

**SPECIFIC PLAN NO. 1
for Proposed Subdivision
at
705 Seventh Street**

Prepared by:

**CITY OF SAN FERNANDO
Community Development Department
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Draft Specific Plan

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Purpose of the Specific Plan

The Specific Plan entitlement, in conjunction with an affordable housing agreement, is intended to rehabilitate the affected dwelling units in a manner compatible with the adjacent residential neighborhood, to preserve the community's affordable housing stock, and to provide affordable first-time home ownership opportunities for low or moderate-income households.

Adoption of the Specific Plan allows for the division of an approximate 31,800 square feet (.73 acres) R-1 (Single Family Residential) lot located at the northwest corner of Griswold Avenue and Seventh Street. The project involves the development of an irregular shaped lot with frontages on Newton Street to west, Seventh Street to the south, and Griswold Avenue to the west that has been divided into five parcels ranging in size from 6,211 square feet to 6,471 square feet, each with a single family residential dwelling and detached two-car garage. The Specific Plan allows the City to incorporate considerable detail into the development plan to insure compatibility with the existing single family residential neighborhood. This Specific Plan is the regulatory document establishing land use criteria and development standards for the subject site.

Adoption of an affordable housing agreement in conjunction with the Specific Plan provides for the rehabilitated dwelling units to be sold to and occupied by low or moderate-income households through the City's First Time Home Buyer Program.

Authority

The Specific Plan has been prepared in compliance with California Government Code Sections 65450-65457, which regulates the adoption of specific plans. In addition, all applicable ordinances of the City of San Fernando have been incorporated into the plan that replaces zoning regulations previously existing on the site. The land use standards of the Specific Plan shall govern all areas within the project area.

Interpretation

The Community Development Director of the City of San Fernando, or assigned designee, shall have the responsibility to interpret the proposed Specific Plan and its provisions. All interpretations shall be in writing to ensure consistency of interpretations. Such interpretations shall be permanently maintained by the City of San Fernando and available to the general public.

Physical Setting

This section of the Specific Plan is intended to provide information regarding the physical characteristics of the site and the intended use of the subject property.

Project Location

The Specific Plan consists of .73 acres of R-1 (Single Family Residential) zoned property located at the northwest corner of Seventh Street and Griswold Avenue. The project site is located in the northeast corner of the City of San Fernando and is .75 miles from the Foothill Freeway (210) to the north and the Ronald Reagan Freeway (118) to the east.

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Vehicle access to the site is provided by Seventh Street (major east/west access to site) and Griswold Avenue (major north/south access to site). Seventh Street connects to North Maclay Avenue, a major arterial road that serves as a north/south transportation corridor through the City of San Fernando and the adjacent communities of Sylmar, Pacoima, and Mission Hills located in the City of Los Angeles. Also, Griswold Avenue connects to Glenoaks Boulevard, another major arterial road that serves as an east/west transportation corridor through the City of San Fernando and aforementioned adjacent communities.

Project Description

The Specific Plan regulates the modification and use of an approximate 31,800 square site that is being divided into five lots, each containing an existing single family dwelling and detached two-car garage.

The subject property is an irregular shaped lot located on the 700 block of Seventh Street with street frontages on Newton Street to the west, Seventh Street to the south, and Griswold Avenue to the east. The property is bounded by R-1 (Single Family Residential) zoned lots along its northerly property line. The project site's southerly property line faces industrially zoned properties located across Griswold Avenue. The project site currently has five existing cottages that are being used as rental units. The subdivision of this site eliminates the legal non-conforming status that previously existed at the subject site by creating five legal lots, each with a primary single family residence and detached two-car garage. As part the project, the existing residential structures must be rehabilitated in accordance with the applicable building codes and development standards that are established by the Specific Plan. The development creates five residential lots ranging in size from approximately 6,211 square feet to approximately 6,465 square feet.

The land use section of this document describes the project in greater detail.

Conformance with City Plans

The following discussion reviews the planned project and determines conformity with the existing plans.

General Plan

Prior to the approval of this Specific Plan, the City of San Fernando General Plan designated the subject property as Low Density Residential. Under this land use classification, the site could be developed with single family dwellings and accessory structures at a maximum of zero to six dwelling units per acre. The Specific Plan was adopted in conjunction with a General Plan Medium Density Residential land use designation that allows for single family dwellings, duplexes, and multiple family dwellings at a density of six to seventeen dwelling units per acre.

The Specific Plan provides for the lot sizes created by the subdivision of the subject site, with five lots that are between 6,211 square feet and 6,465 square feet in area. The density is limited to one single family dwelling per new lot within the project area, which entails a total density of 6.8 dwelling units per acre. Adoption of the Specific Plan with this density slightly greater than 6.0 dwelling units per acre required amendment of the General Plan Land Use Designation of the subject property to Medium Density Residential (MDR).

The Circulation Element of the City's General Plan is directly related to the Land Use Element and its policies. The Circulation Element establishes a plan for the achievement of a transportation system that provides for efficient vehicle transportation throughout the City of San Fernando. The Circulation

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Element is designed to incorporate the proposed land use into the City's circulation and transportation network in such a manner that the proposed use maintains maximum transportation efficiency while minimizing potential adverse impacts the City's environmental quality.

The current Level of Service for the major arterials of North Maclay and Glenoaks Boulevard during peak hours is of Level of Service B or better with little or no delays for vehicular traffic. The Specific Plan does not adversely impact the existing carrying capacity and level of service of residential and arterial streets serving the subject property. The conversion of existing renter-occupied single family dwellings to potential owner-occupied single dwellings does not have the potential to generate a significant and adverse impact on the existing transportation network serving the City of San Fernando and the adjoining communities of Sylmar, Pacoima, and Mission Hills.

The 2000-2005 Housing Element notes that the City should focus on the maintenance of deteriorated housing stock, meeting the needs of special needs populations, providing rental assistance, and find ways to encourage new affordable housing development while assuring that all residents have equal access to housing. As previously noted, the project provides affordable housing opportunities for low to moderate-income households. The targeted low to moderate-income households make up more than 70 percent of the 5,600 households in the City of San Fernando. Therefore, the implementation of the Affordable Housing Agreement that increases homeownership opportunities is policy application that is in keeping with the goals of Housing Element in developing new or rehabilitated housing stock that is available for first time homebuyers under the City's First Time Homebuyer Program or a comparable financial assistance program approved by the City.

An Affordable Housing Agreement between the City and the developer has been developed in order to establish specific parameters by which the five newly created lots would be sold to low or moderate-income first time homebuyers. At the same time, the renters living on the property at the time of approval of the subdivision would be given the right to purchase any one of the five newly created parcels or to be relocated to comparable housing within City, and to be duly compensated in the form of rental and relocation payments in a manner consistent with state and federal law.

The Specific Plan allows for the project to be constructed in compliance with goals and objectives of the City's General Plan Safety Element. The residential nature of the project is keeping with the Safety Element's purpose of establishing guidelines to protect the community from unreasonable risks associated with the seismically induced effects including ground shaking, surface rupture, ground failure, and slope instability leading to mudslides and landslides as well as taking proactive steps to limit the potential for wildland and urban fires.

As approved, the Specific Plan requires the rehabilitation of existing single family residential dwellings in compliance with the applicable City building codes and HUD Housing Quality Standards (HQS), and the construction of new detached two-car garages for each dwelling. The site's topography has already been modified by the existing development of five single family residential units and the project seeks to upgrade the physical appearance of each residential structure in order to protect the health, safety and welfare of would-be occupants and the adjoining property owners and residents.

In accordance with the Noise Element of the General Plan, the Specific Plan does not increase the ambient noise levels that currently exist at the subject property or in the surrounding neighborhood. Per City noise standards the proposed rehabilitation of the existing single family dwellings and the construction of new detached garages must comply with the applicable noise limitations.

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Zoning

The zoning on the subject property prior to adoption of this Specific Plan was R-1 (Single Family Residential). The R-1 (Single Family Residential) zone classification allows for the development of single family residential dwellings, accessory structures (e.g., garages, recreation rooms, small storage buildings, pools, etc.) at a maximum of six units an acre, community care facilities, home occupations, large family day care homes, parks and playgrounds, and non-commercial greenhouses. Also, the R-1 (Single Family Residential) zoning classification allows for the following conditionally permitted uses: churches and temples, one guest house per each lot that is more than 8,000 square feet, schools, and hospitals or sanitariums.

Adoption of the Specific Plan replaces the R-1 (Single Family Residential) Zone and establishes land use regulations and development standards for the subject property as defined within this document. The permitted uses for the newly created parcels within the project area are limited to one single family residential dwelling per parcel and accessory structures (including garages, detached recreation rooms or offices, small storage buildings, pools), and other uses determined by the Community Development Director or designated appointee as a comparable accessory use to the permitted primary single family residential structure.

Development Plan

The development plan consists of the following components: land use, circulation, landscaping, architectural concepts, and public infrastructure. The following discussion describes these plan components in greater detail.

