



THE CITY OF SAN FERNANDO

PLANNING AND PRESERVATION COMMISSION

REGULAR MEETING NOTICE AND AGENDA

JUNE 7, 2016 - 6:30 P.M.

COUNCIL CHAMBERS
117 MACNEIL STREET
SAN FERNANDO, CA 91340

CALL TO ORDER/ROLL CALL

Chair Theale E. Haupt
Vice-Chair Alvin Durham, Jr.
Commissioner Kevin Beaulieu
Commissioner Anna M. Lopez
Commissioner Yvonne G. Mejia

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

PUBLIC STATEMENTS – WRITTEN/ORAL

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

CONSENT CALENDAR

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

- 1) REQUEST TO APPROVE THE MINUTES OF MAY 3, 2016, PLANNING AND PRESERVATION COMMISSION MEETING.**

PLANNING AND PRESERVATION COMMISSION

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NEW BUSINESS

- 2) **SUBJECT:** **CONDITIONAL USE PERMIT 2016-003 (CUP 2016-003) –
1820 AND 1824 FIRST STREET, SAN FERNANDO, CA 91340**
- APPLICANT:** **BRIAN PORTER, 11990 DISCOVERY COURT, MOORPARK,
CA 93021**
- PROPOSAL:** **THE PROPOSED PROJECT IS A REQUEST FOR REVIEW AND
APPROVAL OF A CONDITIONAL USE PERMIT TO
ALLOW FOR THE OPERATION OF A
LABORATORY WITH ACCESSORY OFFICES AND
STORAGE USE, AT THE PROPERTY LOCATION AT
182 AND 1824 FIRST STREET. THE PROPOSED
LABORATORY WITH OFFICES WILL OCCUPY TWO
EXISTING INDUSTRIAL BUILDINGS. THE SUBJECT SITE
IS IMPROVED WITH TWO INDUSTRIAL BUILDINGS;
1820 FIRST STREET IS APPROXIMATELY 3,305 SQ. FT.
AND 1824 FIRST STREET IS APPROXIMATELY 6,736 SQ.
FT. THE SUBJECT PROPERTY IS LOCATED ALONG THE
SOUTH SIDE OF THE 1800 BLOCK OF FIRST STREET,
BETWEEN ORANGE GROVE AVE AND HUNTINGTON
STREET; WITHIN THE M-2 (LIGHT INDUSTRIAL) ZONE.**
- RECOMMENDATION:** **STAFF RECOMMENDS THAT THE PLANNING AND
PRESERVATION COMMISSION APPROVE CONDITIONAL
USE PERMIT 2016-003, TO ALLOW FOR THE OPERATION
OF A LABORATORY WITH ACCESSORY OFFICES AND
STORAGE USE, LOCATED AT 1820 AND 1824 FIRST
STREET, PURSUANT TO PLANNING AND PRESERVATION
COMMISSION RESOLUTION 2016-005 AND THE
“CONDITIONS OF APPROVAL” ATTACHED AS EXHIBIT “A”
TO THE RESOLUTION (ATTACHMENT NO. 1).**

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.

PLANNING AND PRESERVATION COMMISSION

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CONTINUED BUSINESS

None

STAFF COMMUNICATIONS

COMMISSIONER COMMENTS

ADJOURNMENT

Wednesday, July 13, 2016

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

Fred Ramirez

Signed and Posted: June 3, 2016 (7:00 p.m.)

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



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

**DRAFT MINUTES OF THE
MAY 3, 2016, MEETING
CITY HALL COUNCIL CHAMBER**

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

CALL TO ORDER

The meeting was called to order by at Theale Haupt at 6:32 p.m.

ROLL CALL

The following persons were recorded as present:

PRESENT:

Chairperson Theale Haupt, Vice-chair Alvin Durham, Commissioners Kevin Beaulieu, and Anna M. Lopez

ABSENT:

Commissioner Yvonne Mejia

ALSO PRESENT

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

APPROVAL OF AGENDA

Vice-chair A. Durham moved to approve the agenda of May 3, 2016 meeting. Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

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

CONSENT CALENDAR

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Vice-chair A. Durham moved to approve the minutes of the April 5, 2016 Planning and Preservation Commission Meeting. Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

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

UNFINISHED BUSINESS

None

PUBLIC HEARING:

CONDITIONAL USE PERMIT 2015-008 – 2039 GLENOAKS BLVD., SAN FERNANDO, CA - ROBIN’S WORLD, LLC “C/O ROBIN ANDERSON, 962 N. WORKMAN STREET, SAN FERNANDO, CA 91340 – THE PROPOSED PROJECT IS A REQUEST FOR REVIEW AND APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW FOR THE OPERATION OF A SECONDHAND STORE, AT THE PROPERTY LOCATED AT 2039 GLENOAKS BOULEARD. THE PROPOSED SECONDHAND STORE OCCUPIES A TENANT SPACE OF APPROXIMATELY 2,721 S. FT. WITHIN A MULTI-TENANT COMMERCIAL BUILDING. THE SUBJECT PROPERTY IS LOCATED ALONG THE NORTH SIDE OF THE 2000 BLOCK OF GLENOAKS BOULEVARD, BETWEEN HUBBARD STREET AND ORANGE GROVE AVENUE; WITHIN THE COMMERCIAL (C-2) ZONE.

STAFF PRESENTATION

Associate Planner Humberto Quintana gave the staff presentation recommending that the Planning and Preservation Commission approve Conditional Use Permit 2015-008, to allow for the operation of a secondhand store, located at 2039 Glenoaks Blvd., pursuant to Planning and Preservation Commission Resolution 2016-004 and the Conditions of Approval attached as Exhibit “A” to the Resolution (Attachment No. 1).

PUBLIC COMMENT

Gary Phillips – owner of the commercial building. Mr. Phelps stated that he supports the approval of the proposed conditional use permit he explained that Ms. Anderson is a good tenant and a City of San Fernando resident. He informed the commission that he has owned the building since 2014 and it is currently improving the exterior of the building. He stated that a store such as Robin’s World is consistent with the objective for the area.

Robin Anderson – the applicant. Ms. Anderson stated that she has lived in San Fernando since 1996. She indicated that she is the operator of the business and she thanked the commission for allowing her to speak and for their consideration of the proposal.

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COMMISSION DISCUSSION

K. Beaulieu asked why the business is currently open before the approval.

F. Ramirez stated that Ms. Anderson did get an approval of a Commercial Business Occupancy Permit for the retail component of her operations. He stated that she did express the desire to include the secondhand goods as part of her operations and at that point she was informed that if the commission denied her request she would not be able to offer secondhand goods as part of her merchandise.

A.Durham stated he drove by the location and he stated that it is a nice idea to have a place to purchase repurposed items.

K. Beaulieu stated that he doesn't see why the commission wouldn't allow it.

A.Lopez great idea to have store where the community can purchase discounted items.

A.Durham thanked Mr. Phillips for all of the investment and work that has taken place at the site.

T. Haupt stated that it is a good idea and he supports it.

Subsequent to discussion, Vice-chair A. Durham moved to approve Conditional Use Permit 2015-008. Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

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

UPDATE:

CONDITIONAL USE PERMIT 2014-004 – 1245 SAN FERNANDO ROAD, SAN FERNANDO, CA

STAFF PRESENTATION:

Associate Planner Humberto Quintana provided the presentation recommending that the Planning and Preservation Commission receive and file the update regarding the status of Conditional Use Permit 2014-004.

COMMISSION DISCUSSION

K. Beaulieu asked if the outdoor events will still be allowed to take place.

F. Ramirez indicated that the new operator will have to comply with all of the conditions of approval that are currently in place under the existing conditional use permit including the

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number of permitted outdoor events and the requirement that the business operator of the subject site obtain approval of a City Special Event permit.

J. Cervantes stated that City staff would be reaching out to the new business/restaurant operator to discuss and go over the conditional use permit's conditions of approval that are in place for the operation of a restaurant with a liquor license at 1245 San Fernando Road.

STAFF COMMUNICATIONS

F. Ramirez asked the commission about the availability of a second meeting in June possibly June 21, 2016.

COMMISSION COMMENTS

None

PUBLIC STATEMENTS

None

ADJOURNMENT

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

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

7:12 P.M.

