



THE CITY OF SAN FERNANDO

PLANNING AND PRESERVATION COMMISSION

SPECIAL MEETING NOTICE AND AGENDA

OCTOBER 24, 2017 – 6:30 P.M.

COUNCIL CHAMBERS
117 MACNEIL STREET
SAN FERNANDO, CA 91340

CALL TO ORDER

ROLL CALL

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

October 24, 2017

PUBLIC STATEMENTS – WRITTEN/ORAL

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

CONSENT CALENDAR

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

NEW BUSINESS

- 1) **SUBJECT:** Site Plan Review 2017-037 (SPR 2017-037)
120 N. Macneil Street, San Fernando, CA 91340

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APPLICANT: Ying Kwan, City Engineer, City of San Fernando Public Works Department
117 N. Macneil Street, San Fernando, CA 91340

PROPOSAL: The proposal consists of a request to allow a 24' x 24' overhead canopy to project into the required 10-foot front yard setback in excess of the maximum allowance of 25 percent, pursuant to City Code Section 106-5(b). The installation of the overhead canopy is proposed in conjunction with upgrades to the existing Compressed Natural Gas (CNG) fuel station location at the Public Works Department Operations Center.

RECOMMENDATION: Staff recommends that the Planning and Preservation Commission approve Site Plan Review 2017-037, allowing to the 24' x 24' overhead canopy to project into the required 10-foot front yard setback in excess of the maximum allowance of 25 percent, pursuant to Planning and Preservation Commission Resolution 2017-006 attached as Exhibit "A" to the Resolution (Attachment No. 1).

2) **SUBJECT:** Planning Review 2017-048 (PR 2017-048):
Land Use Determination 2017-001
1026 Griswold Avenue, San Fernando, CA 91340

APPLICANT: Seema Sagar for Sagar Group Inc., 9541 Business Center Drive, #D, Rancho Cucamonga, CA 91737

PROPOSAL: A request for approval of Planning Review 2017-048 to allow the operation of a fitness training facility (with ancillary sale of supplements) at 1026 Griswold Avenue, #B, based on the Planning and Preservation Commission's land use determination that "health clubs or centers", which include the proposed fitness training facility, are similar to or not more objectionable than any of the permitted uses within the M-1 (Limited Industrial) zone.

RECOMMENDATION: Staff recommends that the Planning and Preservation Commission approve Planning Review 2017-048,

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authorizing the operation of a fitness training facility (with ancillary sale of supplements) at 1026 Griswold Avenue, #B, based on the Commission's land use determination that "health clubs or centers", which include the proposed fitness training facility, are similar to or not more objectionable than any of the permitted uses within the M-1 (Limited Industrial) zone, pursuant to Planning and Preservation Commission Resolution 2017-007 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

110 N. Maclay Avenue, proposed restaurant use with the ancillary use of Beer and Wine as approved as Conditional Use Permit 2006-002.

COMMISSIONER COMMENTS

ADJOURNMENT

November 7, 2017

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

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.



MEETING DATE: October 24, 2017

PUBLIC HEARING:

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

a. To Approve:

“I move to approve Site Plan Review 2017-037 to allow a 24’ x 24’ overhead canopy to project into the required 10-foot front yard setback in excess of the maximum allowance of 25 percent, pursuant to City Code Section 106-5(b) which is being proposed in conjunction with upgrades to the existing Compressed Natural Gas (CNG) fuel station location at the Public Works Department’s Operation Center, pursuant to Planning and Preservation Commission Resolution 2017-006 (Attachment No.1). (Roll Call Vote)

b. To Deny:

“I move to deny Site Plan Review 2017-037, based on the following...” (Roll Call Vote)

c. To Continue:

“I move to continue consideration Site Plan Review 2017-037 to a date specific date...” (Roll Call Vote)

Moved:_____

Seconded:_____

Roll Call:_____

ITEM 1:
Site Plan Review 2017-037



AGENDA REPORT

To: Planning and Preservation Commission Chairperson Haupt and Commissioners

From: Jack Wong, Interim Community Development Director
By: Amy Davis, Associate Planner

Date: October 24, 2017

Subject: **Site Plan Review 2017-037**
120 Macneil Street, San Fernando, CA 91340
(Los Angeles County Assessor's Parcel No: 2519-003-901)

Proposal: The proposal consists of a request to allow a 24' x 24' overhead canopy to project into the required 10-foot front yard setback in excess of the maximum allowance of 25 percent, pursuant to City Code Section 106-5(b). The installation of the overhead canopy is proposed in conjunction with upgrades to the existing Compressed Natural Gas (CNG) fuel station located at the Public Works Department Operations Center located at 120 Macneil Street.

The subject site consists of a 199'-2" x 141'-10" lot, totaling approximately 28,200 square feet. The subject property is located on the east side of the 100 block of Macneil Street, between First Street and Second Street within the C-1 (Limited Commercial) Zone.

Applicant: Ying Kwan, City Engineer, City of San Fernando Public Works Department
117 Macneil Street, San Fernando, CA 91340

RECOMMENDATION:

Staff recommends that the Planning and Preservation Commission approve Site Plan Review 2017-037, allowing the 24' x 24' overhead canopy to project into the required 10-foot front yard setback in excess of the maximum allowance of 25 percent, pursuant to Planning and Preservation Commission Resolution 2017-006.

PROJECT OVERVIEW:

On July 13, 2017, Ying Kwan, City Engineer, City of San Fernando Public Works Department (the "Applicant"), submitted a Site Plan Review application to allow upgrades to the existing CNG fuel station located at the Public Works Department Operations Center, including the installation of a 24' x 24' overhead canopy.

The applicant indicated that the existing CNG fuel station is utilized by City staff, employees of other agencies and members of the public (neighboring stations available to the public are located in Burbank, Van Nuys and Santa Clarita). Additionally, the applicant indicated that the installation of the overhead canopy will provide the CNG fuel station equipment and its users with protection from the elements.

As proposed, the projection of the 24' x 24' overhead canopy is located 6 feet, 6 inches from the front property line along Macneil Street and subsequently encroaches into the required 10-foot front setback, pursuant to City Code Section 106-696, which establishes minimum setback dimensions from ultimate street right-of-way.

A provision in City Code Section 106-701(b) allows eaves, cornices, canopies or cantilevered roofs to project a maximum of 25 percent into any required front setback. This provision would allow the projection of the overhead canopy to be located 7 feet, 6 inches from the front property line. However, the projection of the overhead canopy is proposed at 6 feet, 6 inches from the front property line, thereby exceeding the maximum projection allowance of 25 percent.

Additionally, a provision in City Code Section 106-212(1) allows the director to reduce front setback requirements a maximum of 10 percent for lots having a depth greater than 100 feet if the director finds that the impact of the setback reduction will be in keeping with the general overall surrounding environment. Although the subject parcel has a depth of 141'-10", reducing the required front setback by 10 percent (from 10 feet to 9 feet) will not accommodate the projection of the proposed overhead canopy.

The Commission may waive the front setback requirement for the proposed overhead canopy, pursuant to City Code Section 106-5(b), which states, "The sections of this chapter shall apply, to the extent permissible under other laws, to all persons, agencies and organizations, both public and private, except that in circumstances where an overriding public interest is found to be served by an action or development undertaken by a public agency, the commission or council may waive the requirements of this chapter to the extent deemed necessary."

The applicant indicated that reducing the dimensions of the overhead canopy (in order to comply with front setback requirements) will result in decreased functionality of the overhead canopy.

BACKGROUND:

1. General Plan Land Use and Zoning Designation: The Project Site at 120 Macneil Street is located within the Limited Commercial (C-1) Zone and maintains a San Fernando Public/Quasi-Public (PUB) land use designation in the General Plan Land Use Element.

2. Site Location and Description: The Project Site consists of a 199'-2" x 141'-10" lot, totaling approximately 28,200 square feet. The subject property is located on the east side of the 100 block of Macneil Street, between First Street and Second Street. The Project Site currently serves as the Public Works Department Operations Center.

The Project Site abuts similarly zoned properties within the C-1 Zone to the north, south, east, and west. Adjacent land uses include San Fernando City Hall and Los Angeles County Superior Court.

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 City Planning Staff's assessment that the Project proposal qualifies for a Categorical Exemption under Class 3 (New Construction or Conversion of Small Structures) of San Fernando's CEQA Guidelines in that the proposal consists of the installation of an overhead canopy in conjunction with upgrades to the existing CNG fuel station and will not have a significantly adverse impact on the environment.

ANALYSIS:

1. General Plan Consistency. The intent of the Public/Quasi-Public land use designation is to provide the necessary infrastructure to maintain a quality living environment (City of San Fernando General Plan Land Use Element, Chart IV-6). The proposal is consistent with this intent, in that the installation of an overhead canopy in conjunction with upgrades to the existing CNG fuel station will increase its functionality for all users.
2. Zoning Consistency. Pursuant City Code Section 106-487(2), government buildings and related facilities are a permitted use within the Limited Commercial (C-1) Zone. The proposed modifications to the existing conforming use entail the installation of an overhead canopy in conjunction with upgrades to an existing CNG fuel station. The proposed modifications are consistent with the development standards established for the underlying zone designation, with the exception of exceeding the maximum projection allowance of 25 percent, as set forth in City Code Section 106-701(b).