Land Use

The approved land use for the project consists of five rectangular shaped lots ranging in size from 6,211 square feet to 6,471 square feet, each with a single family dwelling unit and detached two-car garage structure located at rear of each newly created parcel. (See Figures 4a through 4e for the approved site plan of all five lots.) The project has been designed to be compatible with the R-1 (Single Family Residential) zoned neighborhood that surrounds the project area along its westerly, northerly, and southerly property lines. The design guidelines establish the maximum lot coverage, building height, minimum setbacks, and required private open space/landscaping areas that are applicable to the current and future development of all five newly created residential lots.

All five existing single family residential structures must be rehabilitated (including any proposed building additions) in compliance with the City of San Fernando's building code and the federal Housing and Urban Development's (HUD) Housing Quality Standards. Adherence to applicable building code and HUD requirements, assuring development of single family residential dwellings and accessory structures in a manner that is safe and sanitary.

Each newly created parcel has a zoning designation of SP-1 (Specific Plan No. 1) and is regulated by the development standards described within this Specific Plan. As part of the project, the City's zoning and map has been amended to include designation of this Specific Plan on the zoning map with a new designation of SP-1 for the subject site. The proposal has an overall density of 6.8 units per acre. In order to maintain consistency between the General Plan and the project's zoning designation, the project

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site's General Plan Land Use Designation of Low Density Residential (LDR) has been amended to show a new General Plan Land Use Designation of Medium Density Residential (MDR).

Table 1 identifies a detailed site analysis of the project area.

TABLE 1: SITE ANALYSIS (noted in square feet)					
Existing Conditions					
	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5
Single Family Residence	952	675	850	690	710
Carport	286	200	200	200	200
Approved Structures					
	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5
Single Family Residence	952	875	850	690	710
Garage	400	400	400	400	400
Paved Surface Area	2,427	2,904	2,419	1,971	2,586
Open Space	2,431.58	2,274.39	2,795.88	3,396.82	2,517.32
New Lot Size	6210.58	6453.39	6464.88	6457.82	6213.32

Circulation

This Specific Plan allows for the development of five parcels each with a minimum 10 feet driveway providing access to the existing residential street network that includes Newton Street, Seventh Street, and Griswold Avenue. Each parcel has a new driveway and curb cut that allows access to a new detached two-car garage with automatic roll-up doors located within the rear yard area. All public right of way improvements have been approved and any future modifications must be approved by the Public Works Director or designated representative.

As previously indicated, the abutting residential streets (ranging in width from 40 to 60 feet) provide direct access to Glenoaks Boulevard and North Maclay Avenue, major arterials that provide north/south and east/west access through the City of San Fernando and to adjoining freeways that are located within three-quarters of a mile from the project site.

Each lot will have sufficient on-site covered and uncovered parking areas to accommodate guest vehicles. Recreational vehicles, trailers, and boats will be prohibited within the required front, side and rear yard setbacks of each newly created parcel.

Landscaping

In order to improve the physical amenities of the project site, each newly created parcel includes mature landscaping in the form of one 25 gallon box shade trees within the front yard area, landscaping of all unpaved surfaces with Marathon Sod or equivalent lawn, and the use of vegetative hedges in lieu of wrought iron style or wood picket fences within the designated front yard setback areas. Each newly created parcel shall maintain a minimum open space area of 50 percent of the rear and front yard setback areas that is landscaped with lawn sod. Alternative landscaping designs for each newly created parcel that maintain a 50 percent of open space area may be implemented if approved by the Community

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Development Director or designated representative. Each parcel's landscaped areas are served by an automatic irrigation system in the form of lawn sprinklers.

All off-site improvements made according to the conditions of approval (e.g., street tree installation, sidewalk and curb replacement, and new curb cuts) have been reviewed and approved the Public Works Director or designated representative.

Architectural Concepts

Due to the conditions of the structures on site prior to approval of the Specific Plan, it is important that the rehabilitation of the existing single family dwelling structures and detached garages include architectural features that are of a high quality and in keeping with the existing neighborhood and the pattern of new single family residential development taking place within the City of San Fernando.

The required architectural features include new front porches for each single family dwelling, alternative color schemes for each residential lot, replacement of aluminum frame windows with new multi-panel vinyl windows, inclusion of foam molding on all windows on the front elevations, introduction of brick or wainscot veneer around base of single family residential structures, replacement of existing front and rear entry doors with solid wood doors, and the introduction of landscape planters along each front building elevation. The detached two-car garage on each lot includes design features that are commensurate with the improvements required for the existing accessory structure including automatic roll up garage doors.

Additional on-site improvements designed to upgrade the physical appearance of each newly created lot includes the removal of existing chain link perimeter fencing and the replacement with wood or wrought iron style fencing in compliance with the City's fence and wall ordinance (e.g., San Fernando Municipal Code Section 106-970: Walls and Fences) regulating the height of fences within the required front, side and rear yard setbacks for residential zoned properties. As previously noted, vegetative hedges not to exceed 30 inches in height may be planted around the perimeter of each newly created lot's front yard setback area in lieu of a fence.

Figures 5a through 5e detail the approved floor plans and front elevations for each of the five parcels. All plans feature a kitchen, one bathroom, living/dining room area, and two to three bedrooms.

Infrastructure/Public Services

The project site is located in an area of the community that has a completed infrastructure. The following section discusses this infrastructure and necessary steps required to tie the project into the existing system.

Surface water runoff generally flows in a southeasterly direction across the site towards the intersection of Seventh Street and Griswold Avenue. A grading and drainage plan has been submitted and approved by the Public Works Department for each individual lot prior to the final approval of the required subdivision Tract Map. In particular, the grading and drainage plans note any required on-site catch basins, sump pumps, culverts, and cut or fill required on each newly created parcel to eliminate any cross-lot drainage.

Access to the project site is provided from Newton Street, Seventh Street and Griswold Avenue that abut the subject property. Lot 1 faces Newton Street along its westerly property line. Lots 2, 3, and 4 have southerly facing property lines facing Seventh Street. Lot 5's easterly property line faces Griswold

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Avenue. All curb cuts, tree wells, and any required sidewalk replacement must be reviewed and approved by the Public Works Department.

Each lot is connected to the existing water and sewer lines located along Newton Street and Griswold Avenue. The existing sewer and water lines on Griswold Avenue must be extended at the developer's expense, west along Seventh Street to serve Lots 2, 3 and 4. Plans for the sewer and water line extension must be submitted to and approved by the City Engineer prior to issuance of a certificate of occupancy for any of the proposed five single family dwellings. (See Figure 6: Existing Utilities)

A variety of public transportation opportunities are available to new residents in the proposed development. The Metropolitan Transit Authority operates a number of bus lines throughout the City including Transit Line Numbers 234, 93, and 94 that travel along either Glenoaks Boulevard or North MacLay Avenue. The two transit lines provide residents of the site with direct access to bus lines serving the City of San Fernando and also allows for access to other bus lines that serve other portions of the San Fernando Valley. Also, the three bus lines provide access to the Metro Link Station located less than a mile southwest of the project site at the corner of First Street and Hubbard Avenue in the City of Los Angeles. The development does not impact existing fixed bus route systems and the conversion of existing dwellings from rental units into single family dwellings available for home ownership does not provide an undue burden on existing transportation networks serving the City or the surrounding metropolitan region.

Development Standards

I. Purpose and Intent

The following development standards are applicable to all dwellings and structures located within the boundaries of the Specific Plan. The purpose of the standards is to provide for a residential development that is sensitive to and compatible with the adjoining residential neighborhood, that preserves and improves the community's affordable housing stock, and that provides an ongoing opportunity for first-time home ownership by low and moderate-income households.

II. Development Standards

1. Each single-family residential dwelling unit shall be located on an individual parcel. There shall be no more than one single family residential dwelling unit per parcel.
2. Each parcel of land created as a separate lot shall have direct vehicle access from an existing public street.
3. Each parcel shall include one shade tree within the required front yard setback area.
4. Each parcel's required front and rear yard setbacks shall be maintained with 50 percent landscaping. The ground cover shall be Marathon Sod or a comparable lawn sod approved by the Community Development Director or designated representative.
5. Each parcel's unpaved areas shall be maintained landscaped and shall be served by a permanent irrigation system.

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6. All proposed perimeter fences shall be limited to either wood or wrought iron style materials.
7. Any proposed fence or wall shall be developed pursuant to San Fernando Municipal Code Section 106-970.
8. Each parcel shall have a detached two-car garage located in the rear yard setback area.
9. Building footprint area of any proposed structure shall cover no more than 50 percent of the rear yard setback area.
10. The utility lines feeding detached and separate structures within each parcel shall be placed underground. The utility poles located on Seventh Street providing service to the project site shall be allowed to remain.
11. Each single family residential structure shall include the following architectural features:
 - Front porch with gabled roof design match existing dwelling structure;
 - New solid wood front and rear doors;
 - All new multi-panel vinyl windows;
 - Foam molding trim on windows along the front facing building elevation;
 - Automatic roll up garage doors; and,
 - Separate colors schemes for the both the interior and exterior building treatment for the primary and accessory structures that have been approved by the Community Development Director or designated representative.
12. Each single family residential dwelling and detached accessory structure shall be rehabilitated and any future additions constructed in compliance with the City of San Fernando's building codes and the Federal Department of Housing and Urban Development's Housing Quality Standards.
13. The overnight and/or outdoor storage of recreational vehicles, boats, trailers, etc., is prohibited in the Specific Plan project area, except for temporary loading and unloading.
14. Each parcel shall be allowed to construct a minimum of one of each of the following detached accessory structures with the issuance of a building permit and approval by the Planning Division:
 - Swimming pool
 - Cabana/pool house (without plumbing)
 - Storage building not to exceed 120 square feet (without plumbing)
 - Office/recreation room not to exceed 144 square feet (without plumbing)
15. The rear and side yard setbacks for all proposed detached accessory structures shall be five feet, except for detached garages that may have a three feet rear and side yard setback. No accessory structure shall be located within six feet of the existing single family dwelling's rear

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building elevation. No accessory structures are permitted within the front yard and side yard setback areas.