Fred Ramirez

Planning Commission Secretary



MEETING DATE: June 7, 2016

PUBLIC HEARING:

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

“I move to approve Conditional Use Permit 2016-003, to allow for the operation of a laboratory with accessory offices and storage use at 1820 and 1824 First Street, pursuant to Planning and Preservation Commission Resolution 2016-005 and the conditions of approval attached as Exhibit “A” to the Resolution (Attachment No. 1)...” (Roll Call Vote)
 - b. To Deny:

“I move to Deny Conditional Use Permit 2016-003, based on the following...” (Roll Call Vote)
 - c. To Continue:

“I move to continue Conditional Use Permit 2016-003, to a date specific...” (Roll Call Vote)

Moved:_____

Seconded:_____

Roll Call:_____

ITEM 2:

CONDITIONAL USE PERMIT 2016-003



AGENDA REPORT

To: Planning and Preservation Commission Chairperson Haupt and Commissioners

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

Date: June 7, 2016

Subject: **Conditional Use Permit 2016-003**
1820 & 1824 First Street, San Fernando, CA 91340
(Los Angeles County Assessor's Parcel No.: 2520-008-001)

Proposal: The proposed project is a request for review and approval of a conditional use permit to allow for the operation of a laboratory with accessory offices and storage use, at the property located at 1820 & 1824 First Street. The proposed laboratory with offices will occupy two existing industrial buildings. The subject site is improved with two industrial buildings; 1820 First Street is approximately 3,305 sq. ft. and 1824 First Street is approximately 6,736 sq. ft. The subject property is located along the south side of the 1800 block of First Street, between Orange Grove Avenue and Huntington Street; within the M-2 (Light Industrial) Zone.

APPLICANT: Brian Porter, 11990 Discovery Court, Moorpark, CA 93021

RECOMMENDATION:

Staff recommends that the Planning and Preservation Commission approve Conditional Use Permit 2016-003, to allow for the operation of a laboratory with accessory offices and storage use, located at 1820 & 1824 First Street, pursuant to Planning and Preservation Commission Resolution 2016-005 and the "Conditions of Approval" attached as Exhibit "A" to the resolution (Attachment No. 1).

PROJECT OVERVIEW:

On May 2, 2016, the City received an application (Attachment No. 2) for a conditional use permit to operate a laboratory with accessory offices and storage use at the property located at 1820 & 1824 First Street (Los Angeles County Assessor's Parcel No: 2520-008-001). The proposed laboratory looking to operate at the subject site as "Pat-Chem Laboratories." Pat-Chem Laboratories has been in operation since 1987 and is a full service California Certified Environmental Laboratory that provides analytical testing services, field samples and consulting

services. Their specialization is in water, soils and solutions analysis for clients such as municipal and or private water districts concerned with the water or soil quality. Because Pat-Chem Laboratories is an environmental laboratory and licensed as such, they are only allowed to test and properly store low level inorganic and or organic hazardous samples, these common samples are Chloride, Bacteria, Nitrate, CAM Metals and Cyanide. If a sample is tested for a hazardous elements and the levels within the sample are above the California baseline for the sample range, then said sample is properly stored and removed by a certified carrier. Out of the approximately 9,000 samples collected last year only five (5) exceeded the out-of-range hazardous testing. As it pertains to the disposal of the remaining samples, Pat-Chem Laboratories will have two waste barrels on the premise within a secured area set aside for liquids and solids and are disposed of regularly by a hazardous waste disposal provider.

The proposed laboratory is looking to operate the laboratory function within the approximately 6,736 sq. ft. building located at 1824 First Street and utilize the other approximately 3,305 sq. ft. building located at 1820 First Street as storage for equipment. The subject site is approximately 16,200 sq. ft. and is improved with two industrial buildings totaling approximately 10,041 sq. ft. The proposed laboratory with accessory offices use will occupy both industrial buildings that were previously individually occupied by an auto body shop and a fence fabricator. The proposed laboratory will have 19 employees, which is inclusive of field staff. The laboratory will have a total number of 16 employees on-site at a given time. Parking for the subject site is provided by nine (9) off-street parking spaces; six (6) standard stalls, two (2) compact stalls and one (1) handicap stall. Furthermore, there are eight (8) on-street public parking spaces adjacent to the subject site accessible to employees and or clients. As a condition of approval; the existing driveway approach located off of Orange Grove Avenue shall be removed to provide an additional on-street parking space (a site plan of the project site is provided as Attachment No. 6 to this staff report). The subject property is located along the south side of the 1800th block of First Street, between Orange Grove Avenue and Huntington Street; within the M-2 (Light Industrial) Zone.

The request for the operation of a laboratory with accessory offices use would be allowed with the Planning and Preservation Commission's approval of the requested CUP pursuant to City Code Sections 106-613(1) and 106-583(5). Pursuant to Section 106-613(1), all conditionally permitted uses in the M-1 (Limited Industrial) Zone are conditionally permitted in the M-2 (Light Industrial) Zone. Pursuant to Section 106-583(5), a laboratory with accessory offices use may operate in an M-1 (Limited Industrial) Zone subject to the review and approval of a conditional use permit by the Planning and Preservation Commission.

Based on the review of the requested conditional use permit ("CUP"), it is staff's assessment that the proposed laboratory with accessory offices would qualify for the Commission's consideration of a CUP to allow for the operation of a laboratory with accessory offices. Additional discussion regarding the proposed CUP and the required findings for approval of the project is provided in the Analysis Section of this report.

BACKGROUND:

1. General Plan Land Use and Zoning Designation: The project site at 1820 & 1824 First Street is within the within the M-2 (Light Industrial) Zone. The subject site has a land use designation of IND (Industrial).
2. Site Location and Description: Pat-Chem Laboratories is requesting to operate within two existing industrial buildings totaling approximately 10,041 sq. ft. located at 1820 & 1824 First Street. The subject site is approximately 16,200 sq. ft. and located along the south side of the 1800th block of First Street, between Orange Grove Avenue and Huntington Avenue (Los Angeles County Assessor's Parcel No: 2520-008-001). The subject site will maintain a legal non-conforming entitlement for parking. Nonetheless, parking for the subject site is provided by nine (9) off-street parking spaces; six (6) standard stalls, two (2) compact stalls and one (1) handicap stall. Furthermore, there are eight (8) on-street public parking spaces adjacent to the subject site accessible to employees and or clients. As a condition of approval; the existing driveway approach located off of Orange Grove Avenue shall be removed to provide an additional on-street parking space.
3. Environmental Review: This project has been reviewed by the City for compliance with the California Environmental Quality Act (CEQA). Based on the City's environmental assessment, it is the Planning Staff's assessment that this project proposal qualifies for a Categorical Exemption under Class 32 (In-Fill Development Projects) of San Fernando's CEQA Guidelines in that the proposed approval of a conditional use permit for the operation of a laboratory with accessory offices and storage facilities within two existing industrial buildings will involve minor interior alterations (i.e., tenant improvement work) and minor exterior alterations (i.e., new signage, painting, window tinting) to existing industrial buildings.

The proposed laboratory, accessory offices with storage and on-site parking facilities are consistent with the City's General Plan Industrial Land Use Designation and applicable general plan policies that seek to attract new commercial activities into the city's industrial zones. The proposed uses are also consistent with the applicable Light Industrial (M-2) zoning designation that allows the proposed laboratory and accessory offices use subject to the approval of a CUP by the City's Planning and Preservation Commission.

The subject site is located within the city on a site (16,200 square feet) that is less than five acres located within an urbanized area along First Street and has no value as a habitat for endangered, rare or threatened species. The proposed operation of a laboratory with accessory offices and storage facilities will not have an significant adverse effects related to traffic, noise, air quality, or water quality in that there is adequate ingress and egress for vehicular access from the subject site onto First Street, which is a major truck route through the city. All operational activity related to laboratory and accessory offices uses are

contained within the confines of the building and therefore will not have the potential to create adverse environmental impacts related to noise levels or the existing air quality levels and quality of the city's water system. Furthermore, the proposed laboratory with accessory offices, storage and on-site parking facilities will be incorporated into the two existing buildings that total approximately 10,041 square feet of floor space and are being redeveloped as part of proposed tenant improvement work that will not adversely impact existing utilities and public services already available to the subject site.