CONCLUSION:

It is Staff's assessment that the installation of the proposed overhead canopy (in conjunction with upgrades to the existing CNG fuel station) will increase its functionality for all users, thereby meeting the intent to provide the necessary infrastructure to maintain a quality living environment, as outlined in the City's General Plan. Although the proposed overhead canopy exceeds the maximum projection allowance of 25 percent, the Commission may waive the front setback requirement by determining that an overriding public interest is being served, pursuant to City Code Section 106-5(b).

Staff recommends that the Planning and Preservation Commission approve Site Plan Review 2017-037, allowing the 24' x 24' overhead canopy to project into the required 10-foot front yard setback in excess of the maximum allowance of 25 percent, pursuant to Planning and Preservation Commission Resolution 2017-006.

ATTACHMENTS:

1. Planning and Preservation Commission Resolution 2017-006
2. Site Plan Review Application
3. Vicinity Map
4. Plans
5. Site Photos

RESOLUTION NO. 2017-006

A RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO ALLOWING AN OVERHEAD CANOPY (IN CONJUNCTION WITH UPGRADES TO AN EXISTING COMPRESSED NATURAL GAS FUEL STATION) TO EXCEED THE MAXIMUM PROJECTION ALLOWANCE AND ENCROACH INTO THE REQUIRED FRONT SETBACK BASED ON THE PLANNING AND PRESERVATION COMMISSION'S DETERMINATION THAT AN OVERRIDING PUBLIC INTEREST IS BEING SERVED

WHEREAS, an application has been filed by Ying Kwan, City Engineer, City of San Fernando Public Works Department with the City to install an overhead canopy in conjunction with upgrades to an existing Compressed Natural Gas (CNG) fuel station located at the Public Works Department Operations Center at 120 Macneil Street in the Limited Commercial (C-1) Zone; and

WHEREAS, the Planning and Preservation Commission has considered all of the evidence presented in connection with the project, written and oral at the public hearing held on the 24th day of October 2017.

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

SECTION 1: The Planning and Preservation Commission approves Site Plan Review 2017-037, determining that an overriding public interest is being served, pursuant to City Code Section 106-5(b) by allowing the installation of an overhead canopy (in conjunction with upgrades to an existing CNG fuel station located at the Public Works Department Operations Center) that exceeds the maximum projection allowance and encroaches into the required front setback, subject to any corrections and/or modifications by the Planning and Preservation Commission; and

SECTION 2: This project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, it has been determined that this project proposal is categorically exempt from the provisions of CEQA pursuant to Guidelines Section 15303, New Construction or Conversion of Small Structures and is determined not to have a significant effect on the environment; and

SECTION 3: 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.

BE IT FURTHER RESOLVED that based upon the foregoing, the Planning and Preservation Commission hereby approves the installation of an overhead canopy (in conjunction with upgrades to an existing CNG fuel station located at the Public Works Department Operations Center that exceeds the maximum projection allowance and encroaches into the required front setback, based on the Planning and Preservation Commission's determination that an overriding public interest is being served, pursuant to City Code Section 106-5(b).

PASSED, APPROVED AND ADOPTED this 24th day of October 2017.

(SIGNATURES ON THE FOLLOWING PAGE)

THEALE HAUPT, CHAIRPERSON

ATTEST:

JACK WONG, SECRETARY TO THE PLANNING
AND PRESERVATION COMMISSION

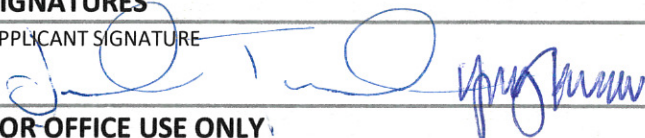
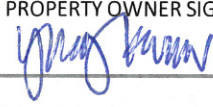
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss
CITY OF SAN FERNANDO)

I, JACK WONG, 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 24th day of October 2017; and that the same was passed by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

JACK WONG, SECRETARY TO THE PLANNING AND
PRESERVATION COMMISSION

SITE PLAN REVIEW/ PLANNING REVIEW APPLICATION

APPLICANT INFORMATION		
APPLICANT NAME <u>YING KWAN, CITY ENGINEER</u> Julian Taylor <u>CITY OF SAN FERNANDO, PUBLIC WORKS DEPT</u>		PHONE NUMBER 949/437-9017 <u>818-898-1293</u>
MAILING ADDRESS <u>117 MACNEIL STREET, SAN FERNANDO, CA 91340</u> 4675 MacArthur Ct., Ste 800, Newport Beach, CA 92660		
EMAIL ADDRESS <u>ykwon@willdan.com</u> julian.taylor@cleanenergyfuels.com		FAX NUMBER <u>818-898-3221</u> 949/924-1343
PROJECT INFORMATION		
SITE ADDRESS 120 Macneil Street, San Fernando, CA 91340		
REQUEST (WHAT IS BEING APPLIED FOR) Compressed Natural Gas (CNG) Fueling Station Upgrade		
ASSESSORS PARCEL NUMBER(S) "APN" 2519-003-901		
BUILDING SIZE N/A		
BUILDING ADDITION (IF ANY) N/A		
PARKING AVAILABLE (NUMBER) N/A		
LANDSCAPING PROVIDED (IN SQUARE FEET) N/A		
PROPERTY OWNER INFORMATION		
PROPERTY OWNER NAME City of San Fernando, Public Works Department c/o Ying Kwan		PHONE NUMBER 818-898-1222
MAILING ADDRESS 117 Macneil Street, San Fernando, CA 91340-2993		
EMAIL ADDRESS ykwon@willdan.com		FAX NUMBER 818-361-6728
SIGNATURES		
APPLICANT SIGNATURE 		PROPERTY OWNER SIGNATURE 
FOR OFFICE USE ONLY		
DATE FILED <u>7/13/17</u>		ACCEPTED BY <u>H. Quintana</u>
CASE NO. <u>SPR 2017-037</u>	ZONING	GPA