16. No vehicle parking is permitted within the required side, rear, and front yard setbacks. Also, no parking is permitted on unpaved surfaces.
17. Unless otherwise noted in this Specific Plan, each parcel shall maintain a 30 feet front yard setback, five feet side yard setbacks and 15 rear yard setbacks.
18. The street/easterly side yard setback for Lot 4 shall be 10 feet.
19. Each parcel shall not exceed a maximum building height of 25 feet for primary single family residential structures and all proposed accessory structures are limited to one story. Exceptions include roof structures (e.g., ventilating fans, chimneys, domestic radios, and television masts) that may exceed the maximum building height by no more than five feet.
20. The total lot coverage (including all structures on site) shall not exceed 50 percent of the total lot size.
21. The minimum lot size, width, and depth for each of the five parcels shall be limited to the dimensions noted on the approved Final Tract Map.
22. Except for the foregoing development standards provided in this Specific Plan, the use of property within the boundaries of this Specific Plan shall be subject to the development standards of the R-1 (Single Family Residential) zone, and any other relevant provisions of the San Fernando Municipal Code.

III. Permitted Uses

The following uses are permitted on properties within the boundaries of this Specific Plan:

1. Detached single family residential dwelling unit subject to the provisions of the development standards of this Specific Plan.
2. Detached garage structure.
3. Detached single story accessory structures (e.g., pool, cabana/pool house, storage building, and office/recreation room).
4. Home occupancy permit.

IV. Uses Expressly Prohibited

The following uses are expressly prohibited on property within the boundaries of this Specific Plan:

1. Other uses not specifically listed in Section III.

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2. Automotive repairs.

V. Permitted Temporary Use

The following temporary use is permitted on property within the boundaries of this Specific Plan:

1. One real estate sign relating to the sale, lease, or other disposition of real property on which the sign is located, are permitted as set forth in the San Fernando Municipal Code. The sign face area shall not exceed four square feet for each lot. The subject real estate sign shall be removed within 24 hours of the completion of the sale and prior to occupancy.

VI. Other Uses and Development Standards

Any use limitations and standards of the R-1 (Single Family Residential) zone and any other provision of the San Fernando Municipal Code that is not specifically superceded by the foregoing development standards and use limitations specified within this Specific Plan shall otherwise apply to the use of property within the boundaries of this Specific Plan.

Required Approvals

The following documents have been prepared for approval by the City of San Fernando to ensure that the proposed development of the site proceeds in an orderly fashion. These applications must be approved prior to the issuance of building permits.

Environmental Review

The City of San Fernando has prepared an environmental review of the Specific Plan as required by the California Environmental Quality Act (CEQA) to assess potential environmental effects.

Specific Plan

This Specific Plan has been reviewed and approved by the City of San Fernando to provide land use, design, and other controls in the project area and to ensure conformance with and implementation of the community's General Plan. Approval of this Specific Plan is contingent on concurrent approval of the ordinance and zoning map amendment establishing Specific Plan No. 1, and the general plan map amendment replacing the General Plan's current Residential Low Density land use designation with the Medium Density Residential land use designation for property within the boundaries of the Specific Plan.

Tentative Tract Map

The subdivision of the existing approximate 31,800 square feet site area into five new parcels, each with a single family residential dwelling and detached two-car garage has been reviewed by the Planning Commission and final approval granted by the City Council. The tentative tract map has been determined to be consistent with this Specific Plan.

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Affordable Housing Agreement

The Affordable Housing Agreement has been approved by the City of San Fernando ensuring the quality of development and the affordability of the proposed single family residential dwelling units.

Implementation

The following section provides provisions for any major and/or minor amendments to this Specific Plan as implemented.

Major Changes

Any resident homeowner within the boundaries of the Specific Plan may initiate an amendment to the provisions of the Specific Plan. An amendment to the Specific Plan shall be considered in conformance with San Fernando Municipal Code Section 106-19. Revisions to the Final Tract Map shall be in compliance with the California Subdivision Map Act and the City of San Fernando's procedures for implementation of the Map Act.

Minor Changes

Minor revisions or modifications to approved component plans may be approved by the Community Development Director. Minor revisions and modifications shall be defined as and shall include the following:

1. Parking and circulation configurations that do not change the basic parking areas or circulation concept;
2. Building placements that do not change the general location and layout of the site;
3. Proposed size of accessory buildings; and,
4. Other minor modifications which are consistent with the intent of this Specific Plan.

Financing Mechanisms/Opportunities

The proposed infrastructure improvements within the public right of way required by the proposed development shall be the sole responsibility of the project developer. The proposed project applicant is required to pay for the proposed infrastructure improvements within the public right of way to mitigate the impacts that have been identified to be directly related to the proposed development as noted within the Specific Plan as part of development impact fees assessed to the project. These fees would be provided as part of the building permit issuance process.

The Specific Plan project area is located with the City's Redevelopment Project Area No. 3. Under California Redevelopment Law, the City of San Fernando Redevelopment Agency can use tax increment funds to encourage and assist in the public and private development proposals within Redevelopment Project Area No. 3 and/or to assist in residential development proposals that provide

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for affordable housing units throughout the City. The potential housing assistance available to prospective purchasers of each newly created lot would be in the form of down payment assistance funds for first time homebuyers that meet the City's income requirements for low to moderate income households.

Figure 1: Project Location

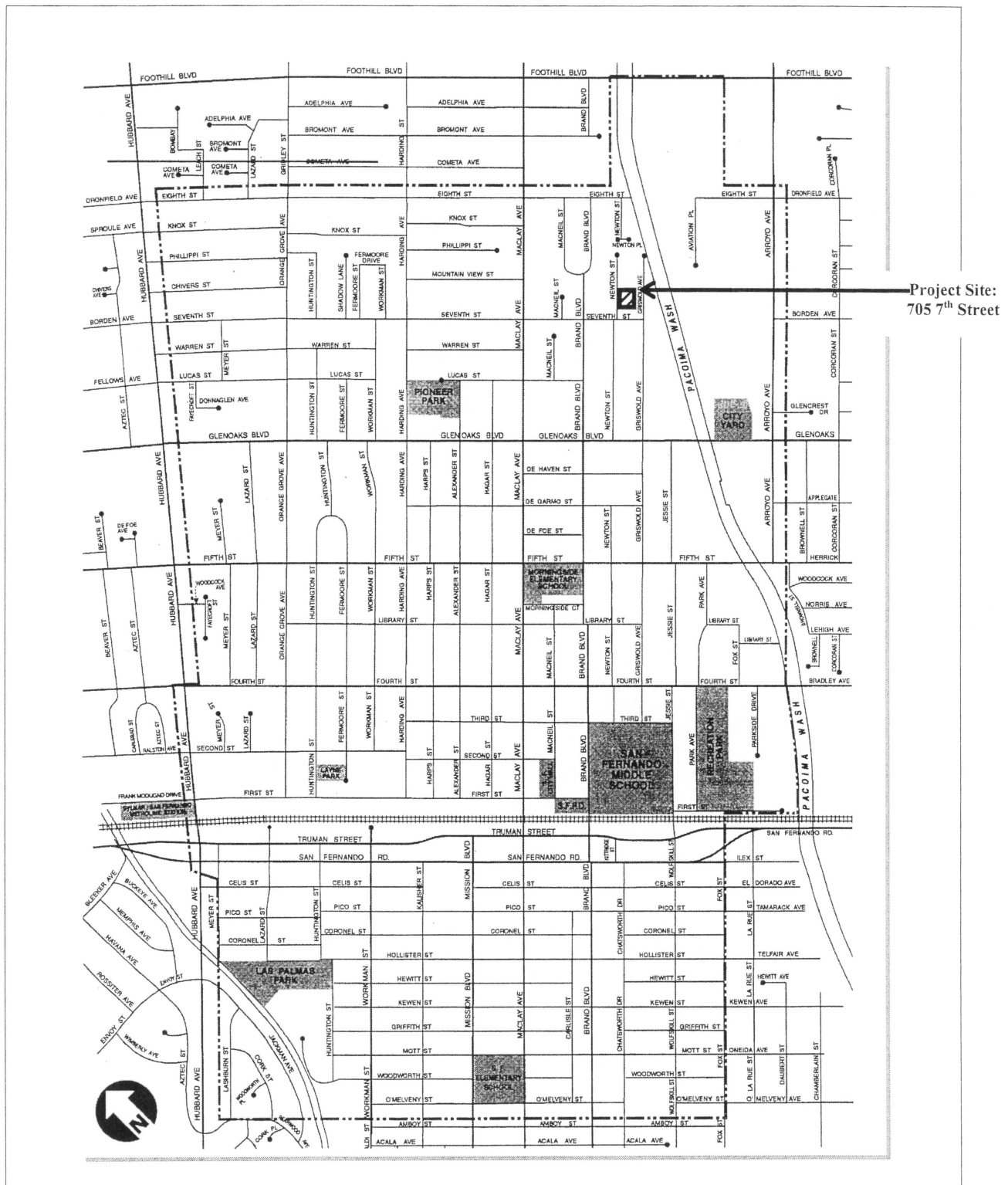


Figure 2: Site Plan



Figure 3a: Tentative Tract Map

SCALE: 1" = 25'