4. Legal Notification: On May 27, 2016, a notice was published in print and online legal advertisement section of the *Los Angeles Daily News* (Attachment 3). On May 26, 2016, public hearing notice was posted at two City Hall bulletins, the Los Angeles County Library (217 N. Maclay Ave.), the subject site and notices of this hearing were mailed to all property owners of record within 500 feet of the subject site.
5. Public Comments: As of the date of preparation of this staff report, no comments were received from the public regarding this conditional use permit request. Any comments received after the distribution of this report shall be read into the record at the public hearing.

ANALYSIS:

1. General Plan Consistency. The requested CUP to allow for the operation of a laboratory with accessory offices use is consistent with the following goals and objectives of the San Fernando General Plan Land Use Element by:
 - ✓ Promoting economic viability of commercial areas;
 - ✓ Maintaining an identity that is distinct from surrounding communities.

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

The requested CUP to allow for the operation of a laboratory with accessory offices use at 1820 and 1824 First Street would allow for the expansion of industrial uses currently not operating within the City. The proposed use would expand the industrial base, allowing for the creation of new jobs and allow for the creation of a niche service that is distinct from the services provided in the surrounding communities and thus, promote the economic viability of the area.

2. Zoning Consistency. Pursuant to City Sections 106-613(1) and 106-583(5) the requested CUP for the operation of a laboratory with accessory offices use is a conditionally permitted use within the M-2 (Light Industrial) Zone. Pursuant to Section 106-583(5), a laboratory with accessory offices may operate in an M-1 (Limited Industrial) Zone subject to the review and approval of a conditional use permit by the Planning and Preservation Commission. As

noted in Section 106-613(1), all conditionally permitted uses in the M-1 (Limited Industrial) Zone are conditionally permitted in the M-2 (Light Industrial) Zone.

The requested CUP to allow for the operation of laboratory with accessory offices at the subject site would permit an industrial facility to expand its business through the operation of a laboratory and allow the growth of the industrial base in the region in a manner that is consistent with other industrial uses that are permitted by-right and conditionally permitted uses within the M-2 (Light Industrial) Zone. Redevelopment of the existing buildings and on-site parking facilities at the subject site as part of proposed tenant improvement work has been reviewed for consistency with the applicable regulations for similarly zoned industrial property on the south side of First Street. Based on the foregoing, it is City Planning Staff's assessment that the CUP request to operate a laboratory with accessory offices is consistent will all of the applicable development standards for the M-2 (Light Industrial) Zone.

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

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

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

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

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

The requested conditional use permit to allow the operation of a laboratory with accessory offices is a conditionally permitted use in the M-2 (Light Industrial) Zone. Pursuant to City Sections 106-613(1) and 106-583(5) the requested CUP for the operation of a laboratory with accessory offices is a conditionally permitted use within the M-2 (Light Industrial) Zone. As noted in Section 106-613(1), all conditionally permitted uses in the M-1 (Limited Industrial) Zone are conditionally permitted in the M-2 (Light Industrial) Zone. Pursuant to Section 106-583(5), a laboratory with accessory offices may operate in an M-1 (Limited Industrial) Zone subject to the review and approval of a conditional use permit by the Planning and Preservation Commission.

Pat-Chem Laboratories is a California Certified Environmental Laboratory. The approval of the requested CUP for operation of a laboratory with accessory offices and storage facilities would ensure consistency with the intent and purpose of the zone through the imposed conditions of approval (“Conditions of Approval” are provided as Exhibit “A” to Attachment 1). Therefore, it is staff’s assessment that the proposed CUP for the operation of a laboratory with accessory offices and storage facilities is conditionally permitted within the subject industrial zone and complies with all applicable sections of the City Zoning Ordinance. Thus, it is staff’s assessment that this finding can be made in this case.

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

Pat-Chem Laboratories is proposing to operate a laboratory with accessory offices at 1820 and 1824 First Street. The laboratory is a conditionally permitted uses in existing M-2 (Light Industrial) Zone and the proposed offices use component is a permitted accessory use that is incidental to the aforementioned primary industrial use within the M-2 (Light Industrial) Zone. The proposed laboratory with accessory offices is requesting to operate within two existing industrial buildings totaling approximately 10,041 sq. ft. located at the subject site, within the City’s M-2 (Light Industrial) Zone. The purpose of the M-2 (Light Industrial) Zone is to “provide an area for a variety of industrial activities operating under development standards designed to limit impacts on surrounding land uses.” The establishment of a laboratory with accessory offices would allow for the expansion of the industrial uses and allow for a diversification of industrial uses in a manner that does not impair the integrity, character, or the intent and purpose of the M-2 (Light Industrial) Zone. Thus, it is staff’s assessment that this finding can be made.

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

The project site is physically suitable for the requested CUP to allow for the operation of a laboratory with accessory offices. The proposed laboratory with accessory offices are to be located within two existing industrial buildings that total approximately 10,041 sq. ft. located at 1820 & 1824 First Street; an approximately 16,200 square foot lot that is located within the M-2 (Light Industrial) Zone. The project site is currently surrounded with industrial uses to the East and West of the subject site and other industrial uses are located to the north across First Street. The project site is located in the M-2 (Light Industrial) Zone and is in close proximity to M-1 (Limited Industrial) zoned properties across First Street. Both industrial zones encourage the establishment of uses that “provide an area for a variety of commercial activities.” The subject site will continue to operate a designated industrial use within the existing building footprints without an expansion of said floor area and therefore will maintain a legal non-conforming entitlement for the existing nine (9) off-street parking spaces; six (6) standard stalls, two (2) compact stalls and one (1) handicap stall. Furthermore, there are eight (8) on-street public parking spaces adjacent to the subject site accessible to employees and or clients. As a condition of approval; the existing driveway approach located off of Orange Grove Avenue shall be removed to provide an additional on-street parking space. Thus, it is staff’s assessment that this finding can be made.

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

The proposed CUP request is to allow for the operation of a laboratory with accessory offices and storage area within two existing industrial buildings located at 1820 & 1824 First Street that would replace an auto body shop and metal fabrication shop that have operated at the subject site. The replacement of these uses with the proposed laboratory and accessory offices use is a conditionally permitted use in the City’s M-2 (Light Industrial) and M-1 (Limited Industrial) zones. 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 operation of a laboratory with accessory offices and storage facilities is compatible with the existing and conditionally permitted uses as well as future land uses within the M-2 (Light Industrial) Zone. The proposed laboratory promotes and implements the purpose and intent of the M-2 (Light Industrial) Zone. The request to allow the operation of a laboratory with accessory offices would further augment and diversify the industrial base within the city by allowing for the attraction of new business and allow for the creation of a niche service that is distinct from the services provided in

the surrounding communities and thus, promote the economic viability of the area. Thus, it is staff's assessment that this finding can be made in this case.

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

The two existing industrial buildings used to house the laboratory with accessory offices being proposed as part of this application will continue to be adequately served by water, sanitation and public utilities. The operation of a laboratory with accessory offices will not adversely affect the water, sanitation and public utilities already serving the two existing industrial buildings located at the subject. All samples collected by the laboratory are properly disposed of as required by applicable local, state, and federal regulations and therefore, ensure protection of public health and safety. Thus, it is staff's assessment that this finding can be made.

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

The proposed laboratory with accessory offices use has adequate provisions for public access through the primary pedestrian and vehicular entrances located along First Street and through a secondary entrance along Orange Grove Avenue. Employees and or clients of the establishment have the ability to enter the proposed laboratory and offices from the various aforementioned points of entry. Off-street parking is accessible from First Street. The subject site will not expand the building square footage and therefore maintain a legal non-conforming entitlement for existing on-site parking. Nonetheless, the two industrial buildings are improved with an off-street parking lot that consists of nine (9) off-street parking spaces; six (6) standard stalls, two (2) compact stalls and one (1) handicap stall. Furthermore, there are eight (8) on-street public parking spaces adjacent to the subject site accessible to employees and or clients. As a condition of approval; the existing driveway approach located off of Orange Grove Avenue shall be removed to provide an additional on-street parking space. Thus, it is staff's assessment that this finding can be made in this case.