SITE PLAN REVIEW 2017-037



VICINITY MAP
120 MACNEIL STREET

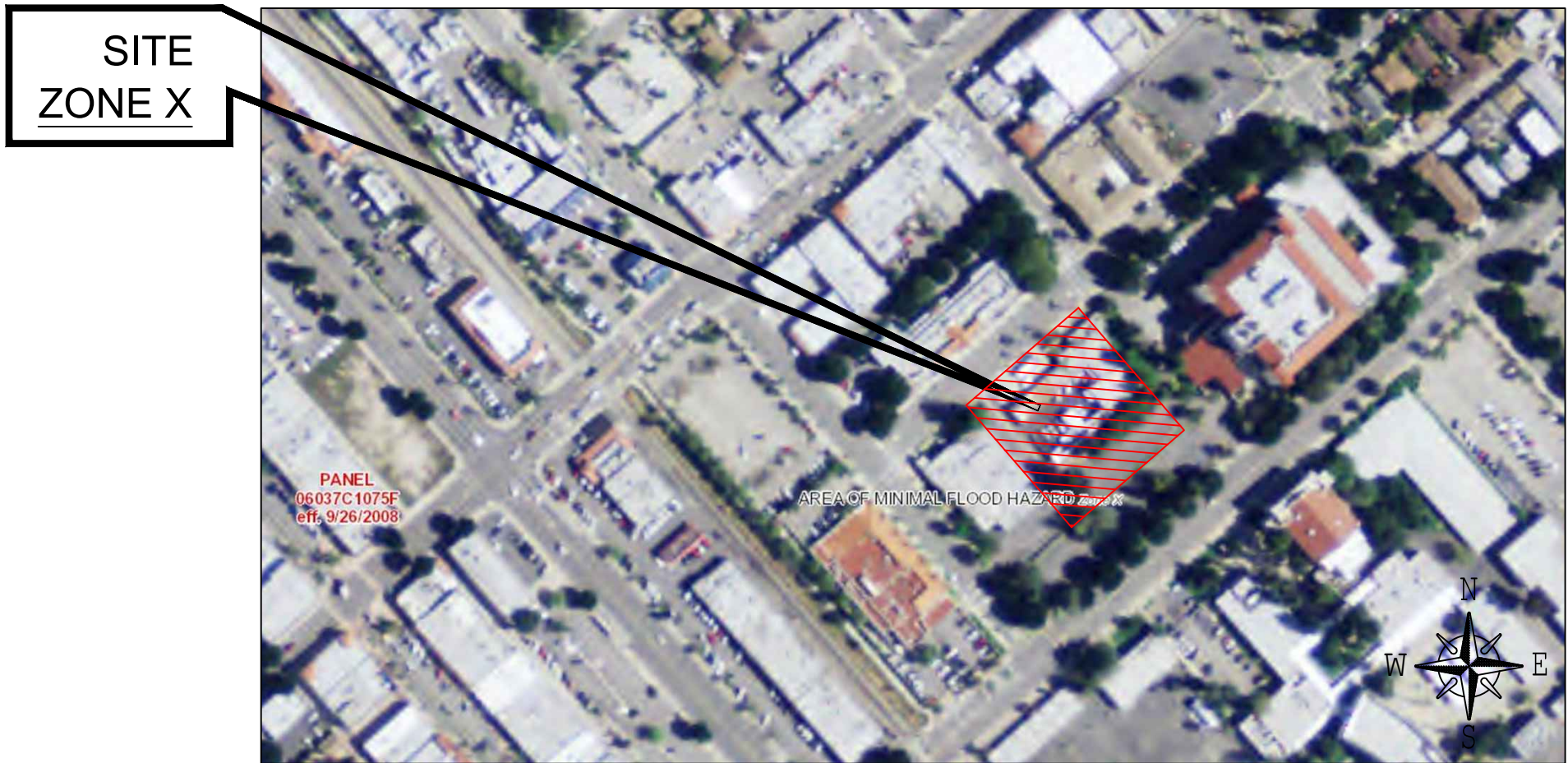


CITY OF SAN FERNANDO
CNG FUELING STATION UPGRADE
120 MACNEIL STREET
SAN FERNANDO, CA 91340

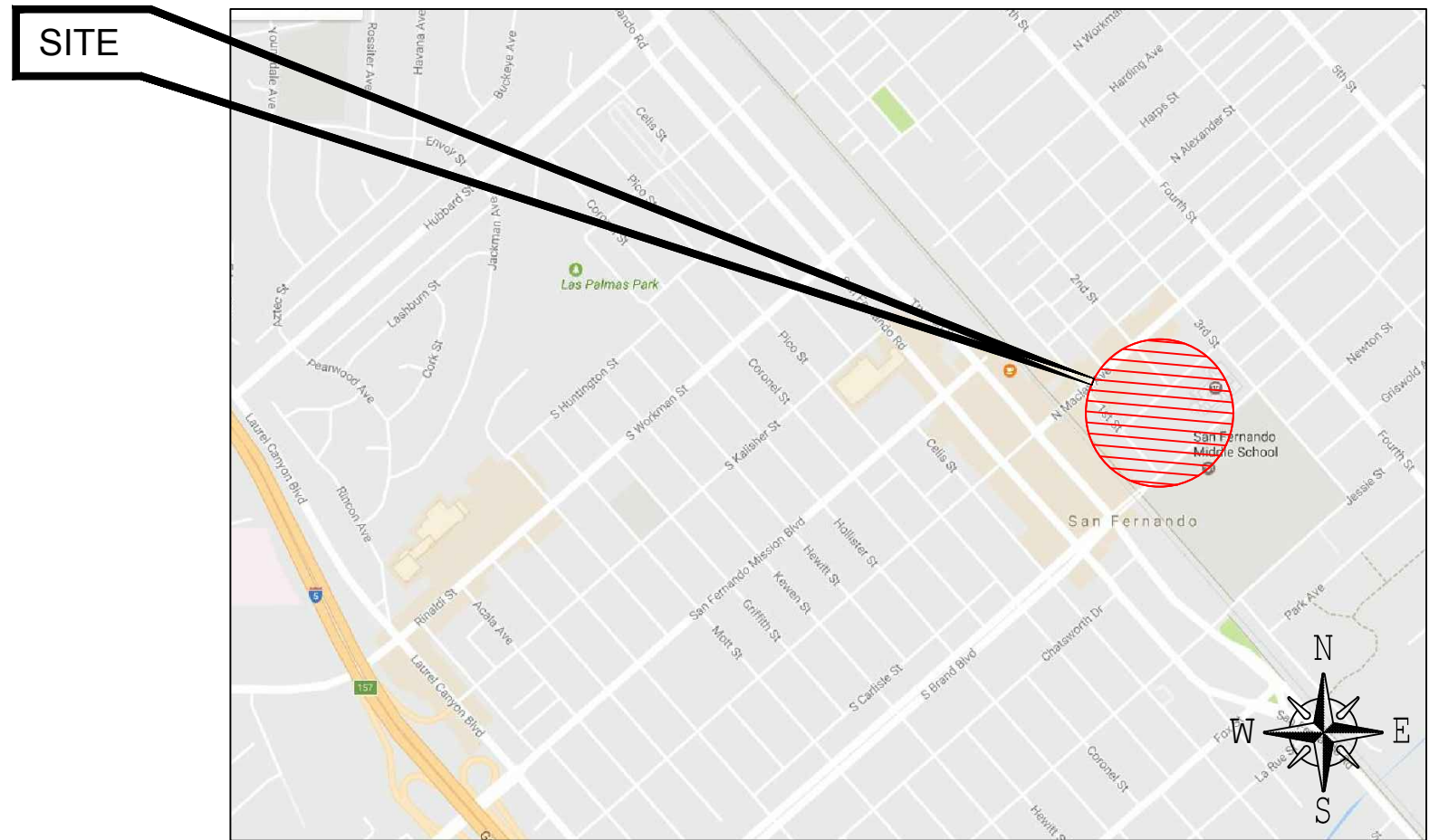
DRAWING INDEX	
CS-1.0	COVER SHEET
GENERAL	
G-1.0	GENERAL ARRANGEMENT AND ELEVATIONS
CIVIL	
C-1.0	SITE PLAN
C-1.1	PLOT PLAN

ZONE X: AREAS OF MINIMAL FLOOD HAZARD

FLOOD MAP: 06037C1075F EFFECTIVE 09/26/2008



FEMA FIRM MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

PROPERTY INFORMATION

OWNER ADDRESS: 120 MACNEIL STREET, SAN FERNANDO, CA 91340

SITE ADDRESS: 120 MACNEIL STREET, SAN FERNANDO, CA 91340

APN: -

ZONE: -

OCCUPANCY: M

PROJECT DESCRIPTION

UPGRADE THE EXISTING CNG FUELING STATION:

- REMOVE AND REPLACE THE FOLLOWING ITEMS OF EQUIPMENT: 1) CNG COMPRESSORS, 2) MOTOR CONTROL PANELS, 3) PRIORITY PANEL, 4) CNG DISPENSERS, 5) ELECTRICAL SWITCHBOARD, 6) GAS METER SET ASSEMBLY.
- ADD NEW EQUIPMENT, INCLUDING (1) CYLINDRICAL CNG STORAGE VESSEL, (1) SPHERICAL CNG STORAGE VESSEL, AND A CANOPY OVER THE (E) CNG DISPENSING ISLAND.
- WORK INCLUDES INSTALLATION OF ASSOCIATED CONTROLS, EQUIPMENT PADS, INTERCONNECTING PIPING, ELECTRICAL WIRING, SAFETY SYSTEMS, AND OTHER MINOR SITE WORK.
- NEW CANOPY IS INSTALLED UNDER SEPARATE PERMIT.