SHEET 1 OF 1 SHEETS

PROPOSED LOT SUBDIVISION

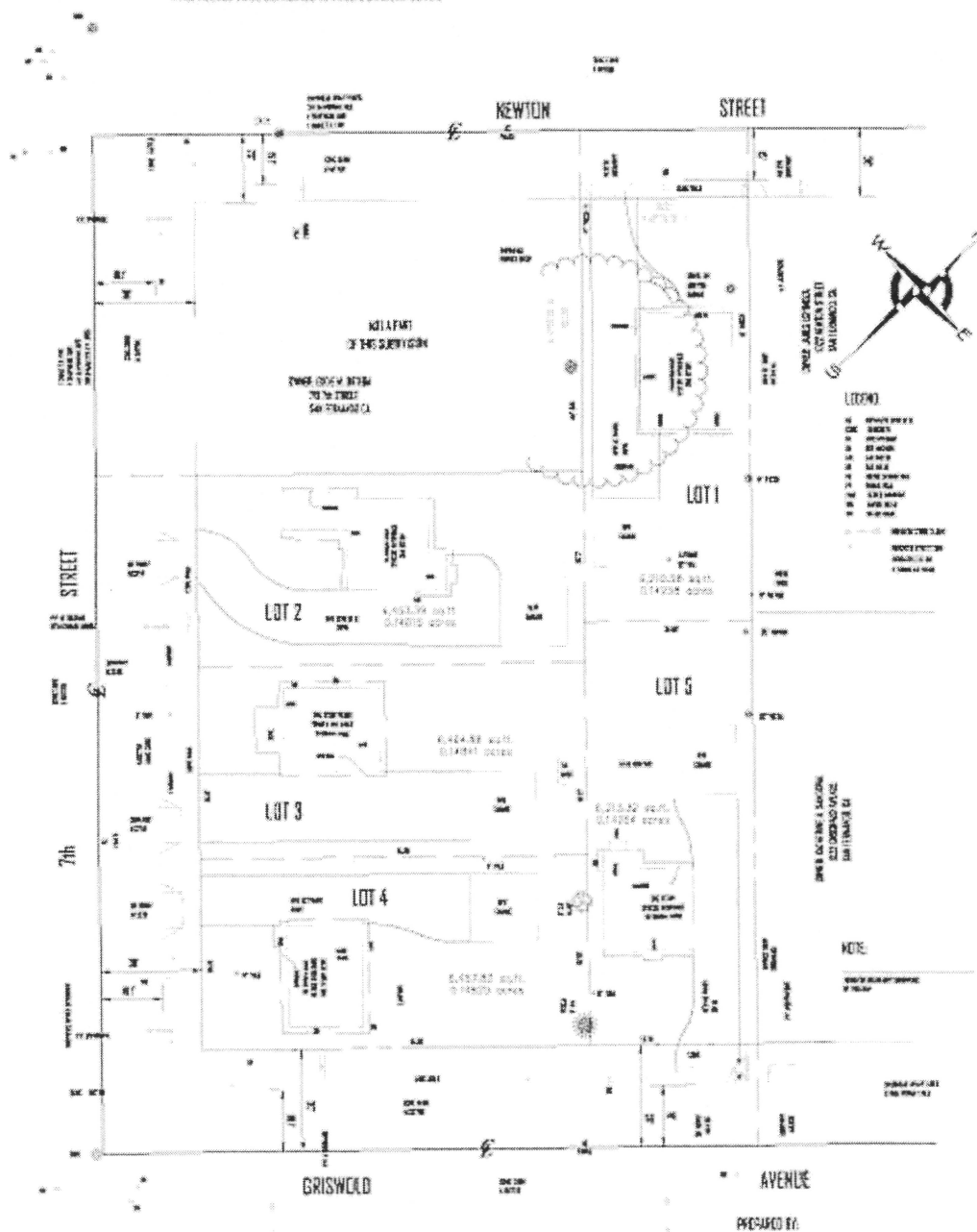
IN THE COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

NOTES:

1. NEW LOTS COMPLY TO ALL PLANNING, CITY AND CODE REQUIREMENTS, EXCEPT FOR THE FOLLOWING: ALL LOTS DO NOT MEET THE MINIMUM LOT AREA OF 7,500 SQUARE FEET.
2. ALL EXISTING STRUCTURES NOT SHOWN TO BE REMOVED ARE TO REMAIN AND REMODELED TO COME WITH 2 CAR GARAGES.
3. LOT DRAINAGE TO BE CONNECTED TO STREET.
4. ALL HOUSES TO BE CONNECTED TO PUBLIC SANITARY CENTER.

RECORD OWNERS:

ATTORNEY GENERAL
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA
1885-1900-1905



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Figure 3b: Tentative Tract Map (with proposed additions)

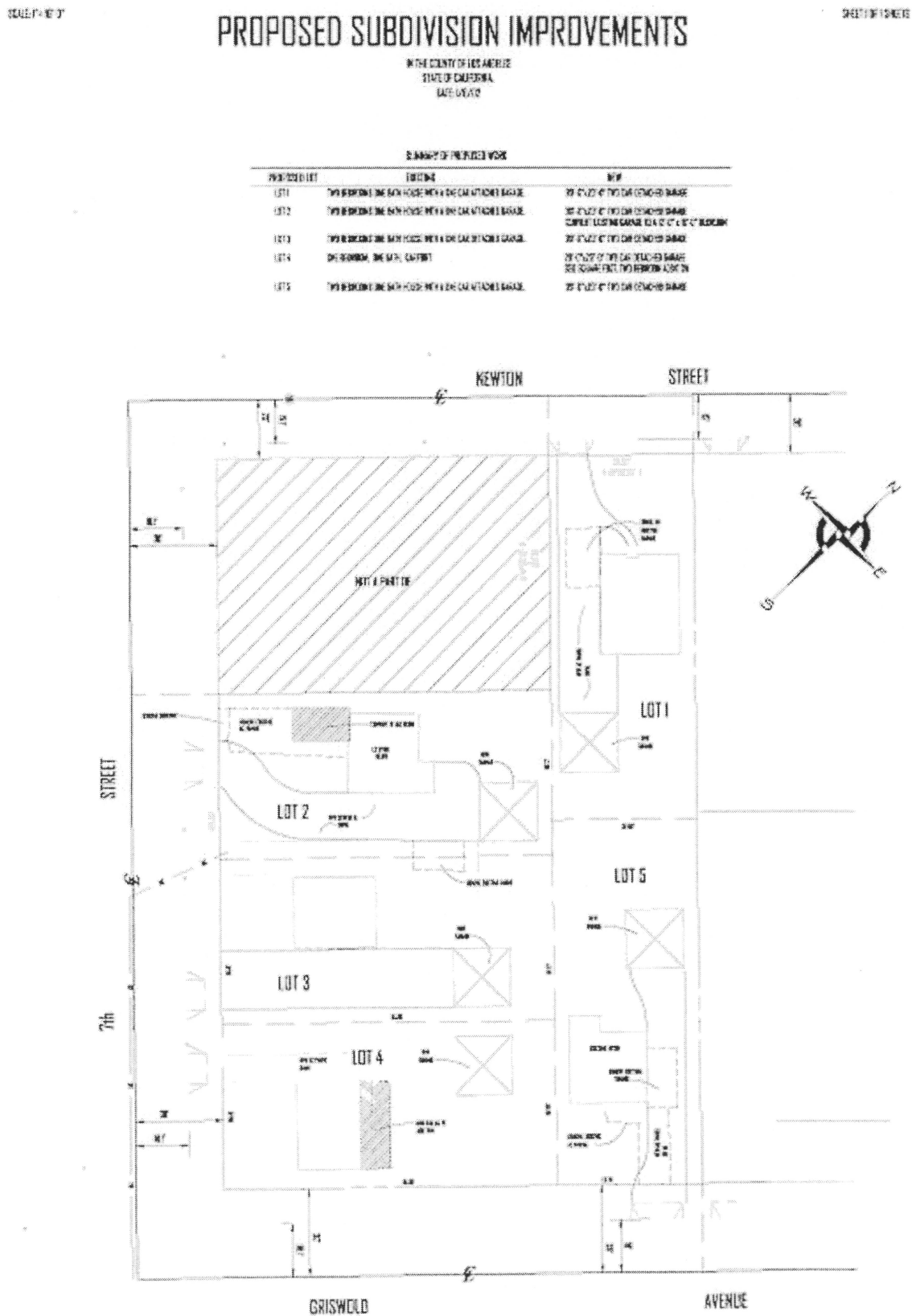
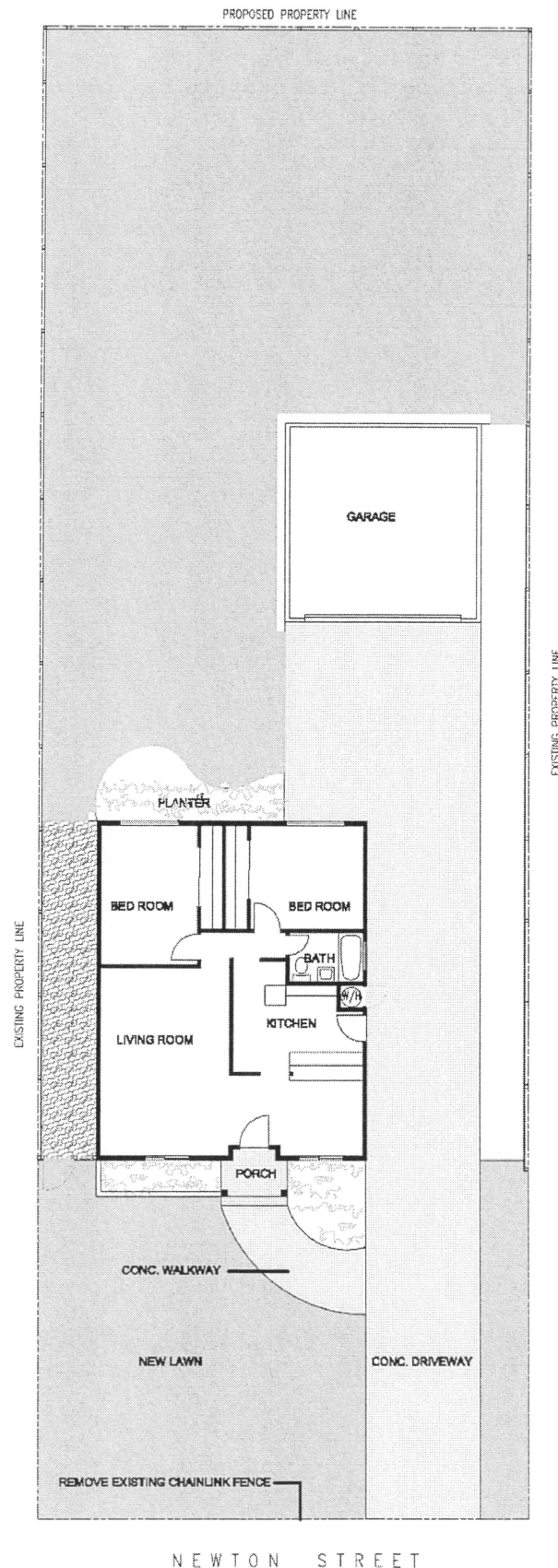