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

Within the M-2 (Light Industrial) Zone, the accessory office use component is a permitted by-right accessory use that is incidental to the primary industrial use. The operation of a laboratory is primary use permitted subject to the Commission's review and approval of a conditional use permit ("CUP"). The requested CUP for the operation of a laboratory with accessory offices is an appropriate and compatible use for the types of currently established and potentially permitted industrial uses that the M-2

(Light Industrial) Zone allows. Approval of the CUP for the operation of a laboratory with accessory offices helps “provide an area [in the M-2 (Light Industrial) Zone] for a variety of industrial activities operating under development standards designed to limit impacts on surrounding land uses,” and increase the economic viability of the industrial areas.

The approval of the requested CUP for the operation of a laboratory with accessory offices promotes the expansion of the industrial base within the City, which meets the purpose and intent of the M-2 (Light Industrial) Zone. Therefore, the proposed CUP for the operation of a laboratory with accessory offices at 1820 & 1824 First Street would be appropriate in light of an established need for the use at the subject site. Thus, it is staff’s assessment that this finding can be made in this case.

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

The subject has an IND (Industrial) City General Plan Land Use Designation. The proposed use is consistent with the City’s General Plan Land Use Element by maintaining and “promoting economic viability of commercial areas.” The proposed laboratory with accessory offices will expand the types of industrial uses currently in operation in the M-2 (Light Industrial) Zone portion of First Street. Consistent with City’s General Plan objectives the proposed use will help diversify the industrial activities and repurpose existing industrial building in a manner that maintains the unique character of the community. (San Fernando General Plan Land Use Element Goals and Objectives, Pg. IV-6). Thus, it is staff’s assessment that this finding can be made in this case.

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

The requested CUP to allow for the operation of a laboratory with accessory offices and storage facilities would allow for the expansion of industrial uses along First Street and improve the ongoing viability of the industrial businesses within the City. With the adoption of the recommended conditions of project approval for the requested CUP, Pat-Chem Laboratories would be required to provide sufficient safeguards to deter public nuisance issues and protect public interest, health, safety, convenience and welfare. Noncompliance with the conditions of approval for the requested CUP for the operation of a laboratory with accessory offices and storage facilities would require corrective action on behalf of the business owner and ongoing non-compliance may result in revocation of the CUP. Thus, it is staff’s assessment that this finding can be made in this case.

CONCLUSION:

In light of the forgoing analysis, it is City Planning Staff's assessment that the Planning and Preservation Commission's approval of the CUP for the operation of a laboratory with accessory offices and storage facilities at 1820 & 1824 First Street. Commission approval of the CUP would also promote the viability of the area and attract new industrial activity in a manner consistent with the General Plan's goals and objectives for properties within the Industrial land use designation and the intent and purpose of the M-2 (Light Industrial) Zone.

Based on the above findings, City Planning Staff recommends that the Planning and Preservation Commission approve Conditional Use Permit 2016-003 to allow for the operation of a laboratory with accessory offices and storage facilities pursuant to Planning and Preservation Commission Resolution 2016-005 and the Conditions of Approval attached as Exhibit "A" to the Resolution (Attachment No.1).

ATTACHMENTS:

1. Planning and Preservation Commission Resolution 2016-005 and Exhibit "A": Conditions of Approval
2. Conditional Use Permit Application – CUP 2016-003
3. Notice of Public Hearing Published in the *Los Angeles Daily News*
4. Zoning & Vicinity Map
5. Project Site Photos
6. Site Plan and Floor Plans

RESOLUTION NO. 2016-005**A RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION APPROVING CONDITIONAL USE PERMIT 2016-003 TO ALLOW FOR THE OPERATION OF A LABORATORY WITH ACCESSORY OFFICES, LOCATED AT 1820 & 1824 FIRST STREET**

WHEREAS, on May 2, 2016, an application was filed by Brian Porter to request review and approval of a conditional use permit to allow for operation of a laboratory. The proposed laboratory with accessory offices will occupy two existing industrial buildings totaling approximately 10,041 square-feet tenant located at 1820 & 1824 First Street, within the M-2 (Light Industrial) Zone;

WHEREAS, the applicant has requested approval of a conditional use permit pursuant to City Sections 106-613 (1) and 106-583 (5) to allow for the operation of a laboratory with accessory offices;

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 7th day of June 2016.

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

SECTION 1: This project has been reviewed by the City for compliance with the California Environmental Quality Act (CEQA). Based on the City's environmental assessment, it is the Planning and Preservation Commission's assessment that this project proposal qualifies for a Categorical Exemption under Class 32 (In-Fill Development Projects) of San Fernando's CEQA Guidelines in that the proposed approval of the operation of a laboratory with accessory offices ("Pat-Chem Laboratories") will involve minor interior alterations (i.e., tenant improvement work) and minor exterior alterations (i.e., new signage, painting, window tinting) to an existing private industrial facility.

The proposed laboratory, accessory offices with storage and on-site parking facilities are consistent with the City's General Plan Industrial Land Use Designation and applicable general plan policies that seek to attract new commercial activities into the city's industrial zones. The proposed uses are also consistent with the applicable Light Industrial (M-2) zoning designation that allows the proposed laboratory and accessory offices use subject to the approval of a CUP by the City's Planning and Preservation Commission.

The subject site is located within the city on a site (16,200 square feet) that is less than five acres located within an urbanized area along First Street and has no value as a habitat for endangered, rare or threatened species. The proposed operation of a laboratory with accessory offices and storage facilities will not have an significant adverse effects related to traffic, noise, air quality, or water quality in that there is adequate ingress and egress for vehicular access from the subject site onto First Street, which is a major truck route through the city. All operational activity related to

laboratory and accessory offices uses are contained within the confines of the building and therefore will not have the potential to create adverse environmental impacts related to noise levels or the existing air quality levels and quality of the city's water system. Furthermore, the proposed laboratory with accessory offices, storage and on-site parking facilities will be incorporated into the two existing buildings that total approximately 10,041 square feet of floor space and are being redeveloped as part of proposed tenant improvement work that will not adversely impact existing utilities and public services already available to the subject site

SECTION 2: The proposed project is consistent with the objectives, policies, and general land uses and programs provided in the City's General Plan Land Use Element and the intent and purpose of the M-2 (Light Industrial) Zone; and

SECTION 3: Pursuant to City Code Section 106-145, the Planning and Preservation Commission finds that the following findings for Conditional Use Permit 2016-003 have been justified and upheld in the affirmative because of the recommended conditions of approval regarding operating procedures governing the operation of a laboratory. The Planning and Preservation Commission findings are as followed:

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

The requested conditional use permit to allow the operation of a laboratory with accessory offices is a conditionally permitted use in the M-2 (Light Industrial) Zone. Pursuant to City Sections 106-613(1) and 106-583(5) the requested CUP for the operation of a laboratory with accessory offices is a conditionally permitted use within the M-2 (Light Industrial) Zone. As noted in Section 106-613(1), all conditionally permitted uses in the M-1 (Limited Industrial) Zone are conditionally permitted in the M-2 (Light Industrial) Zone. Pursuant to Section 106-583(5), a laboratory with accessory offices may operate in an M-1 (Limited Industrial) Zone subject to the review and approval of a conditional use permit by the Planning and Preservation Commission.

Pat-Chem Laboratories is a California Certified Environmental Laboratory. The approval of the requested CUP for operation of a laboratory with accessory offices and storage facilities would ensure consistency with the intent and purpose of the zone through the imposed conditions of approval ("Conditions of Approval" are provided as Exhibit "A" to Attachment 1). Therefore, it is staff's assessment that the proposed CUP for the operation of a laboratory with accessory offices and storage facilities is conditionally permitted within the subject industrial zone and complies with all applicable sections of the City Zoning Ordinance. Thus, it is the Planning and Preservation Commission's assessment that this finding can be made in this case.