GENERAL NOTES

- NOTE: THE TERM "CONTRACTOR" OR "CONTRACTORS" AS USED IN THESE GENERAL NOTES SHALL REFER TO THE PRIME CONTRACTOR AND ALL SUB-CONTRACTORS.
- THIS SET OF CONSTRUCTION DOCUMENTS COVERS THE CNG SYSTEM IMPROVEMENTS ONLY AND MAY NOT SHOW ALL EXISTING SITE IMPROVEMENTS FOR THE FACILITY.
 - THE CONTRACTORS SHALL PRESERVE AND MAINTAIN ACCESS TO EXISTING EXITS AND MAKE EVERY EFFORT TO MINIMIZE DISRUPTIONS TO EXISTING OPERATIONS AT ALL TIMES DURING CONSTRUCTION.
 - THE CONTRACTORS SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL MATERIALS, LABOR, INSTALLATION, FABRICATION, ETC. SHALL CONFORM TO ALL CODES AND REGULATIONS OF APPLICABLE GOVERNING AGENCIES.
 - THE CONTRACTOR SHALL VERIFY DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING ANY WORK. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCY CONTAINED WITHIN THESE CONSTRUCTION DOCUMENTS WHICH ARE RELATED TO THE CONTRACTOR'S SCOPE OF WORK. SHOULD AN ERROR APPEAR IN THESE CONSTRUCTION DOCUMENTS OR RELATED WORK PERFORMED BY OTHER CONTRACTORS AFFECTING THE CONTRACTOR'S SCOPE OF WORK, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT ONCE FOR INSTRUCTIONS AS TO THE PROCEDURE FOR CONTINUATION OF WORK. SHOULD THE CONTRACTOR PROCEED WITH WORK AFTER IDENTIFYING SUCH A CONFLICT WITHOUT OBTAINING INSTRUCTIONS FROM THE ENGINEER, THE CONTRACTOR SHALL ASSUME THE FULL RESPONSIBILITY FOR ALL REMEDIAL WORK NECESSARY TO SATISFY THE REQUIREMENTS OF THESE CONSTRUCTION DOCUMENTS AND THE APPLICABLE BUILDING CODES.
 - THE CONTRACTOR SHALL REFER TO THE BID DRAWINGS AND WRITTEN TECHNICAL SPECIFICATIONS - IF ANY - FOR ADDITIONAL INFORMATION AND REQUIREMENTS WHICH ARE HEREBY INCORPORATED INTO THE PROJECT REQUIREMENTS BY REFERENCE.
 - THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS WITH THOSE SHOWN ON THE DRAWINGS AND PROMPTLY REPORT ANY DISCREPANCIES TO THE ENGINEER. VERIFY EXISTING CONDITIONS WITHIN THE WORK AREA AND REVIEW MODIFICATIONS REQUIRED TO SUIT EXISTING CONDITIONS PRIOR TO FABRICATION AND INSTALLATION OF NEW WORK OR MODIFICATIONS TO EXISTING CONDITIONS.
 - THE CONTRACTOR SHALL MAINTAIN THE JOB SITE IN A CLEAN, ORDERLY CONDITION, FREE OF DEBRIS AND LITTER. EACH CONTRACTOR SHALL, IMMEDIATELY UPON COMPLETION OF EACH PHASE OF HIS WORK, REMOVE ALL TRASH AND DEBRIS THAT RESULTS FROM THE PERFORMANCE OF HIS WORK.
 - CONSTRUCTION MATERIALS STORED ON THE SITE SHALL BE PROPERLY STACKED AND PROTECTED TO PREVENT DAMAGE AND DETERIORATION UNTIL USED. FAILURE TO PROTECT MATERIALS MAY BE CAUSE FOR REJECTION OF WORK.
 - THE CONTRACTOR SHALL PROTECT NEW AND EXISTING FINISHES AND CONSTRUCTION FROM DAMAGE THAT MAY OCCUR DURING CONSTRUCTION. DAMAGE TO NEW AND/OR EXISTING FINISHES AND CONSTRUCTION SHALL BE REPAIRED OR REPLACED (THE OWNER'S DECISION) WITH IDENTICAL MATERIAL AT THE CONTRACTOR'S EXPENSE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE OWNER WITH ACCURATE "AS-BUILT" RECORD DRAWINGS AT THE COMPLETION OF CONSTRUCTION. RECORD DRAWINGS WILL BE MADE BY "RED-LINING" FORMAL CONSTRUCTION DRAWINGS TO IDENTIFY ANY AND ALL CHANGES WHICH MAY HAVE BEEN MADE IN THE FIELD.
 - ALL WORK SHOWN ON THESE DRAWINGS SHALL BE CONSTRUED AS BEING NEW WORK AND PART OF THIS CONTRACT UNLESS NOTED BEING EXISTING OR OTHERWISE.
 - CONTRACTOR SHALL COMPLY WITH ALL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) AND LOCAL JURISDICTION STORM WATER POLLUTION PREVENTION (SWPP) RULES AND REGULATIONS PRIOR TO THE COMMENCEMENT OF ANY WORK AND DURING ANY CONSTRUCTION ACTIVITIES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, MATERIALS & QUANTITIES AS PART OF THE CIVIL, STRUCTURAL, MECHANICAL, P&ID AND ELECTRICAL PLANS. NO EXCEPTIONS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A COMPLETE SET OF CONSTRUCTION PLANS TO ALL SUB-CONTRACTORS DISCIPLINES FOR REFERENCE AND USE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR RE-ESTABLISHING ALL DAMAGED OR DISTURBED TEMPORARY AND PERMANENT BENCH MARKS AT THEIR OWN EXPENSE.

ABBREVIATIONS

AC	ASPHALTIC CONCRETE	MAX	MAXIMUM
AFG	ABOVE FINISHED GRADE	MCC	MOTOR CONTROL CABINET
AHJ	AUTHORITY HAVING JURISDICTION	MCP	MASTER CONTROL PANEL
BCW	BARE COPPER WIRE	MIN	MINIMUM
BLDG	BUILDING	MSA	METER SET ASSEMBLY (GAS UTILITY)
CL	CENTER LINE	MSB	MASTER SWITCH BOARD
CNG	COMPRESSED NATURAL GAS	MTR	MOTOR
COMP	COMPRESSOR	(N)	NEW
CONC	CONCRETE	N/A	NOT APPLICABLE
CMU	CONCRETE MASONRY UNIT	NGV	NATURAL GAS VEHICLE
CONT	CONTINUOUS	NTS	NOT TO SCALE
CU FT	CUBIC FEET	NO	NUMBER
CS	CARBON STEEL	OC	ON CENTER
DIA OR Ø	DIAMETER	PL	PLATE
DEPT	DEPARTMENT	POC	POINT OF CONNECTION
DWG	DRAWING	PB	PUSH BUTTON
(E)	EXISTING	REF	REFERENCE
EA	EACH	REINF	REINFORCEMENT
ELEV OR EL	ELEVATION	(RR)	REMOVE AND REPLACE
EQ	EQUAL	SCH	SCHEDULE
ENCL	ENCLOSURE	SEC	SECTION
ESD	EMERGENCY SHUT DOWN	SIM	SIMILAR
EXIST	EXISTING	SPR	SPRINKLERED
FG	FINISH GRADE	SQ	SQUARE
FH	FIRE HYDRANT	SF	SQUARE FEET
FIG	FIGURE	SS	STAINLESS STEEL
FOC	FACE OF CURB	STD	STANDARD
FP	FUEL POST (TIME FILLED)	THK	THICK
FSSP	FUEL SYSTEM SUPPORT PANEL	THRU	THROUGH
FX	FIRE EXTINGUISHER	TOC	TOP OF CURB
GALV	GALVANIZED	XFMR	TRANSFORMER (ELECTRICAL UTILITY)
GND	GROUND	TYP	TYPICAL
GRC	GALVANIZED RIGID CONDUIT	UNO	UNLESS NOTED OTHERWISE
HC	HANDICAP	VERT	VERTICAL
HP	HORSE POWER		
HORIZ	HORIZONTAL		

RELEVANT CODES AND STANDARDS

THE WORK SHALL CONFORM TO THE MOST RECENT EDITION OF THE FOLLOWING CODES AND STANDARDS AS SUPPLEMENTED, AMENDED, OR OTHERWISE MODIFIED BY LOCAL REQUIREMENTS:

INTERNATIONAL BUILDING CODE (IBC) 2015
CALIFORNIA BUILDING CODE (CBC) 2016
LOS ANGELES COUNTY BUILDING CODE 2017
LOS ANGELES COUNTY ELECTRICAL CODE 2017
LOS ANGELES COUNTY MECHANICAL CODE 2017
LOS ANGELES COUNTY PLUMBING CODE 2017

NFPA 52 VEHICULAR FUEL SYSTEMS CODE 2013
NFPA 79 ELECTRICAL STANDARD FOR MECHANICAL EQUIPMENT 2012
STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC)
STANDARD PLANS FOR PUBLIC WORKS CONSTRUCTION (SPPWC)

IN THE EVENT OF A CONFLICT BETWEEN DRAWINGS, WRITTEN SPECIFICATIONS, AND/OR REFERENCED STANDARDS, THE MOST STRINGENT SHALL GOVERN.

PROJECT TEAM

OWNER(S)	PROJECT CONTACT(S)
CITY OF SAN FERNANDO ATTN: KENNETH F. JONES, MPA 117 MACNEIL STREET SAN FERNANDO, CA 91340 (818) 989-1240	CLEAN ENERGY ATTN: JULIAN TAYLOR, PROJECT MANAGER 4875 MACARTHUR COURT SUITE 800 NEWPORT BEACH, CA 92660 (949) 437-9017
ENGINEER OF RECORD	MECHANICAL AND ELECTRICAL
CJTSS CONSULTING ENGINEERS ATTN: JOHN JOLLY, PE 4000 VALLEY BLVD., SUITE 103 WALNUT, CA 91789 (909) 896-3631	CJTSS CONSULTING ENGINEERS ATTN: JOHN JOLLY, PE 4000 VALLEY BLVD., SUITE 103 WALNUT, CA 91789 (909) 896-3631
CIVIL ENGINEER	STRUCTURAL
GREENBERG-FARROW ATTN: FARMAN SHIRMOHAMMADI, PE 19000 MACARTHUR COURT, SUITE 250 IRVINE, CA 92612 (949) 296-0450	GREENBERG-FARROW ATTN: ROD NEW, SE - LICENSE # S3419 19000 MACARTHUR COURT, SUITE 250 IRVINE, CA 92612 (949) 296-0450
SURVEYOR	
BASE CONSULTING GROUP, INC. 16453 E. MANNING AVENUE REEDLEY, CA 93654 (559) 637-1544	

CNG FUELING STATION UPGRADE
CITY OF SAN FERNANDO
120 MACNEIL STREET
SAN FERNANDO, CA 91340
COVER SHEET

DATE 03/15/2017	DESIGNED BY HVT	CHECKED BY MES	APPROVED BY RLR
SCALE AS NOTED			
SHEET CS-1.0			

DATE SIGNED:

DIGIART

Know what's below. CALL 811 before you dig.