Figure 4a: Lot 1 Site Plan



Area Square Footage	
Existing	952 sq. ft.
New Garage	400 sq. ft.
Total	1,352 sq. ft.

Figure 4b: Lot 2 Site Plan

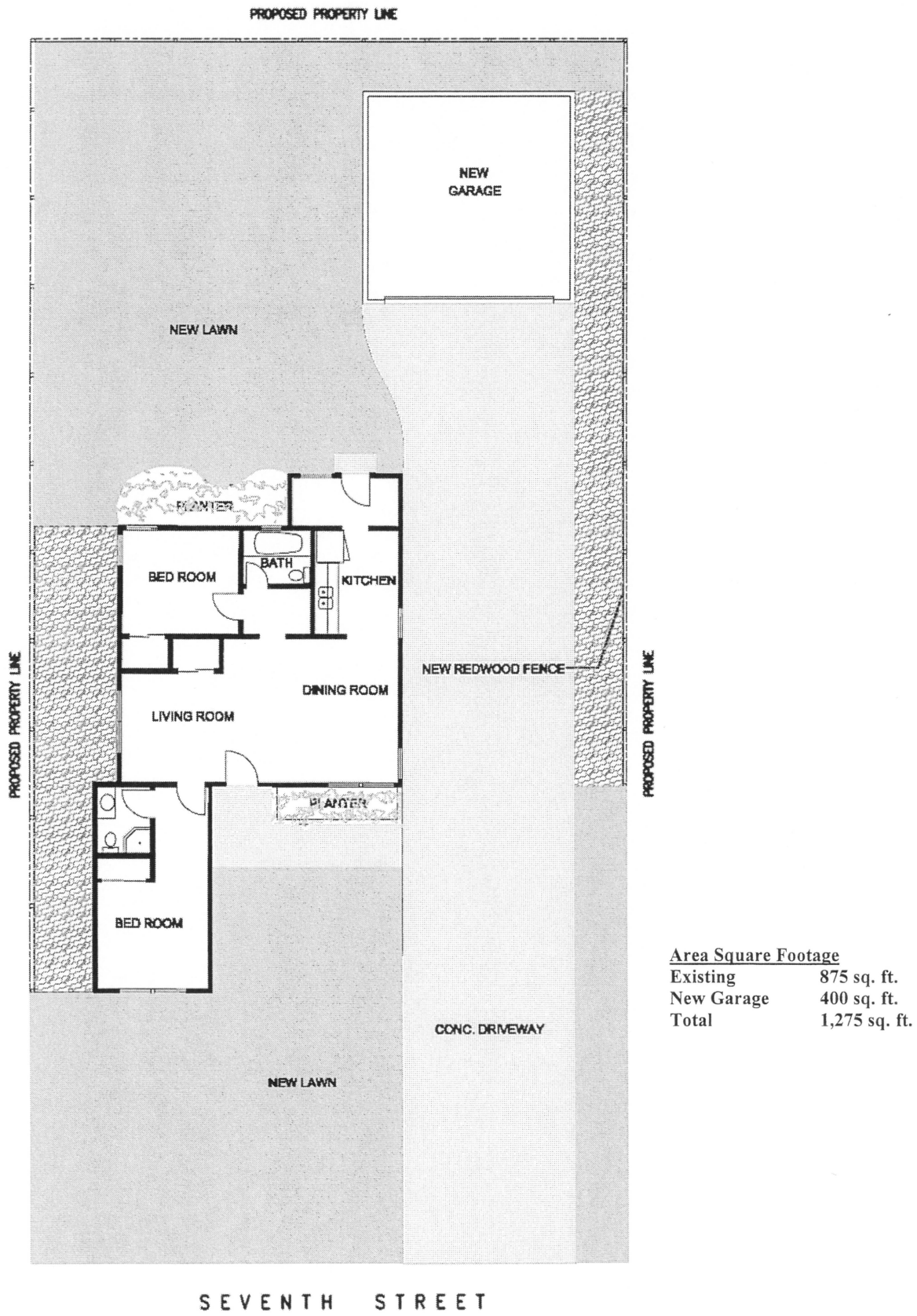


Figure 4c: Lot 3 Site Plan