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

Pat-Chem Laboratories is proposing to operate a laboratory with accessory offices at 1820 and 1824 First Street. The laboratory is a conditionally permitted uses in existing M-2 (Light

Industrial) Zone and the proposed offices use component is a permitted accessory use that is incidental to the aforementioned primary industrial use within the M-2 (Light Industrial) Zone. The proposed laboratory with accessory offices is requesting to operate within two existing industrial buildings totaling approximately 10,041 sq. ft. located at the subject site, within the City's M-2 (Light Industrial) Zone. The purpose of the M-2 (Light Industrial) Zone is to "provide an area for a variety of industrial activities operating under development standards designed to limit impacts on surrounding land uses." The establishment of a laboratory with accessory offices would allow for the expansion of the industrial uses and allow for a diversification of industrial uses in a manner that does not impair the integrity, character, or the intent and purpose of the M-2 (Light Industrial) Zone. Thus, it is the Planning and Preservation Commission's assessment that this finding can be made.

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

The project site is physically suitable for the requested CUP to allow for the operation of a laboratory with accessory offices. The proposed laboratory with accessory offices are to be located within two existing industrial buildings that total approximately 10,041 sq. ft. located at 1820 & 1824 First Street; an approximately 16,200 square foot lot that is located within the M-2 (Light Industrial) Zone. The project site is currently surrounded with industrial uses to the East and West of the subject site and other industrial uses are located to the north across First Street. The project site is located in the M-2 (Light Industrial) Zone and is in close proximity to M-1 (Limited Industrial) zoned properties across First Street. Both industrial zones encourage the establishment of uses that "provide an area for a variety of commercial activities." The subject site will continue to operate a designated industrial use within the existing building footprints without an expansion of said floor area and therefore will maintain a legal non-conforming entitlement for the existing nine (9) off-street parking spaces; six (6) standard stalls, two (2) compact stalls and one (1) handicap stall. Furthermore, there are eight (8) on-street public parking spaces adjacent to the subject site accessible to employees and or clients. As a condition of approval; the existing driveway approach located off of Orange Grove Avenue shall be removed to provide an additional on-street parking space. Thus, it is the Planning and Preservation Commission's assessment that this finding can be made.

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

The proposed CUP request is to allow for the operation of a laboratory with accessory offices and storage area within two existing industrial buildings located at 1820 & 1824 First Street that would replace an auto body shop and metal fabrication shop that have operated at the subject site. The replacement of these uses with the proposed laboratory and accessory offices use is a conditionally permitted use in the City's M-2 (Light Industrial) and M-1 (Limited Industrial) zones. Thus, it is the Planning and Preservation Commission's assessment that this finding can be made.

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

The operation of a laboratory with accessory offices and storage facilities is compatible with the

existing and conditionally permitted uses as well as future land uses within the M-2 (Light Industrial) Zone. The proposed laboratory promotes and implements the purpose and intent of the M-2 (Light Industrial) Zone. The request to allow the operation of a laboratory with accessory offices would further augment and diversify the industrial base within the city by allowing for the attraction of new business and allow for the creation of a niche service that is distinct from the services provided in the surrounding communities and thus, promote the economic viability of the area. Thus, it is the Planning and Preservation Commission's assessment that this finding can be made in this case.

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

The two existing industrial buildings used to house the laboratory with accessory offices being proposed as part of this application will continue to be adequately served by water, sanitation and public utilities. The operation of a laboratory with accessory offices will not adversely affect the water, sanitation and public utilities already serving the two existing industrial buildings located at the subject. All samples collected by the laboratory are properly disposed of as required by applicable local, state, and federal regulations and therefore, ensure protection of public health and safety. Thus, it is the Planning and Preservation Commission's assessment that this finding can be made.

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

The proposed laboratory with accessory offices use has adequate provisions for public access through the primary pedestrian and vehicular entrances located along First Street and through a secondary entrance along Orange Grove Avenue. Employees and or clients of the establishment have the ability to enter the proposed laboratory and offices from the various aforementioned points of entry. Off-street parking is accessible from First Street. The subject site will not expand the building square footage and therefore maintain a legal non-conforming entitlement for existing on-site parking. Nonetheless, the two industrial buildings are improved with an off-street parking lot that consists of nine (9) off-street parking spaces; six (6) standard stalls, two (2) compact stalls and one (1) handicap stall. Furthermore, there are eight (8) on-street public parking spaces adjacent to the subject site accessible to employees and or clients. As a condition of approval; the existing driveway approach located off of Orange Grove Avenue shall be removed to provide an additional on-street parking space. Thus, it is the Planning and Preservation Commission's assessment that this finding can be made in this case.

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

Within the M-2 (Light Industrial) Zone, the accessory office use component is a permitted by-right accessory use that is incidental to the primary industrial use. The operation of a laboratory is primary use permitted subject to the Commission's review and approval of a conditional use permit ("CUP"). The requested CUP for the operation of a laboratory with accessory offices is an appropriate and compatible use for the types of currently established and potentially permitted industrial uses that the M-2 (Light Industrial) Zone allows. Approval of the CUP for

the operation of a laboratory with accessory offices helps “provide an area [in the M-2 (Light Industrial) Zone] for a variety of industrial activities operating under development standards designed to limit impacts on surrounding land uses,” and increase the economic viability of the industrial areas.

The approval of the requested CUP for the operation of a laboratory with accessory offices promotes the expansion of the industrial base within the City, which meets the purpose and intent of the M-2 (Light Industrial) Zone. Therefore, the proposed CUP for the operation of a laboratory with accessory offices at 1820 & 1824 First Street would be appropriate in light of an established need for the use at the subject site. Thus, it is the Planning and Preservation Commission’s assessment that this finding can be made in this case.

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

The subject has an IND (Industrial) City General Plan Land Use Designation. The proposed use is consistent with the City’s General Plan Land Use Element by maintaining and “promoting economic viability of commercial areas.” The proposed laboratory with accessory offices will expand the types of industrial uses currently in operation in the M-2 (Light Industrial) Zone portion of First Street. Consistent with City’s General Plan objectives the proposed use will help diversify the industrial activities and repurpose existing industrial building in a manner that maintains the unique character of the community. (San Fernando General Plan Land Use Element Goals and Objectives, Pg. IV-6). Thus, it is the Planning and Preservation Commission’s assessment that this finding can be made in this case.

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

The requested CUP to allow for the operation of a laboratory with accessory offices and storage facilities would allow for the expansion of industrial uses along First Street and improve the ongoing viability of the industrial businesses within the City. With the adoption of the recommended conditions of project approval for the requested CUP, Pat-Chem Laboratories would be required to provide sufficient safeguards to deter public nuisance issues and protect public interest, health, safety, convenience and welfare. Noncompliance with the conditions of approval for the requested CUP for the operation of a laboratory with accessory offices and storage facilities would require corrective action on behalf of the business owner and ongoing non-compliance may result in revocation of the CUP. Thus, it is the Planning and Preservation Commission’s assessment that this finding can be made in this case.

BE IT FURTHER RESOLVED that based upon the foregoing, the Planning and Preservation Commission hereby approves Conditional Use Permit 2016-003, subject to the conditions of approval attached as Exhibit “A”.

PASSED, APPROVED AND ADOPTED this 7th day of June 2016.

THEALE E. HAUPT, CHAIRPERSON

ATTEST:

FRED RAMIREZ, SECRETARY TO THE PLANNING
AND PRESERVATION COMMISSION

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

I, FRED RAMIREZ, Secretary to the Planning and Preservation Commission of the City of San Fernando, do hereby certify that the foregoing Resolution was duly adopted by the Planning and Preservation Commission and signed by the Chairperson of said City at a meeting held on the 7th day of June 2016; and that the same was passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

FRED RAMIREZ, SECRETARY TO THE PLANNING AND
PRESERVATION COMMISSION

EXHIBIT “A”
CONDITIONS OF APPROVAL

PROJECT NO. : **Conditional Use Permit 2016-003**

PROJECT ADDRESS : 1820 & 1824 First Street, San Fernando, CA 91340
Los Angeles County Assessor’s Parcel No.: 2520-008-001

PROJECT DESCRIPTION : The proposed project is a request for review and approval of a Conditional Use Permit, to allow for the operation of a laboratory with accessory office and storage facilities, located at 1820 & 1824 First Street. The proposed laboratory with accessory offices and storage facilities will occupy two existing industrial buildings. The subject property has nine (9) onsite parking spaces and is located along the south side of the 1800 block of First Street, between Orange Grove Avenue and Huntington Street; within the M-2 (Light Industrial) Zone.