REDUCED PLAN
REDUCED PLAN
REDUCED PLAN

CAUTION: THIS DRAWING MAY BE REDUCED

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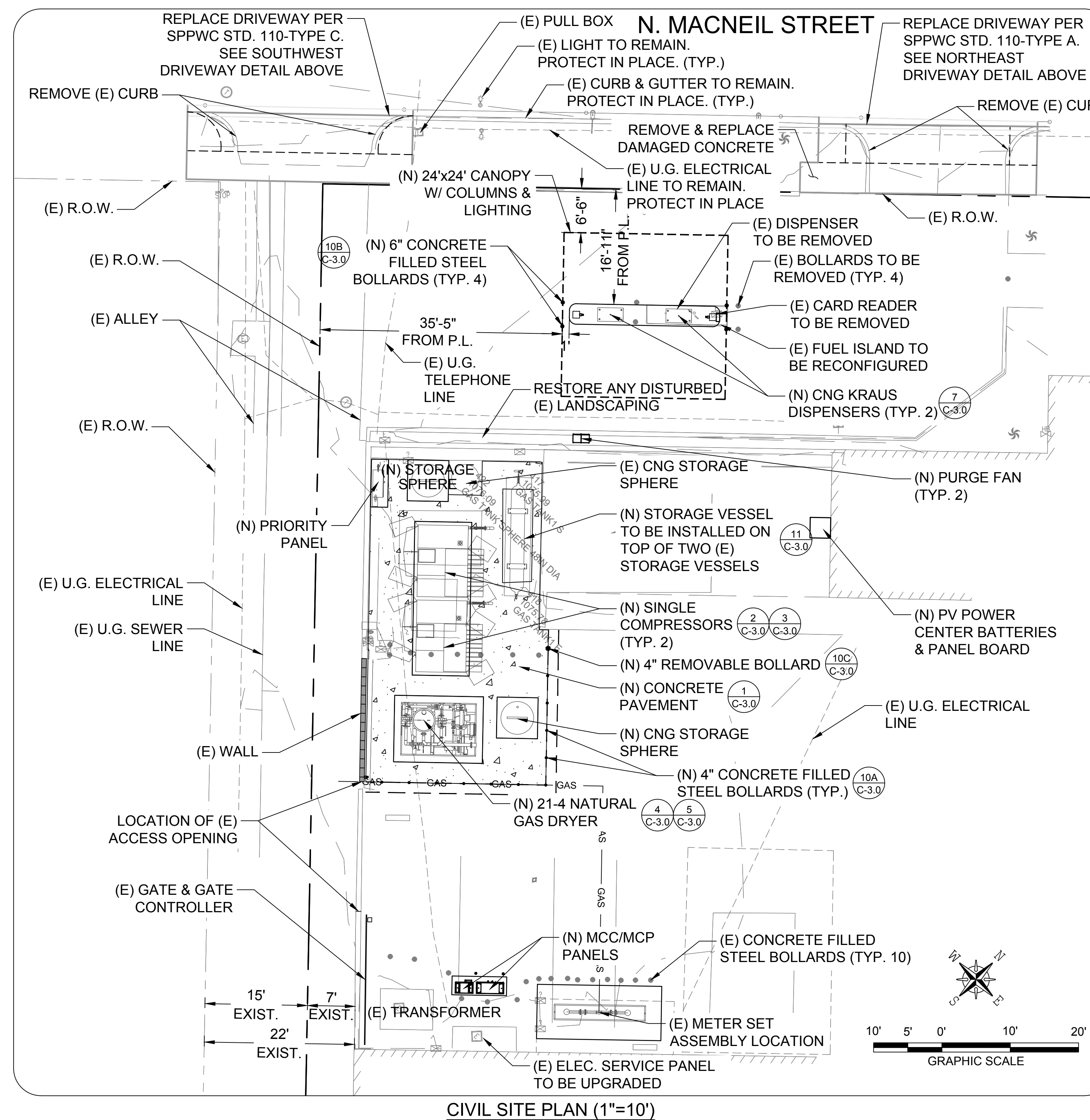
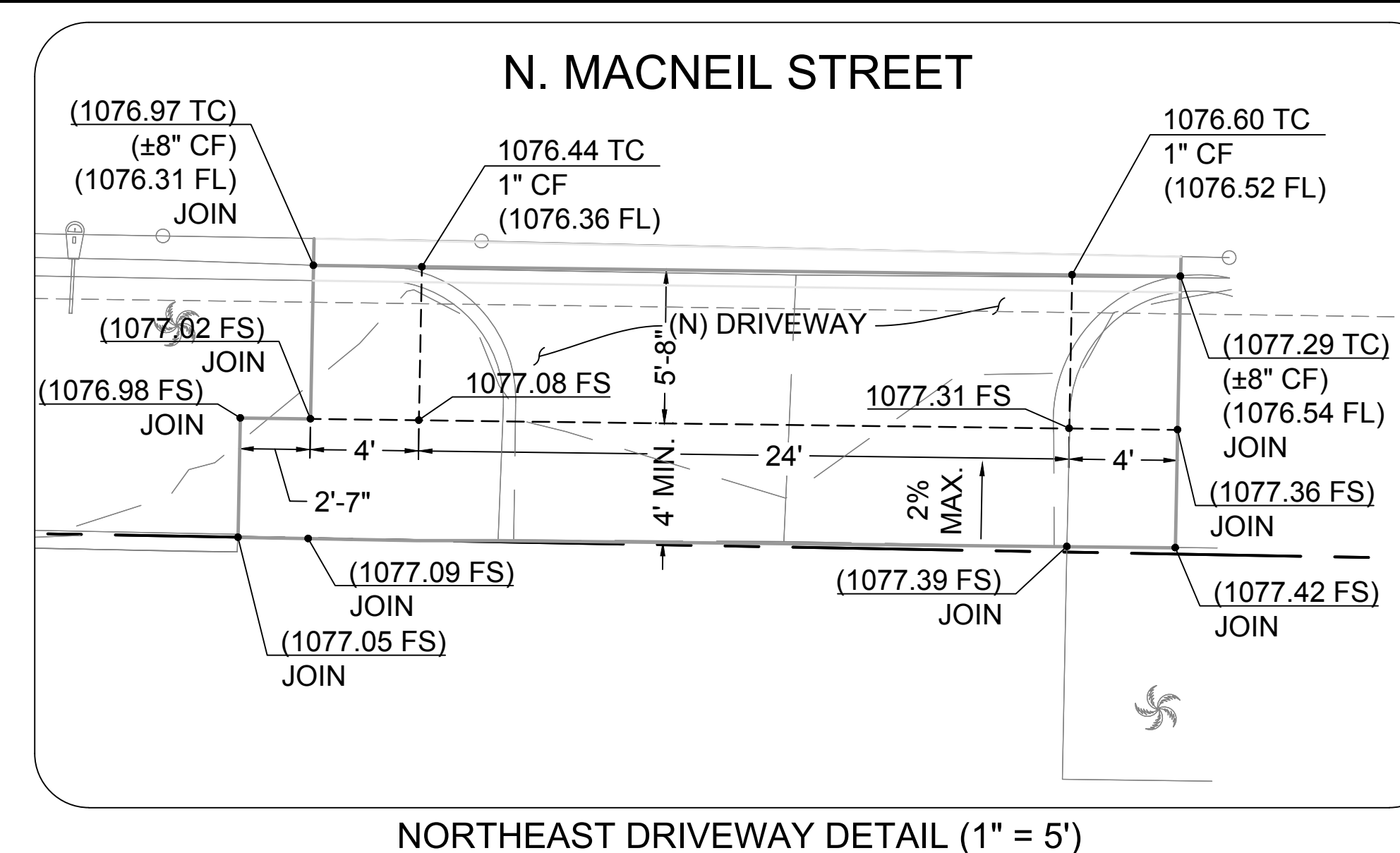
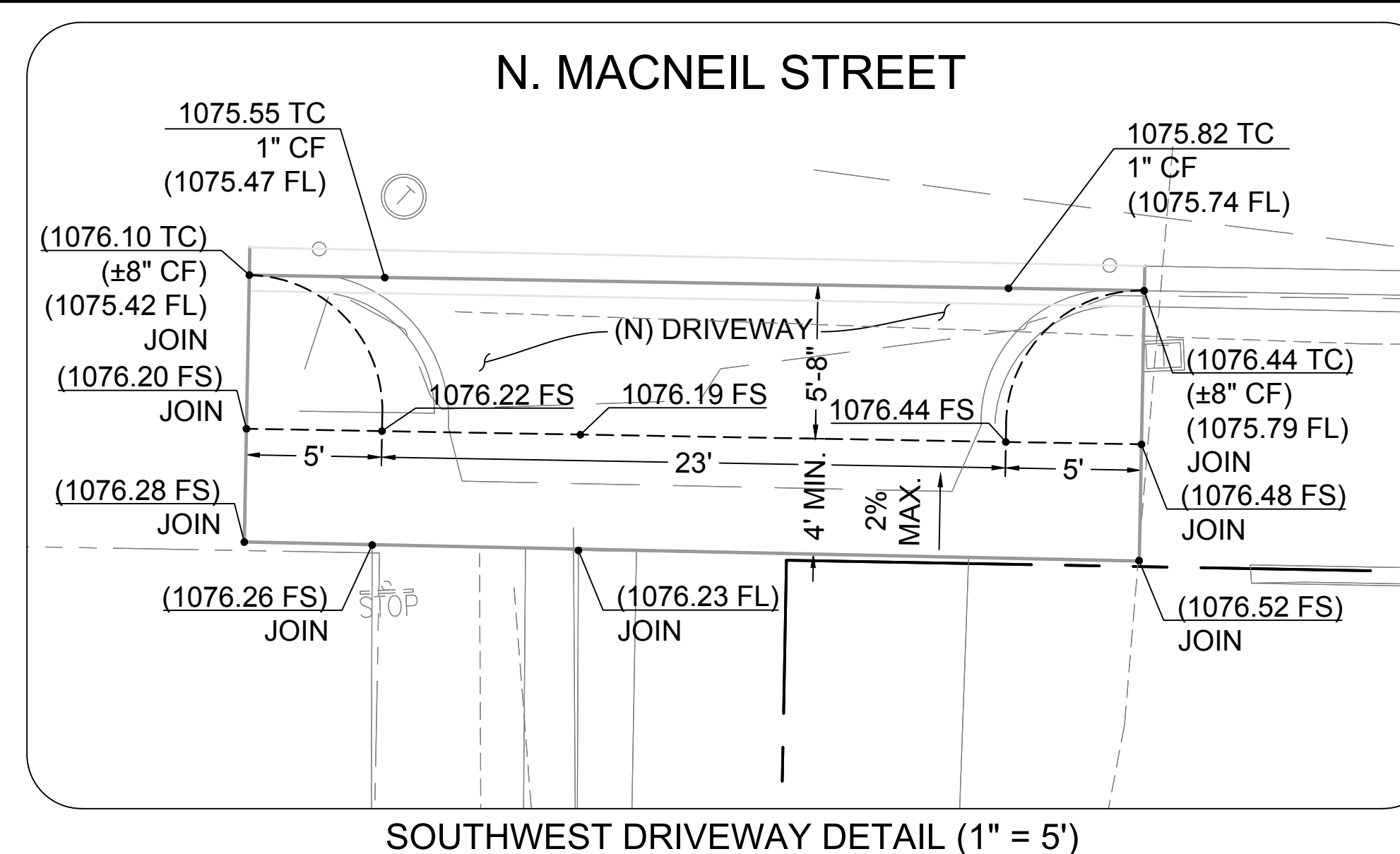
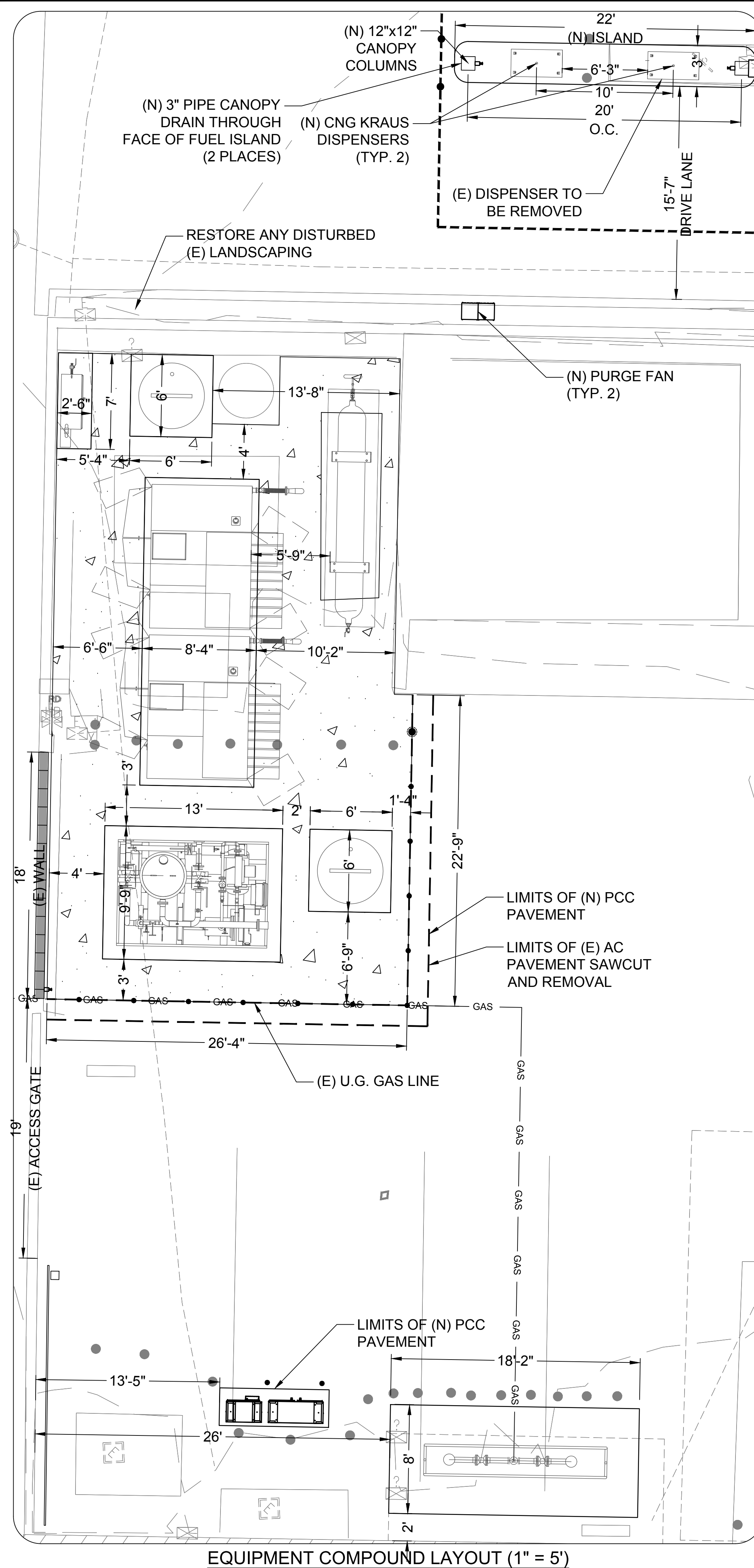
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Clean Energy®