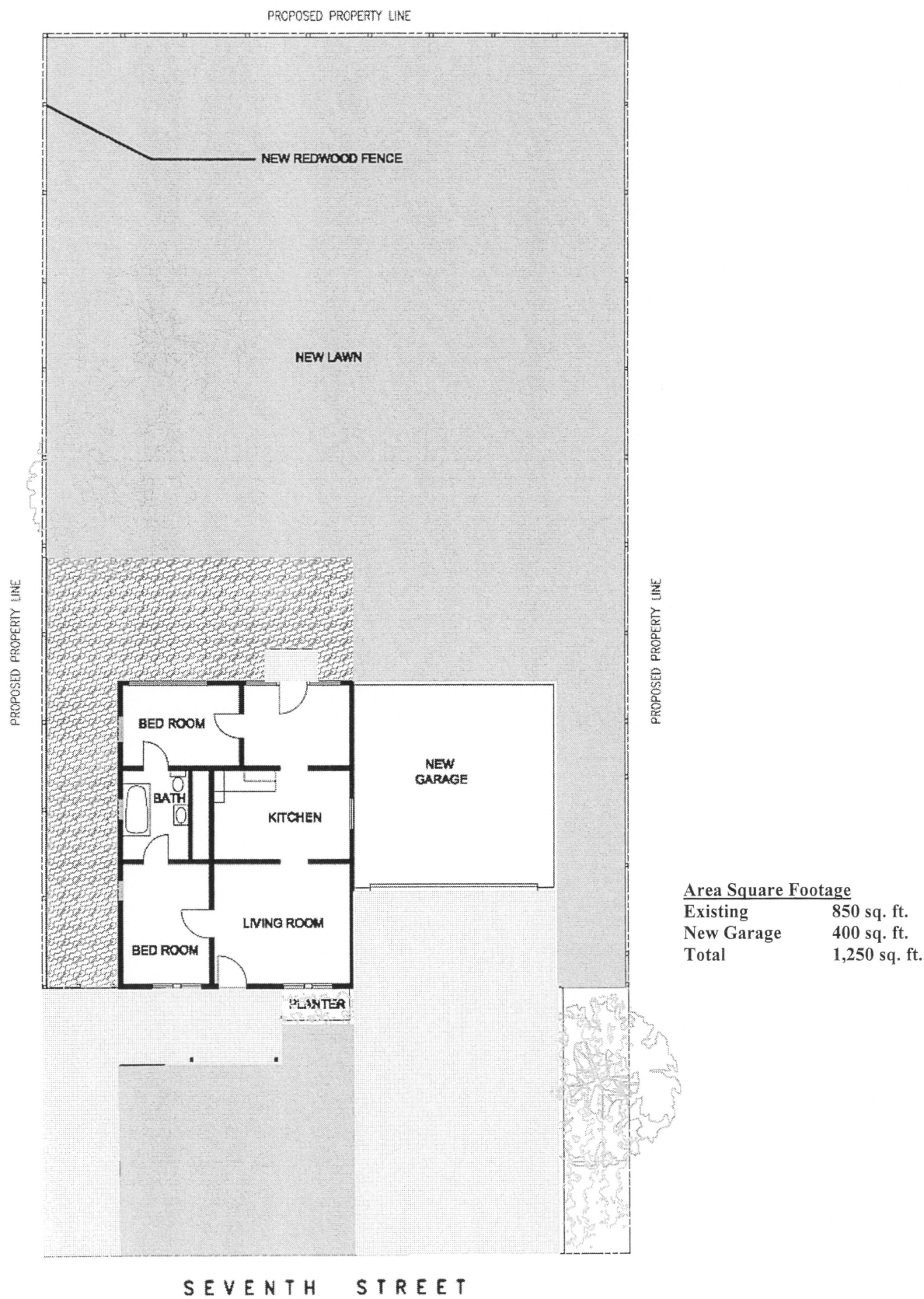


Figure 4d: Lot 4 Site Plan

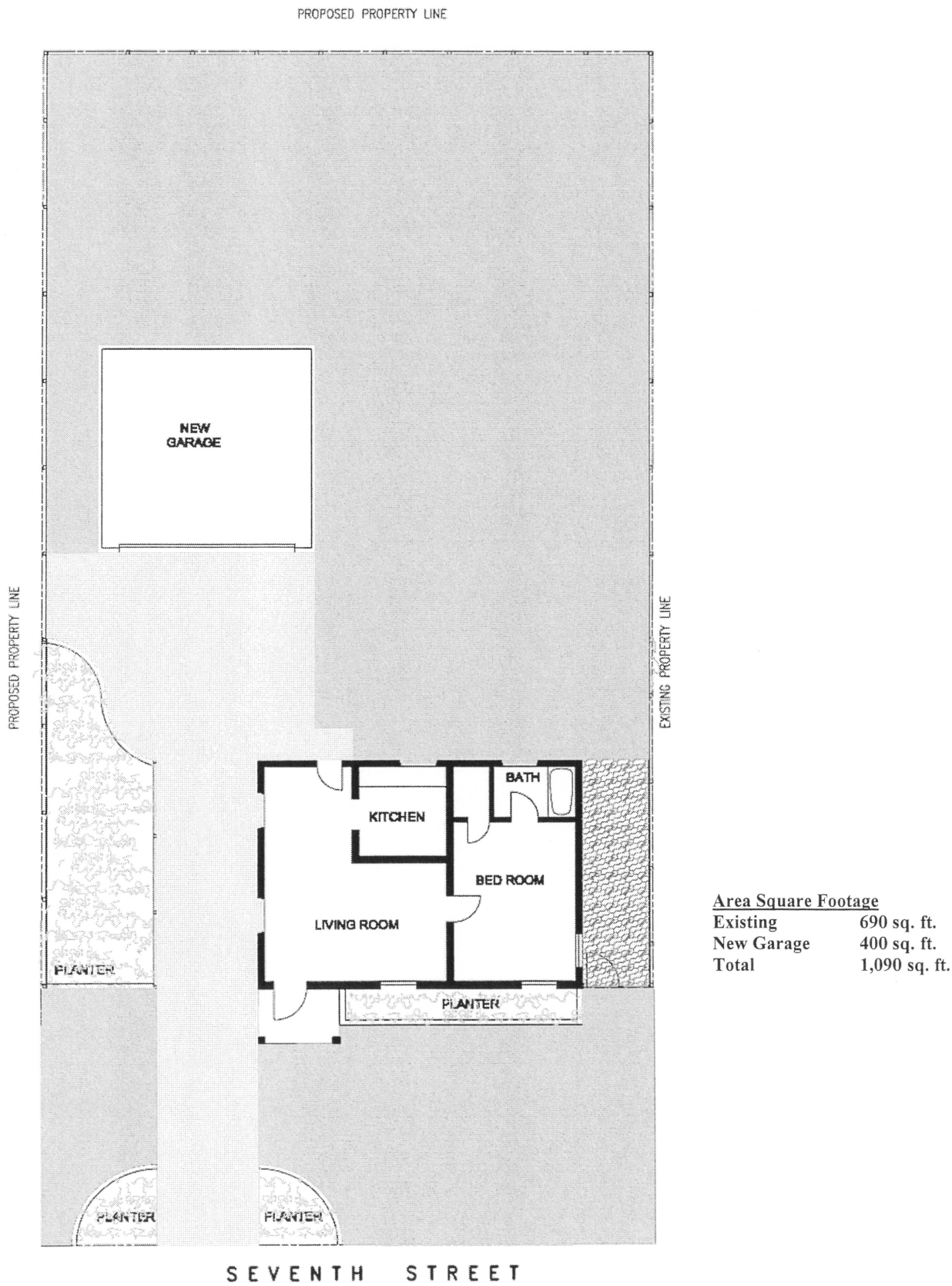
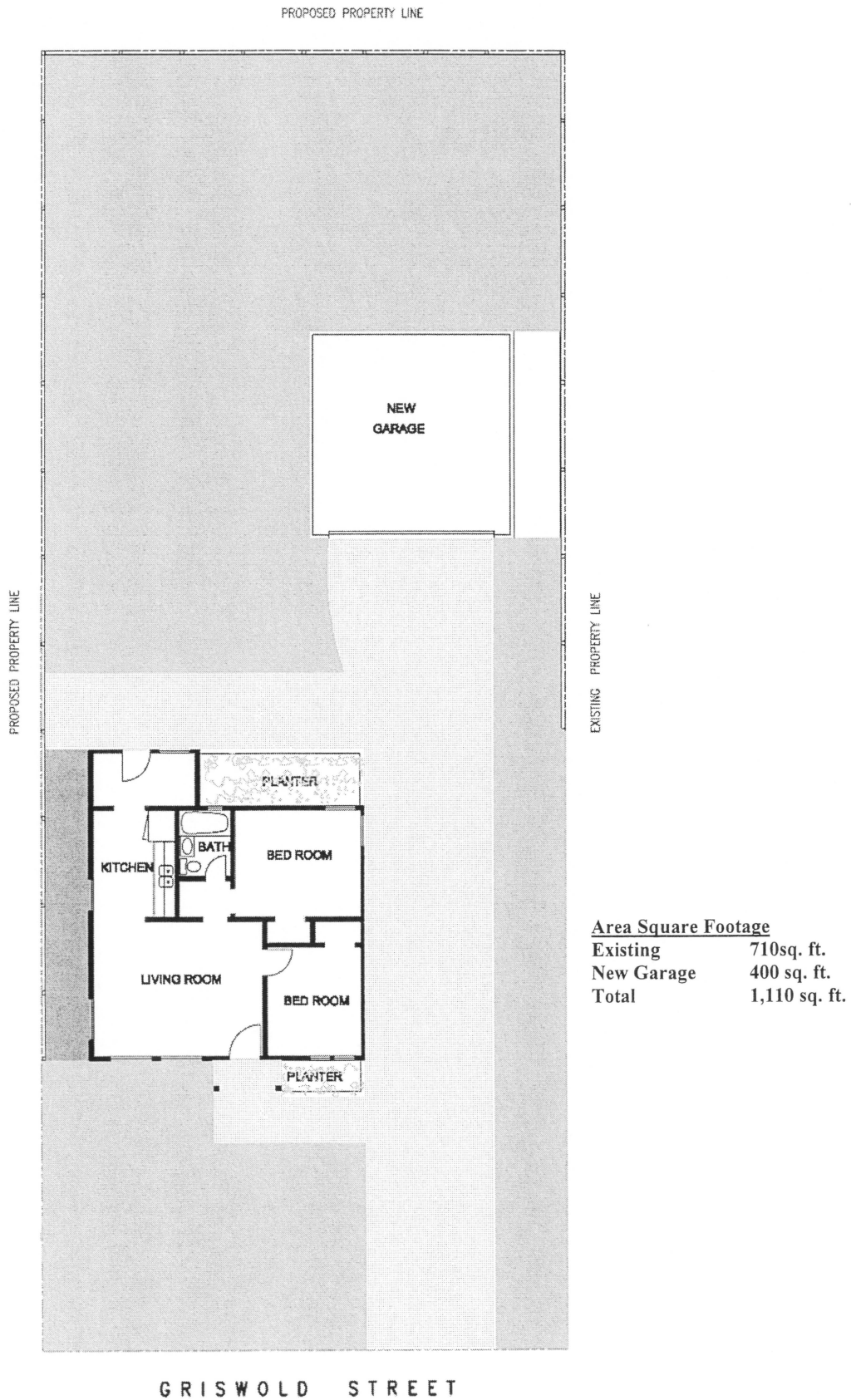
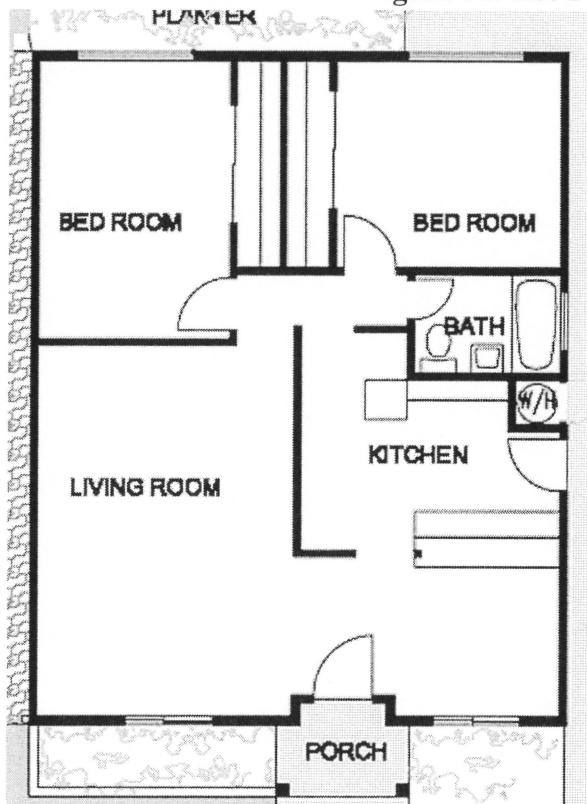