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

1. Conditional Use Permit Entitlement. The conditional use permit is granted for the land described in this application and any attachments thereto, as reviewed by the Planning and Preservation Commission on June 7, 2016, except as herein modified to comply with these Conditions of Approval.
2. Operation. The laboratory shall operate under the following business practices:
 - a. The laboratory shall operate only as a California Certified Environmental Laboratory;
 - b. The laboratory shall be accredited through the Environmental Laboratory Accreditation Program (ELAP) administered through the California State Water Resource Control Board;
 - c. All samples, both liquids and solids shall be properly disposed of by a hazardous waste disposal facility;
 - d. All samples that exceed the California baseline for a hazardous element must be properly stored and removed by a certified carrier;
 - e. The storage and use of hazardous materials shall met all City of Los Angeles Fire Department requirements;
 - i. Exterior lighting of the parking area shall provide adequate lighting for patrons while not producing glare or light spillover disturbing surrounding residential or commercial areas;
 - j. A security camera system approved by the police department shall be installed on the exterior of the premises and shall be maintained in proper working order at all times. The security camera

system shall be subject to periodic inspection by the police department. The system must be capable of producing retrievable images on film or tape that can be made a permanent record and that can be enlarged through projection or other means. The video or digital recordings generated by the system shall be maintained for a period of at least 30 days;

- k. The exterior of the establishment, including all signs, accessory buildings and structures shall be maintained free of litter and graffiti at all times. All graffiti shall comply with city regulations and shall be removed from the premises within 24 hours of its discovery;
 - n. Within 30 days of approval of this conditional use permit, the applicant shall certify his or her acceptance of the conditions placed on the approval by signing a statement that he or she accepts and shall be bound by all of the conditions and said conditions of approval shall be recorded against the property with the Los Angeles Registrar Recorder/County Clerk's Office
 - o. Violation of, or noncompliance with, any of the conditions of approval shall constitute grounds for revocation of this conditional use permit;
 - p. Expansion or enlargement of the business premises over the life of the structure or the use shall be subject to review by the Community Development Department as part of the conditional use permit approval process.
3. On-site Improvements. The existing surface parking lot shall be slurry sealed and new double striping and proper floor markings for designated parking stalls shall be installed. In addition, the two building's exterior facades shall be repainted and any exterior weather of surfaces, door and window openings repaired as part of the proposed tenant improvement work. Review and approval of proposed paints and finishes for the building are required by the Community Development Department prior to the issuance of a building permit.
4. Off-site Improvements. The existing driveway approach located off of Orange Grove Avenue shall be removed and a new curb and gutter and sidewalk shall be installed by the applicant to provide an additional on-street parking area;
5. Revocation. Violation of, or noncompliance with, any of these conditions of approval shall constitute grounds for revocation this conditional use permit, as provided below:
- This conditional use permit may also be revoked as provided in City Code Sections 106-148. If at any time the operation of the business becomes a nuisance, is detrimental to the public health, safety, or welfare. The Planning and Preservation Commission, after a public hearing, as hereinafter provided, may revoke the conditional use permit herein granted or may modify and amend the same in such manner as it may determine necessary to abate the nuisance or preclude the undesirable activities.
6. Property Maintenance. The subject site and its immediate surrounding area shall be maintained in a clean, neat and orderly manner at all times and shall comply with the property maintenance standards as set forth in the San Fernando City Code.
7. Site Inspections. The community development department shall inspect the site to assure compliance with these conditions of approval. The laboratory 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.

8. Modifications. Unless the Director of Community Development or his or her designee deems a proposed change to the approved plans and operation a minor modification, any and all other modifications to the development plan, including these conditions of approval, shall require review and approval by the Planning and Preservation Commission. Expansion or enlargement of the business premises over the life of the structure or the use shall be subject to the CUP modification approval process.
9. Acceptance. Within thirty (30) days of approval of this conditional use permit, the laboratory operator(s) or their duly authorized representatives shall certify the acceptance of the conditions of approval by signing a statement using an acceptance affidavit form provided by the City of San Fernando that acknowledges acceptance of and commitment to adhere to all of the conditions of approval.
10. 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.
11. 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 laboratory and shall be made available for viewing upon public request or upon request by any city official. Employees of the laboratory shall not prohibit a request of the public to view the conditions of approval for this entitlement.
12. Expiration. This conditional use permit shall become null and void unless exercised by initiating substantive action to implement the operation permitted by this entitlement within twelve (12) months of final approval; or until such additional time as may be granted by the community development department upon receipt of a request for an extension received prior to such expiration date. Subsequent failure to obtain and exercise an active business occupancy permit shall also cause expiration of the conditional use permit.



CONDITIONAL USE PERMIT APPLICATION

PROJECT INFORMATION			
SITE ADDRESS(ES) 1820-1824 1st Street			
ASSESSORS PARCEL NUMBER(S) "APN" 2520-008-001			
LOT SIZE 16,165 SF		EXISTING BUILDING (SQUARE FOOTAGE) 1820-3,305 SF 1824-6,736 SF	
PROPOSED ADDITION (SQUARE FOOTAGE) 0		TOTAL PARKING SPACES (ON-SITE/OFF-SITE) 11	
PROPOSED USE(S) laboratory		LANDSCAPING (SQUARE FOOTAGE) 156 SF	
PROJECT DESCRIPTION/TYPE OF CONDITIONAL USE PERMIT REQUEST Include any additional information on separate sheet and attach to the back of this application Tenant Improvement of 1824 1st Street. Convert (e) auto body shop (Industrial-Light Manufacturing) into laboratory			
APPLICANT INFORMATION			
APPLICANT NAME Brian Porter		PHONE NUMBER 310-428-2263	
MAILING ADDRESS 11990 Discovery Court, Moorpark, CA 93021			
FAX NUMBER 805-532-0016	EMAIL ADDRESS bporter@pat-chem.com		SIGNATURE
PROPERTY OWNER INFORMATION			
PROPERTY OWNER NAME Porter Living Trust		PHONE NUMBER 310-428-2263	
MAILING ADDRESS 428 10th Street, Del Mar, CA 92014			
FAX NUMBER 213-622-7854	EMAIL ADDRESS bporter@pat-chem.com		SIGNATURE
FOR OFFICE USE ONLY			
CUP APPLICATION \$ 3,005.00	ZONE	GENERAL PLAN AREA	FILE NUMBER
AIMS SURCHARGE \$ 300.50			
ENVIRONMENTAL \$ 204.00			
NOTIFICATION \$ 120.00	DATE FILED 5/2/16		CUP NO. 2016-003
PUBLISHING \$ 600.00			
TOTAL FEE \$4,229.50	ACCEPTED BY H. Quintana		AIMS NO.
COMMENTS			CROSS REFERENCE
			SPR NO.
			VAR NO.
			OTHER



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

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

DATE: Tuesday, June 7, 2016

TIME: 6:30 p.m.

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

PROJECT LOCATION: 1820 & 1824 First Street, San Fernando, CA 91340
(Los Angeles County Assessor's Parcel No.: 2520-008-001)

APPLICATION: Conditional Use Permit 2016-003

PROJECT PROPONENT: Brian Porter, 11990 Discovery Court, Moorpark, CA 93021

PROJECT DESCRIPTION:

The project is a request for the approval of a conditional use permit to allow for the operation of an office with a laboratory, at the property located at 1820 & 1824 First Street. The subject property is located along the south side of the 1800 block of First Street, between Orange Grove Avenue and Harding Avenue; within the M-2 (Light Industrial) Zone.