4375 MACARTHUR COURT, SUITE 800, NEWPORT BEACH, CA 92660
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- # GENERAL NOTES
1. ALL TRAFFIC CONTROL SIGNS SHALL BE FABRICATED AS SHOWN IN THE NATIONAL MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS EXCEPT AS NOTED ON THE PLANS.
 2. ALL CURB RADIi ARE SHOWN TO THE FACE OF CURB AND ALL DIMENSIONS ARE TO FACE OF CURB, WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
 3. CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL PROPERTY CORNERS.
 4. CONTRACTOR SHALL MATCH EXISTING PAVEMENT AND CURB & GUTTER IN GRADE, SIZE, TYPE, AND ALIGNMENT AT ADJACENT ROADWAYS/ DRIVEWAYS.
 5. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRS TO DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
 6. ALL PAVEMENT PAINT SHALL BE SHERWIN WILLIAMS "PROMA" TRAFFIC MARKING". WHITE ON ASPHALT, YELLOW ON CONCRETE. PAINT SHALL BE APPLIED IN TWO (2) COATS TO A CLEAN, DRY SURFACE USING TEMPLATE OR STRIPING MACHINE. STRIPES SHALL BE 4" WIDE UNLESS OTHERWISE NOTED.
 7. CANOPY TO BE INSTALLED UNDER SEPARATE PERMIT

SITE PHOTOS
Site Plan Review 2017-037—120 Macneil Street



City of San Fernando Public Works Department Operations Center



Existing CNG fuel station at Public Works Department Operations Center



MEETING DATE: October 24, 2017

PUBLIC HEARING:

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

a. To Approve:

“I move to approve Planning Review 2017-048: Land Use Determination 2017-001 to allow for the operation of a fitness training facility (with ancillary sale of supplements) at 1026 Griswold Avenue, #B, based on the Planning and Preservation Commission’s land use determination that “health clubs or centers”, which include the proposed fitness training facility are similar to or not more objectionable than any of the permitted uses within the M-1 (Limited Industrial) zone, pursuant to Planning and Preservation Commission Resolution 2017-007 (Attachment No.1). (Roll Call Vote)

b. To Deny:

“I move to deny Site Plan Review 2017-037, based on the following...” (Roll Call Vote)

c. To Continue:

“I move to continue consideration Site Plan Review 2017-037 to a date specific date...” (Roll Call Vote)

Moved:_____

Seconded:_____

Roll Call:_____

ITEM 2:
Planning Review 2017-048:
Land Use Determination 2017-001



AGENDA REPORT

To: Planning and Preservation Commission Chairperson Haupt and Commissioners

From: Jack Wong, Interim Community Development Director
By: Amy Davis, Associate Planner

Date: October 24, 2017

Subject: **Planning Review 2017-048: Land Use Determination 2017-001**
1026 Griswold Avenue, #B
Los Angeles County Assessor's Parcel Number: 2515-024-008

Proposal: A request for approval of Planning Review 2017-048 to allow the operation of a fitness training facility (with ancillary sale of supplements) at 1026 Griswold Avenue, #B, based on the Planning and Preservation Commission's land use determination that "health clubs or centers", which include the proposed fitness training facility, are similar to or not more objectionable than any of the permitted uses within the M-1 (Limited Industrial) zone.