Figure 4e: Lot 5 Site Plan



Draft Specific Plan

Figure 5a: Lot 1 Floor Plan and Front Elevation



Site Plan



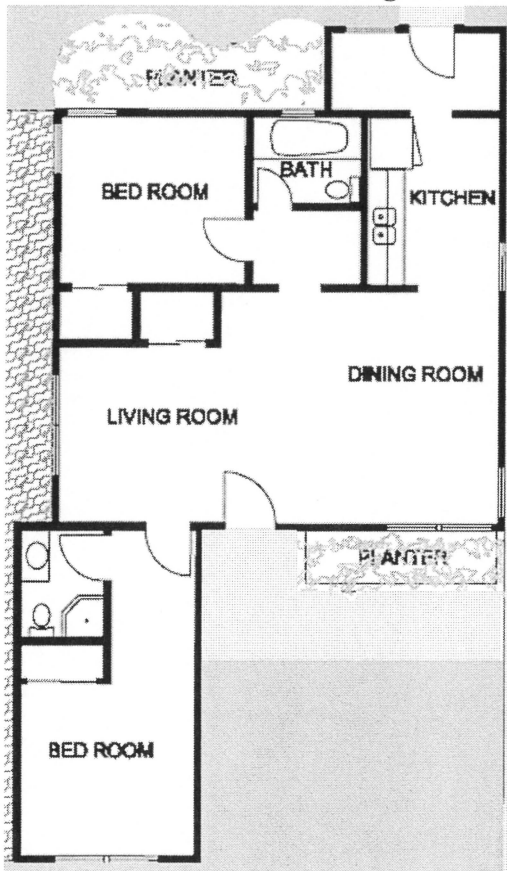
Existing Front Elevation



Proposed Front Elevation

Draft Specific Plan

Figure 5b: Lot 2 Floor Plan and Front Elevation



Site Plan



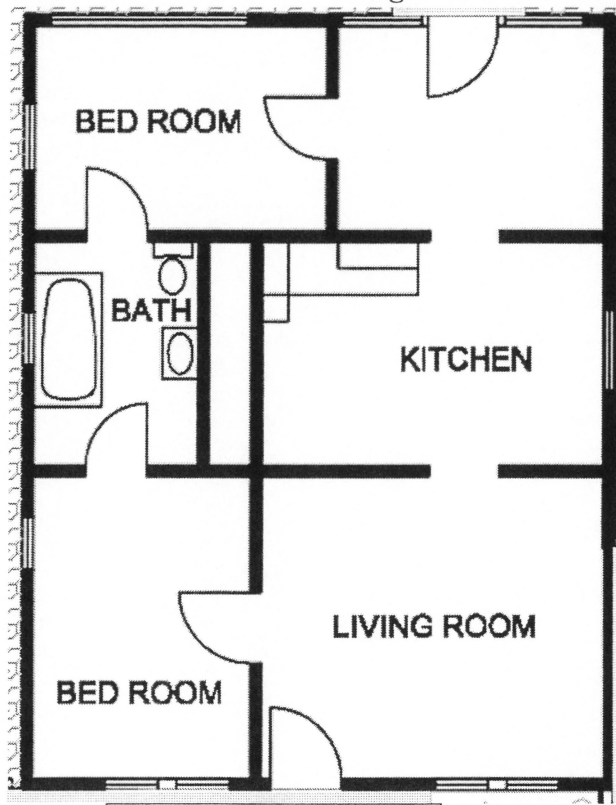
Existing Front Elevation



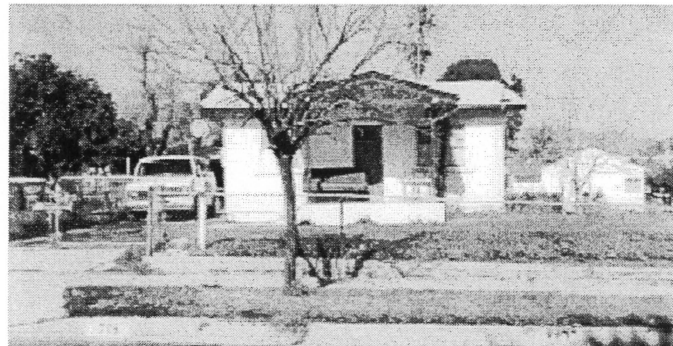
Proposed Front Elevation

Draft Specific Plan

Figure 5c: Lot 3 Floor Plan and Front Elevation



Site Plan



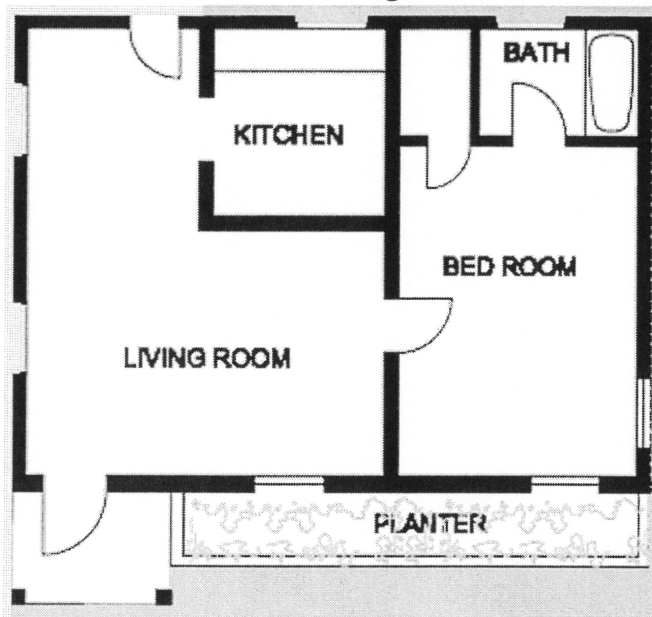
Existing Front Elevation



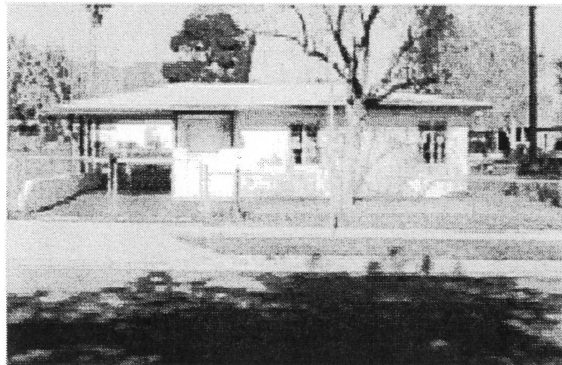
Proposed Front Elevation

Draft Specific Plan

Figure 5d: Lot 4 Floor Plan and Front Elevation



Site Plan



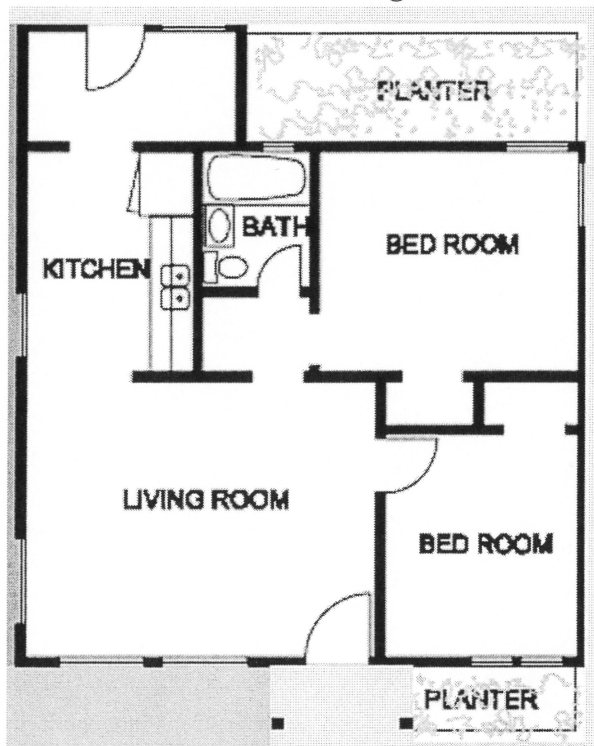
Existing Front Elevation



Proposed Front Elevation

Draft Specific Plan

Figure 5e: Lot 5 Floor Plan and Front Elevation



Site Plan

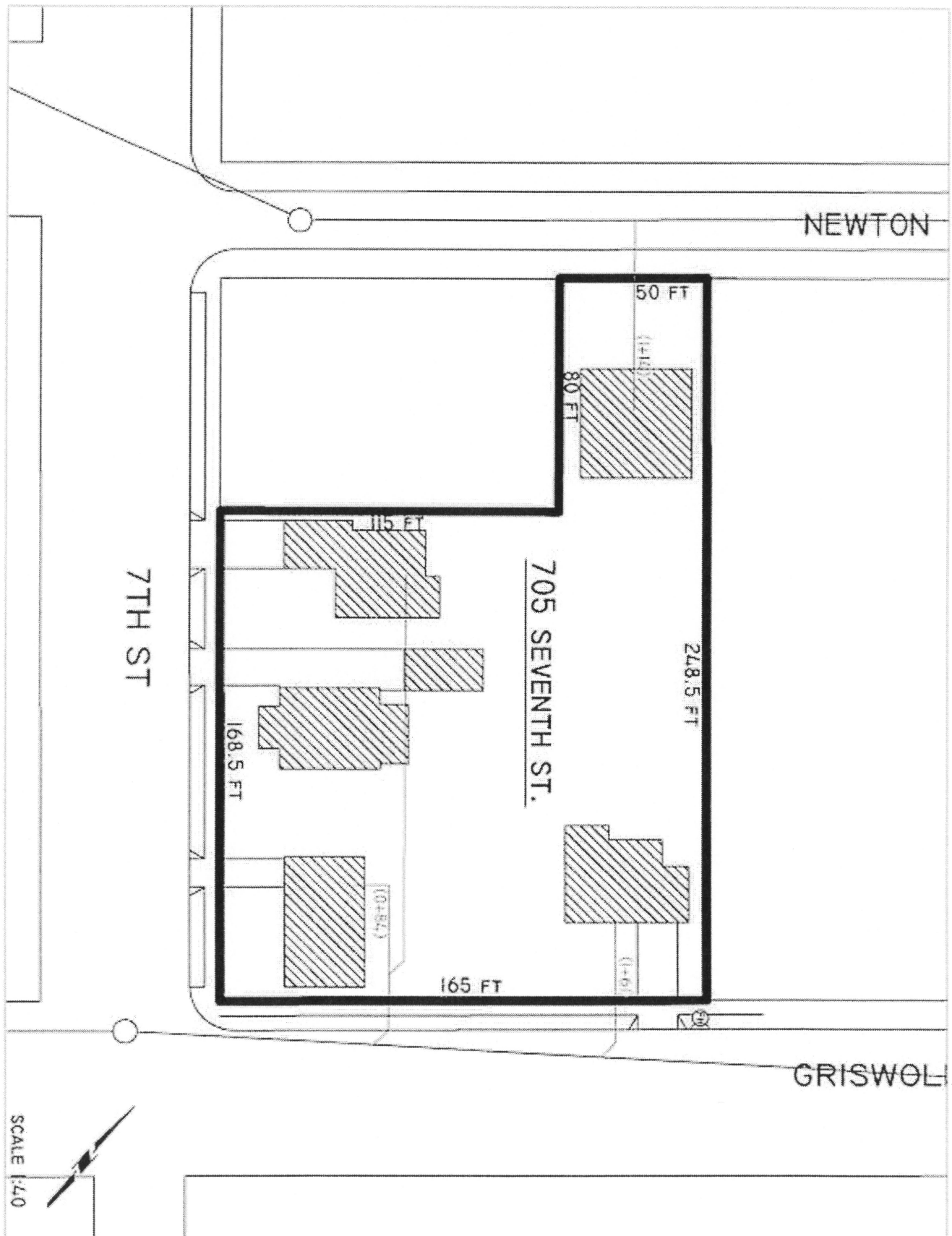


Existing Front Elevation



Proposed Front Elevation

Figure 6: Existing Utilities



APPENDICES

(Note: Approved City Council Resolution, Planning Commission Resolution, and adopted Negative Declaration shall be included as part of the Appendices after their review and approval by the City Council and Redevelopment Agency.)

RESOLUTION 6960

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN FERNANDO, CALIFORNIA, CONDITIONALLY APPROVING SITE PLAN 2002-17, TENTATIVE TRACT MAP 2003-01, SPECIFIC PLAN 2003-01, ZONE MAP AMENDMENT 2003-01, GENERAL PLAN MAP AMENDMENT 2003-01, AFFORDABLE HOUSING AGREEMENT, AND ADOPTION OF THE NEGATIVE DECLARATION AND FINDING THE PROPOSED TENTATIVE TRACT MAP AND SPECIFIC PLAN, TO BE IN CONFORMANCE WITH THE GENERAL PLAN.

WHEREAS, Valley Funders, Inc. (c/o Arturo and Juan Zamora), hereinafter referred to as "Applicant," has submitted an application for approval of Site Plan Review 2002-17, approval of Tentative Tract Map 2003-01, Specific Plan 2003-01, Zone Map Amendment 2003-01, and General Plan Map Amendment 2003-01 to create five new parcels, each containing an existing single-family residential dwelling and detached two-car garage, from an existing 31,800 square feet lot as shown Exhibit A: Site Plan for said project located at 705 Seventh Street (the "Project").

WHEREAS, the Specific Plan 2003-01 and Zone Map Amendment 2003-01 would allow for the development of the site as a residential development project that provides for the creation of five new parcels, the rehabilitation of the existing five residential structures in compliance with City building codes and HUD's Housing Quality Standards, while providing for the retention of the five existing residential structures as affordable housing units within the project site that is currently zoned R-1 (Single Family Residential) and would hereafter have a new zoning classification of SP-1 (Specific Plan Area No. 1).

WHEREAS, the Project would include modifying the General Plan Land Use Designation from "LDR" (Low Density Residential) to "MDR" (Medium Density Residential) to maintain consistency between the SP-1 zoning classification of the project site and the general plan land use designation and therefore, allow for the retention of the existing five single family residential structures as affordable housing units as proposed under the Specific Plan.