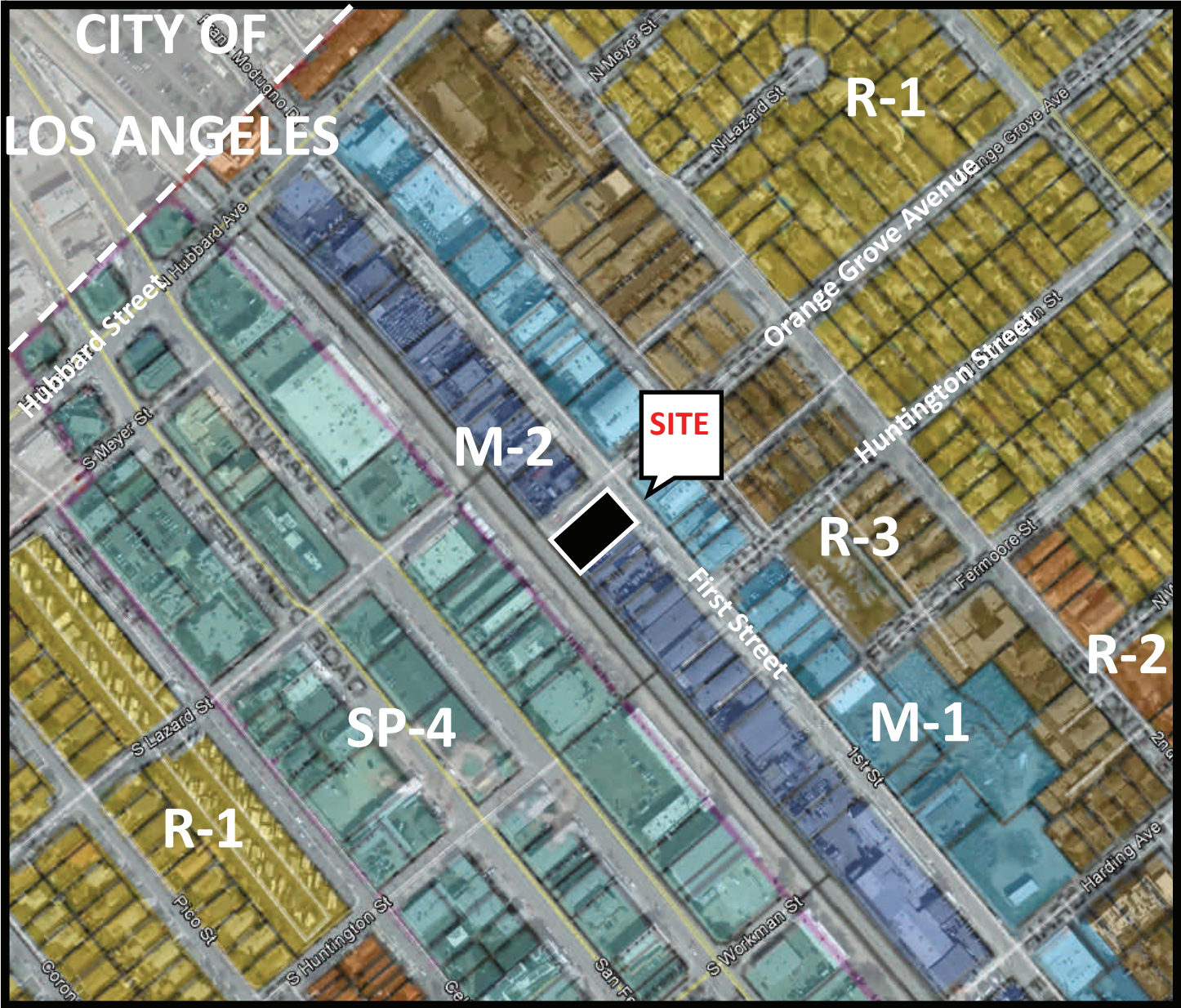
This project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, the project has been determined to be Categorical Exempt under Class 32 (In-Fill Development Projects) of the City's adopted local CEQA Guidelines.

If you wish to challenge the action taken on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of San Fernando at, or prior to, the public hearing.

