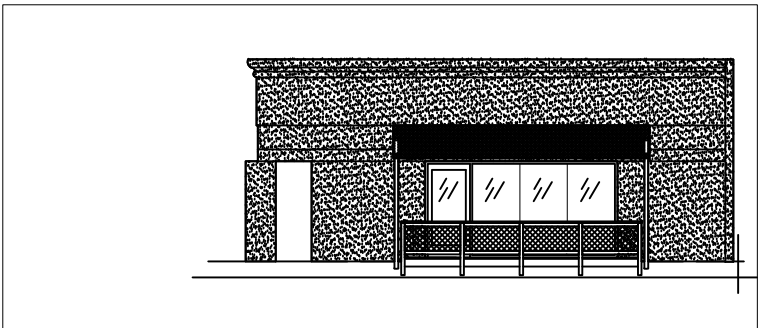
SHEET NUMBER JOB NUMBER
1430TRUMAN-1
A1 DATE
6/26/2018
SCALE



PROJECT SITE:
1431 Truman St #1
SAN FERNANDO
CALIFORNIA 91340

DRAWN BY:
IAN FITZSIMMONS
653 N HUNTINGTON ST
SAN FERNANDO
CALIFORNIA 91340

IANFITZ91340@GMAIL.COM



South Facade(Truman Street)
Flor de Lima

Flor de Lima

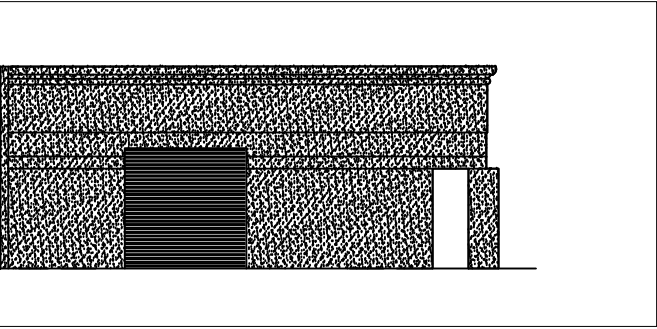
steel rollup doors

West Facade(Facing Empty Lot)

aluminum storefront

South Facade(Facing Empty Lot)

Flor de Lima
Site Plan



West Facade(Facing Parking)

REVISIONS	
	△
	△
	△
	△
	△
	△
	△





**NOTICE OF A
PUBLIC HEARING**

FILE COPY

THE CITY OF SAN FERNANDO PLANNING AND PRESERVATION COMMISSION

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

DATE: September 5, 2018

TIME: 6:30 p.m.

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

PROJECT LOCATION: 1431 Truman Street, San Fernando, CA
(Los Angeles County Assessor's Parcel No: 2521-001-005)

APPLICATION: Conditional Use Permit 2018-004 (CUP 2018-004)

PROJECT DESCRIPTION:

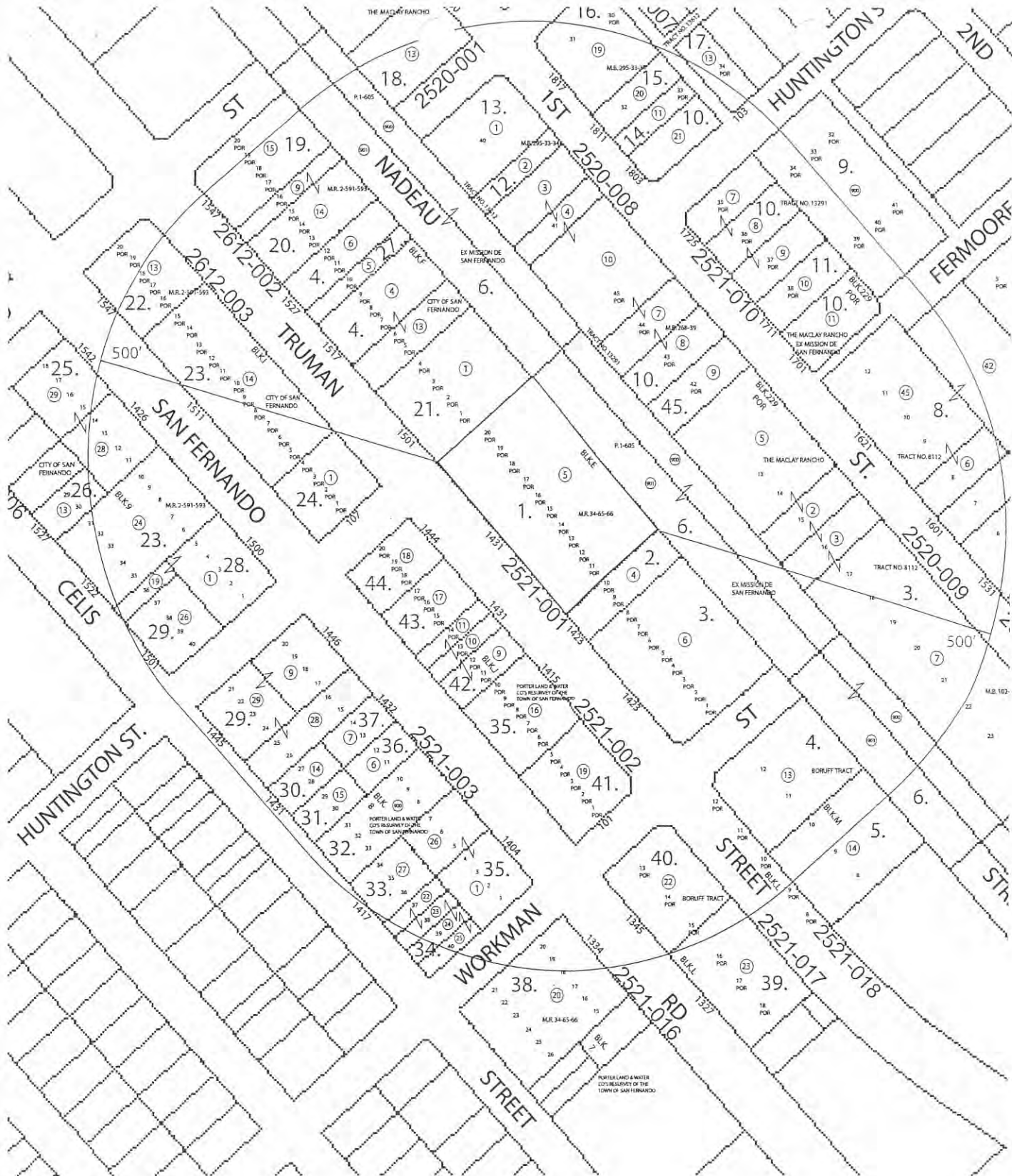
The project consists of a request for the approval of a conditional use permit for the operation of a full service sit-down restaurant along with the implementation of an outdoor seating area of approximately 300 square feet within the Workplace Flex District of the San Fernando Corridors Specific Plan (SP-5). The project site is currently improved with a 14,600 square foot multi-tenant commercial building and is located on the northern portion of Truman Street in between Lazard and Workman Street.

Pursuant to the California Environmental Quality Act (CEQA) of 1970, the project is exempt pursuant to Class 1 Section 15301 (Operation, repair, maintenance, or minor alteration of existing structures or facilities not expanding existing uses and Class 3 Section 15303 (New construction of limited small new facilities) of CEQA. Members of the public are invited to submit written comments regarding said report by or before the close of the public hearing. Written responses received by noon, August 29, 2018 will be included with the staff report for review by the Commission.

Interested members of the public may also provide verbal comments or written comments regarding any aspect of the proposed project (including the environmental documents referenced above) during the public comment portion of the public hearing on this matter. Please note that interested parties who may later wish to appeal or otherwise challenge any findings made or action taken by the Planning and Preservation Commission may be limited to appealing or challenging only those issues or concerns that were raised orally or in writing by or before the close of the public hearing conducted by the Planning and Preservation Commission.