Applicant: Seema Sagar for Sagar Group, Inc., 9541 Business Center Drive, #D Rancho Cucamonga, CA 91737

RECOMMENDATION:

Staff recommends that the Planning and Preservation Commission approve Planning Review 2017-048, authorizing the operation of a fitness training facility (with ancillary sale of supplements) at 1026 Griswold Avenue, #B, based on the Commission's land use determination that "health clubs or centers", which include the proposed fitness training facility, are similar to or not more objectionable than any of the permitted uses within the M-1 (Limited Industrial) zone, pursuant to Planning and Preservation Commission Resolution 2017-007 (Attachment 1).

PROJECT OVERVIEW:

On August 11, 2017, the applicant submitted a Commercial Business Occupancy Permit application to allow the operation of a fitness training facility (with ancillary sale of supplements) at 1026 Griswold Avenue, #B. On October 17, 2017, the applicant submitted a Planning Review application, requesting a land use determination to consider allowing the proposed use at the subject site.

The subject 5,000-square foot tenant space is located within an existing one-story industrial complex situated on the east side of Griswold Avenue, north of Seventh Street. The existing industrial complex is comprised of three parcels (1014 Griswold Avenue, 1026 Griswold Avenue and 1046 Griswold Avenue). The subject site is surrounded by single-family residences to the west, industrial buildings to the north and south and the Pacoima Wash to the east.

The applicant is proposing to operate a fitness training facility (with ancillary sale of supplements) called “The Camp”, assisting clients with weight loss. Hours of operation are 4:30 AM to 10:30 AM and 4:30 PM to 9:30 PM Monday through Friday, 7:00 AM to 10:30 AM on Saturdays and 7:00 AM to 9:30 AM on Sundays. The fitness training facility has four (4) employees, while class size ranges from private instruction with one (1) client to group instruction with up to twenty (20) clients. Each session lasts approximately 45-50 minutes.

According to City records, other businesses located within the subject industrial complex include wholesale/manufacturing uses (JB Britches, Inc. and Nettmann Systems International/E.F. Nettmann and Associates), a movie prop rental facility (Modern Props, Inc.) and a business services facility (VMG Engineering, Inc.). Vehicular ingress/egress is provided along the north perimeter of the industrial complex (on the parcel located at 1014 Griswold Avenue), as well as along the south perimeter of the complex (on the parcel located at 1046 Griswold Avenue). On-site parking is provided behind the existing building, adjacent to the Pacoima Wash. The applicant indicated that 38 parking spaces are located on the subject parcel at 1026 Griswold Avenue.

The applicant indicated that the proposed use is currently operating at the subject site. The applicant also indicated that it is not feasible to relocate the fitness training facility to a different location where health clubs or centers are a permitted use, due to the financial investment previously made to the subject tenant space.

A land use determination by the Planning and Preservation Commission is necessary for this proposal because health clubs or centers are not enumerated as a permitted use within the M-1 (Limited Manufacturing) zone, as outlined in City Code Section 106-582. Additionally, health clubs or centers are not enumerated as a use that requires a conditional use permit within the M-1 zone, as outlined in City Code Section 106-583. However, the City’s M-1 zoning regulations do provide for the Planning and Preservation Commission to consider permitting other uses which, per City Code Section 106-582(2)(y), are “similar to or not more objectionable than” any of the uses enumerated as permitted uses in the underlying zone.

BACKGROUND:

1. Zoning Designation and General Plan: The subject site is located within the M-1 (Limited Manufacturing) zone and has a General Plan land use designation of IND (Industrial).
2. Location: The subject site is located at 1026 Griswold Avenue, #B, north of Seventh Street. The subject site is surrounded by single-family residences to the west, industrial buildings to the north and south and the Pacoima Wash to the east.
3. Site Description: The subject 5,000-square foot tenant space is located within an existing one-story industrial complex situated on the east side of Griswold Avenue. The existing industrial complex is comprised of three parcels (1014 Griswold Avenue, 1026 Griswold Avenue and 1046 Griswold Avenue). Vehicular ingress/egress is provided along the north perimeter of the industrial complex (on the parcel located at 1014 Griswold Avenue), as well as along the south perimeter of the complex (on the parcel located at 1046 Griswold Avenue). On-site parking is provided behind the

existing building, adjacent to the Pacoima Wash. The applicant indicated that 38 parking spaces are located on the subject parcel at 1026 Griswold Avenue.

4. Environmental Review: This proposal has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, it has been determined that this proposal is categorically exempt from the provisions of CEQA, pursuant to Section 15301 (Existing Facilities) and is determined not to have a significant effect on the environment.

ANALYSIS:

1. General Plan Consistency: The intent of the IND (Industrial) land use designation “provides for the operation of light manufacturing uses and related services” as outlined in Chart IV-1 of the Land Use Element of the City’s General Plan. However, the Land Use Element also establishes goals and objectives to “promote economic viability of commercial areas” and “attract new commercial activities”, as outlined on Page IV-6 of the City’s General Plan.
2. Zoning Consistency: Although health clubs or centers are not enumerated as a permitted use (or as a use that requires a conditional use permit) within the M-1 zone, as outlined in City Code Sections 106-582 and 106-583, they are identified as a permitted use (subject to a conditional use permit) within the SC (Service Commercial) zone, as outlined in City Code Section 106-548(7). Further, City Code Section 106-546 states, “The SC service commercial zone is established to permit selected limited industrial (M-1) use activity along with commercial uses that reflect and complement existing development use pattern and yield no unacceptable impacts on noise, air quality, traffic and visual appearance. The City’s M-1 zoning regulations provide for the Planning and Preservation Commission to consider permitting other uses which, per City Code Section 106-582(2)(y), are “similar to or not more objectionable than” any of the uses enumerated as permitted uses in the underlying zone.

CONCLUSION:

It is staff’s determination that the proposed fitness training facility (with ancillary sale of supplements) at the subject site is “similar to or not more objectionable than” other uses permitted within the M-1 (Limited Industrial) zone. Therefore, staff recommends that the Commission determine that the proposed fitness training facility (with ancillary sale of supplements) is a permitted use at the subject location, pursuant to Planning and Preservation Commission Resolution 2017-007.

ATTACHMENTS:

1. Planning and Preservation Commission Resolution 2017-007
2. Planning Review Application, October 17, 2017
3. Commercial Business Occupancy Permit Application, August 11, 2017
4. Vicinity Map
5. Business Operations Plan
6. Site Photos

RESOLUTION NO. 2017-007

A RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO ALLOWING THE OPERATION OF A FITNESS TRAINING FACILITY (WITH ANCILLARY SALE OF SUPPLEMENTS) AT 1026 GRISWOLD AVENUE, #B BASED ON THE PLANNING AND PRESERVATION COMMISSION'S LAND USE DETERMINATION THAT HEALTH CLUBS OR CENTERS, WHICH INCLUDE THE PROPOSED FITNESS TRAINING FACILITY (WITH ANCILLARY SALE OF SUPPLEMENTS), ARE SIMILAR TO OR NOT MORE OBJECTIONABLE THAN OTHER PERMITTED USES WITHIN THE M-1 (LIMITED INDUSTRIAL) ZONE

WHEREAS, an application has been filed by Seema Sagar for Sagar Group, Inc. with the City to operate a fitness training facility (with ancillary sale of supplements) at 1026 Griswold Avenue, #B based on a request that the Planning and Preservation Commission make a land use determination that health clubs or centers, which include the proposed fitness training facility (with ancillary sale of supplements), are similar to or not more objectionable than other permitted uses within the M-1 (Limited Industrial) zone; and

WHEREAS, the Planning and Preservation Commission has considered all of the evidence presented in connection with the project, written and oral at the public hearing held on the 24th day of October 2017.