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

FRED RAMIREZ

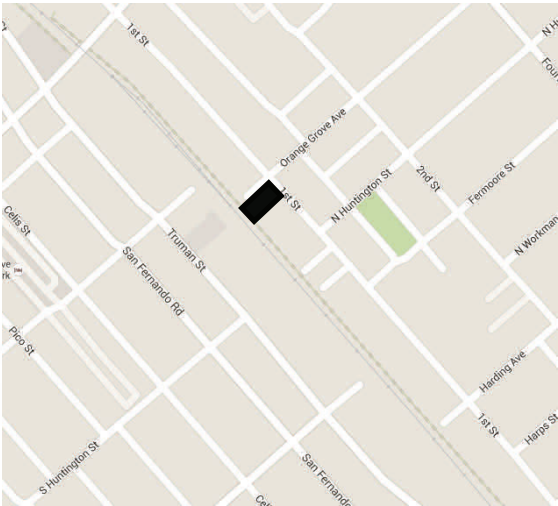
Community Development Director



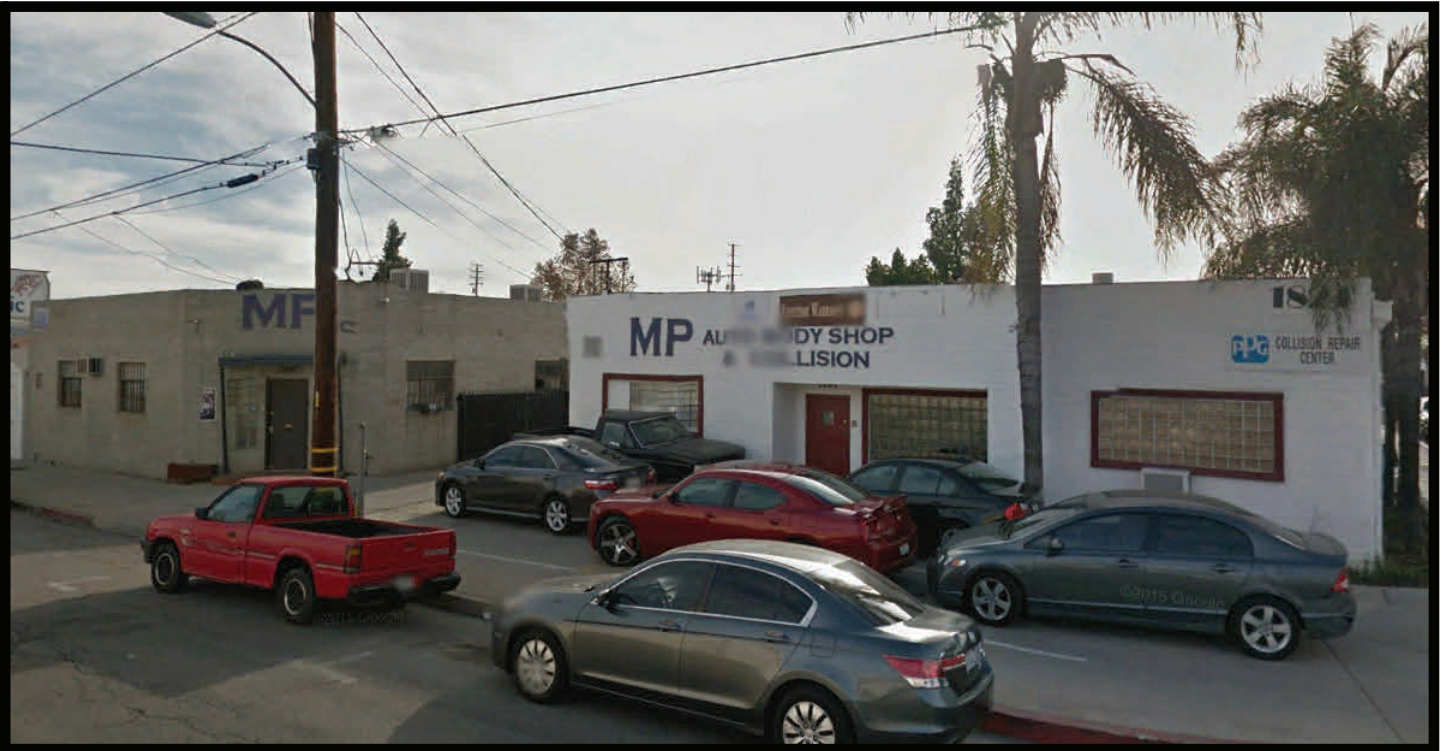
Zoning & Vicinity Map

CASE NO: CUP 2016-003

ADDRESS: 1820 & 1824 First Street



Scale: NTS



View of Subject site looking south from First Street



View of Subject site looking east from Orange Grove Avenue

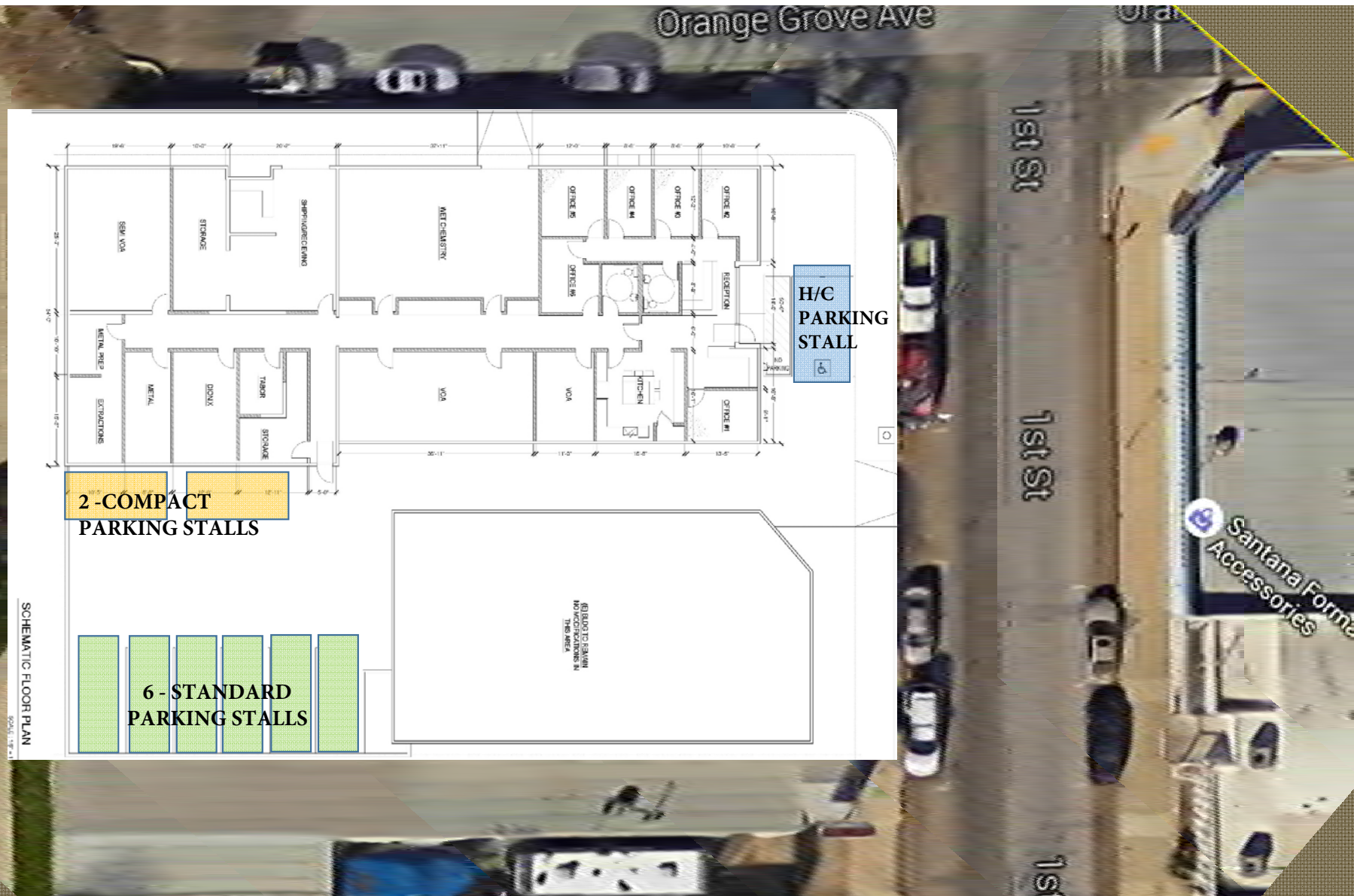


Subject Site Photos

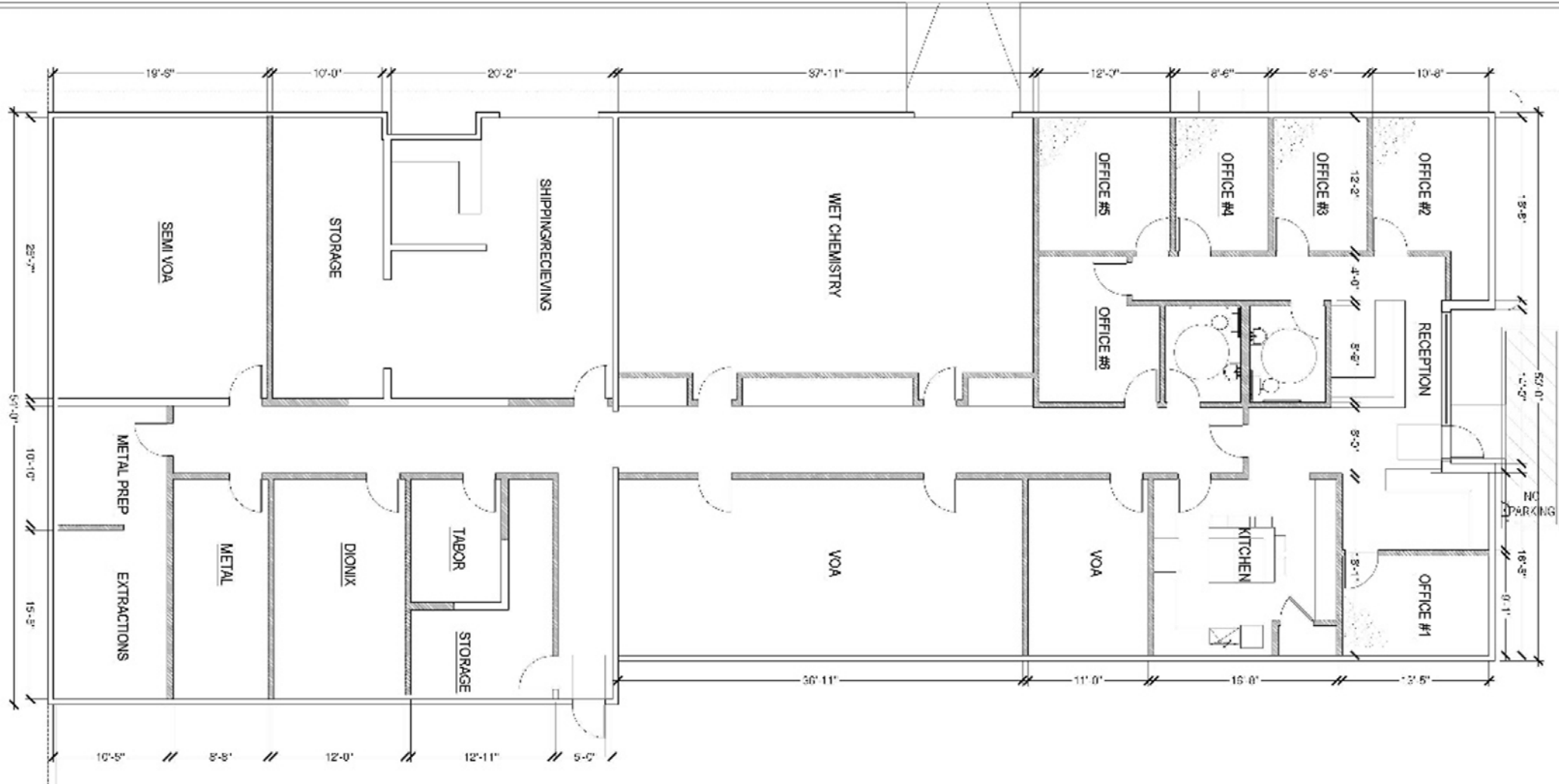
CASE NO: CUP 2016-003

ADDRESS: 1820 & 1824 First Street

SITE PLAN:
1820 & 1824 FIRST STREET



**FLOOR PLAN:
BUILDING # 1 AT 1824 FIRST STREET**



**FLOOR PLAN:
BUILDING # 2 AT 1820 FIRST STREET**

(E) BLDG TO REMAIN
NO MODIFICATIONS IN
THIS AREA