For further information regarding this proposal, please contact Gerardo Marquez, Associate Planner at (818) 837-1540 or gmarquez@sfcity.org or by written correspondence to: City of San Fernando, Community Development Department, 117 Macneil Street, San Fernando, CA 91340-2993.


Timothy T. Hou, AICP
 Director of Community Development



SITE ADDRESS:

1431 TRUMAN STREET #1
SAN FERNANDO, CA 91340

APN: 2521-001-005

LEGEND:

- 1. - 45. OWNERS
- 7 LOT NUMBER
- 2522-019 ASSESSOR BOOK & PAGE
- (13) ASSESSOR PARCEL NUMBER

500' OWNERSHIP RADIUS MAP



JPL ZONING SERVICES
6257 VAN NUYS BLVD., #101
VAN NUYS, CA 91401
(818) 781-0016

CASE NO:

DATE: 08/20/2018

SCALE: 1" = 125'

CONTACT PERSON
IAN FITZSIMMONS

PHONE: (747)-300-6403

JPL #8408 AC



TABLE 4.1 - LAND USE AND PERMIT REQUIREMENTS (CONTINUED)

Land Use	District					
	M	D	MUC	AC	WF	GN
Drive-through Restaurants in a Free-Standing Building	–	–	–	CUP[9]	CUP	–
Employee's cafeteria or coffee shop as an accessory use where integrated with and clearly incidental to primary use	–	–	–	–	P	–
Full-Service Sit-Down Restaurants, including Walk-in Food Takeout Establishments	P[11]	P	P	–	CUP	–
Outdoor Dining, subject to encroachment permit	P	P	P	P	CUP	–
Retail						
Antique Shops	–	P	P	P	–	–
Clothing Stores	–	P	P	P	–	–
Drug Stores and Pharmacies	P[11]	P	P[9]	P[9]	–	–
Electronic Equipment Stores	–	P	P	P	–	–
Florist Shops	–	P	P	P	–	–
Gift Shops	–	P	P	P	–	–
Grocery Stores	P[11]	P	P	P	–	–
Hardware Stores	–	P	P	P	–	–
Jewelry Stores	–	P	P	P	–	–
Music Stores	–	P	P	P	–	–
Pet Supply Stores	–	P	P	P	–	–
Photographic Equipment and Supply Stores	–	P	P	P	P	–
Shoe Stores	–	P	P	P	–	–
Specialty Foods	–	P	P	P	–	–
Sporting Goods Stores	–	P	P	P	–	–

KEY

P = use permitted by right
 CUP = use requires approval of conditional use permit
 – = use not permitted

M = Maclay District
D = Downtown District
MUC = Mixed-Use Corridor District
AC = Auto Commercial District
WF = Workplace Flex District
GN = General Neighborhood District

NOTES

- [1] Along Truman Street only: Auto repair activity is required to be conducted entirely within an enclosed building.
 [2] Heavy Industrial uses allowed only along the south side of First Street.
 [3] Use Permitted by Right along south side of First Street.
 [4] A minimum of 60% of street frontage shall be occupied by business uses with retail-type shopfronts.
 [5] Use permitted only on parcels that face Hubbard Avenue
 [6] Use not permitted within 200 feet of railroad right-of-way.
 [7] Use permitted only within Downtown Residential Overlay and only on upper floors.
 [8] Lobbies providing entrance to upper floor Residential and Lodging facilities may occur on the ground floor.
 [9] Drive-up window allowed subject to a conditional use permits and provided it will not interfere with pedestrian traffic or service along public streets.
 [10] Commercial uses shall maintain hours of operation between seven o'clock (7:00) A.M. and eleven o'clock (11:00) P.M.
 [11] Within Neighborhood Service Overlay Areas: Use permitted only on ground floor.
 [12] Allowed as accessory use to uses permitted or conditionally permitted in Workplace Flex District.
 [13] Use allowed only along north side of Truman Street and south side of First Street.