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

SECTION 1: The Planning and Preservation Commission approves Planning Review 2017-048 and Land Use Determination 2017-001, determining that the operation of a health club or center, which includes the proposed fitness training facility (with ancillary sale of supplements) at the subject site is "similar to or not more objectionable than" other uses permitted within the M-1 (Limited Industrial) zones, subject to any corrections and/or modifications by the Planning and Preservation Commission; and

SECTION 2: This proposal has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, it has been determined that this proposal is categorically exempt from the provisions of CEQA pursuant to Section 15301 (Existing Facilities) and is determined not to have a significant effect on the environment; and

SECTION 3: The proposal is consistent with the objectives, policies, and general land uses and programs provided in the City's General Plan Land Use Element; and

SECTION 4: Pursuant to City Code Section 106-582, the Planning and Preservation Commission finds that health clubs or centers, which include the proposed fitness training facility (with ancillary sale of supplements) at 1026 Griswold Avenue, #B is "similar to or not more objectionable than" other uses permitted within the M-1 (Limited Industrial) zone.

BE IT FURTHER RESOLVED that based upon the foregoing, the Planning and Preservation Commission hereby approves the operation of a fitness training facility (with ancillary sale of supplements) at 1026 Griswold Avenue, #B based on the Planning and Preservation Commission's land use determination that

health clubs or centers, which include the proposed fitness training facility (with ancillary sale of supplements), are similar to or not more objectionable other permitted uses within the M-1 (Limited Industrial) zone.

PASSED, APPROVED AND ADOPTED this 24th day of October 2017.

(SIGNATURES ON THE FOLLOWING PAGE)

THEALE HAUPT, CHAIRPERSON

ATTEST:

JACK WONG, SECRETARY TO THE PLANNING
AND PRESERVATION COMMISSION

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

I, JACK WONG, 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 24th day of October 2017; and that the same was passed by the following vote, to wit:

AYES:
NOES:
ABSENT:
ABSTAIN:

JACK WONG, SECRETARY TO THE PLANNING AND
PRESERVATION COMMISSION



COMMERCIAL BUSINESS OCCUPANCY PERMIT APPLICATION

Zoning Review

BUSINESS INFORMATION

BUSINESS ADDRESS

1026 Griswold Ave., San Fernando 91340

NAME OF BUSINESS

The Camp

DESCRIPTION OF BUSINESS

Wet loss, Supp Supplements, Training Facility

BUSINESS OWNER

SAGAR GROUP, INC.

TYPE OF BUSINESS (CHECK ONE)

- ☐ RETAIL ☐ RESTAURANT
☐ GENERAL OFFICE ☐ MANUFACTURING
☐ INDUSTRIAL ☒ SERVICE
☐ WHOLESALE ☐ SCHOOL
☐ MEDICAL/DENTAL OFFICE
☐ OTHER: _____

PHONE NUMBER

MAILING ADDRESS

9541 BUSINESS CENTER DRIVE SUITE D. RC, CA 91730

BUSINESS INFORMATION

PLEASE CHECK ONE

- Will the new business occupancy display any business signs?
- Will the new business occupancy include interior or exterior improvements?
- Will alcoholic beverages be sold or consumed on the premises?
- Will hazardous waste be stored on the premises?
- Is this business occupying space with another business (Sharing of Space)?
- If YES, Name of Business: The Camp

- ☒ YES ☒ NO
☐ YES ☒ NO
☐ YES ☒ NO
☐ YES ☒ NO
☐ YES ☒ NO

Business Owner: Sonakshi Sagar

PROPERTY OWNER INFORMATION *Application cannot be processed unless complete*

PROPERTY OWNER

E.F. NETTMANN

PHONE NUMBER

818-365-4286

MAILING ADDRESS

1026 GRISWOLD AVE CA 91340

SIGNATURE

ACKNOWLEDGMENT I understand that the granting of this permit is contingent upon compliance with all regulations of the City of San Fernando Zoning Ordinance and other applicable City, State, and Federal regulations. I hereby certify that I have read the statements contained in this application and that they are true and correct.

BUSINESS OWNER SIGNATURE*

[Signature]

DATE

8/11/17

**The Commercial Business Occupancy Permit is issued to the Business Owner providing a proposed use is permitted and all general requirements, applicable regulations, and conditions of approval are satisfied. All approved permits are subject to any applicable requirements pursuant to the San Fernando Municipal Code.*

FOR OFFICE USE ONLY

PERMIT FEE \$ 160.00
 ISSUANCE FEE \$ 70.00
 AIMS SURCHARGE \$ 23.00
 TOTAL FEE \$ 253.00

SELECT ONE

- ☐ CHANGE OF OWNERSHIP (SAME BUSINESS NAME)
☐ NEW BUSINESS
☐ CONTINUATION OF A LEGAL NONCONFORMING USE

PLANNING APPROVAL

DATE

BUILDING & SAFETY APPROVAL

DATE

PERMIT NO.

ZONING M-1
Limited Industrial

CONDITIONAL USE PERMIT

☐ YES ☐ NO

COMMENTS

CBO

2017-208

USE CATEGORY

RESOLUTION NO.

AIMS FILE NO.

PARKING RATIO

CONDITIONS OF APPROVAL *Please initial the following conditions*

The following conditions shall be made a part of the approval of this Commercial Business Occupancy Permit, and shall be complied within their entirety, as determined by the Community Development Department.

Applicable Regulations **Sec. 106-490** (C-1 Limited Commercial Zone), **Sec. 106-520** (C-2 Commercial Zone),
Sec. 106-585 (M-1 Limited Industrial Zone), **Sec. 106-615** (M-2 Light Industrial Zone)
Development Standards **Sec. 106-551** (SC Service Commercial Zone), **Sec. 106-668** (Specific Plan Zones and Zoning
Map Designations)

- _____ 1) Inspection of the subject site by the Building and Safety Division is **REQUIRED** in order obtain a Certificate of Occupancy to operate a business. All inspections **MUST BE SCHEDULED AT LEAST 72 HOURS** prior to the operation of any business.
- _____ 2) All landscape planting shall be kept in a healthy and growing condition. Fertilization, cultivation, and tree pruning shall be a part of regular maintenance. Good horticultural practices shall be followed in all instances.
- _____ 3) Parking for handicapped persons shall be provided in accordance with standards established in the state handicapped requirements.
- _____ 4) Required parking spaces shall be double-striped with the stall widths measured from the midpoints of the double-stripe markings.
- _____ 5) All trash and garbage collection facilities shall be either enclosed within a building or by a screening fence or a wall.
- _____ 6) A sign permit shall be required prior to the placing, erecting, moving, reconstructing, altering or displaying of any sign within the city. All signs shall be maintained in good repair, including display surfaces and structures which shall be kept neatly painted, pasted, or mounted.
- _____ 7) All building exteriors shall be painted in compliance with the color chart adopted by the Redevelopment Agency of the City of San Fernando.
- _____ 8) All uses permitted shall be inside permanent buildings.
- _____ 9) All storage must be confined to the interior of the permanent structure.
- _____ 10) The owners and all successors shall comply with the graffiti removal and deterrence requirements.


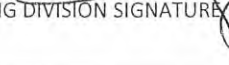
ADDITIONAL CONDITIONS *Please initial the following conditions*

- _____ 11) _____
- _____ 12) _____

NOTES

OUR BUSINESS GUIDES & TRAINS INDIVIDUALS TO
WHILE LOSS. PRIVATE TRAINING FACILITY.
PLEASE CALL 909-996-1618 FOR ANY QUESTIONS.
SEEMA.

SIGNATURES

BUSINESS OWNER SIGNATURE 	DATE 8/11/17
PLANNING DIVISION SIGNATURE 	DATE

PLANNING REVIEW 2017-048: LAND USE DETERMINATION 2017-001



VICINITY MAP
1026 GRISWOLD AVENUE, #B

Square footage of building occupied by The Camp 5000 sq feet

Name, type of use and square footage of other tenant spaces located on subject parcel(s)

Under the Same parcel we have the following addresses:

1014/1026/1046

1014 is shop(mechanical)

1026A we have professional digital cameras studio

1026B The Camp

1046 not sure

Both 1014 and 1046 are corner locations where 1026 is right in the middle of it.

There's no name on the doors to those businesses except for 1026 under Nettmann

Number of parking spaces located on subject parcel(s) 38

Business operations plan (services provided, hours of operation, number of employees, number of clients, etc.)

Service Provided: **Weight loss, supplements and training facility** (We offer solutions to help our clients regain their life back, we offer one on one services, solutions and products. We are not open for the public.) Appointment based.

Hours 4:30am-10:30 am M-F

4:30pm-9:30pm M-F

Saturday 7am-10:30am

Sunday 7am-9:30am

Employees 4

Clients 1-20 session (sessions are 45-50 mins)

SITE PHOTOS

Planning Review 2017-048: Land Use Determination 2017-001—1026 Griswold Avenue, #B



Front entrance of subject tenant space: "The Camp"



On-site parking and rear entrance of subject tenant space: "The Camp"

SITE PHOTOS

Planning Review 2017-048: Land Use Determination 2017-001—1026 Griswold Avenue, #B



Interior of subject tenant space: "The Camp"