WHEREAS, the Project would also include approval of an Affordable Housing Agreement and a Purchaser Affordability Agreement, hereinafter referred to as the "Agreements", between the City of San Fernando and the Applicant, and the City of San Fernando and any future purchaser of each of the five newly created lots, so that said newly created lots shall be sold exclusively to first time home buyers that meet the City of San Fernando's income limitations as is currently provided for as part of the City of San Fernando First Time Home Buyer Program and Residential Rehabilitation Program. The Covenants and conditions imposed by the Agreements imposed on the Applicant and any future purchaser shall be a burden on each newly created parcel for the specified time noted within the applicable Agreements.

WHEREAS, an environmental assessment was performed for the Project, pursuant to the California Environmental Quality Act ("CEQA") including the proposed Specific Plan, Tentative Tract Map, dedication of private land, and the modification of Griswold Avenue, Newton Street, and Seventh Street right of ways. The Planning Commission reviewed and recommended to the City Council and Redevelopment Agency approval of the draft Negative Declaration with mitigations measures incorporated ("Mitigated Negative Declaration") on December 9, 2003. The City Council and the Redevelopment Agency duly adopted a Mitigated Negative Declaration on February 2, 2004.

WHEREAS, the Planning Commission's findings, conditional approval and recommendations were memorialized in writing in the form of Planning Commission Resolution 2003-20, on December 9, 2003.

WHEREAS, the City Council held a duly noticed public hearing on February 2, 2004, to consider Tentative Tract Map 2003-01, Specific Plan 2003-01, Zone Map Amendment 2003-01, General Plan Map Amendment 2003-01, Affordable Housing Agreement, and Purchaser Affordability Agreement.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN FERNANDO DOES FIND, RESOLVE AND ORDER AS FOLLOWS:

Section 1. The City Council and finds that all of the facts set forth in this Resolution are true and correct.

Section 2. This Project, including the approval of the Site Plan 2002-17, Tentative Tract Map 2003-01, and Specific Plan 2003-01 are consistent with the City's general plan, and meet the requirements for on-site and off-site access of emergency vehicles in compliance with the applicable city building and fire codes.

Section 3. On February 2, 2004, the City Council held a duly noticed public hearing to consider the proposed application for the Project filed by the Applicant. Evidence, both written and oral, was presented at said hearing.

A. Notice of the hearing was given pursuant to San Fernando Municipal Code Section 78-69 and Government Code Section 65090-65091, and ten days' mailed notice of the hearing was given to the Applicant and to all property owners within 500 feet of the Project.

Section 4. Based upon substantial evidence presented to the City Council during the February 2, 2004 joint public hearing, including public testimony, written materials, written and oral staff reports and Planning Commission recommendations, the City Council hereby finds that:

A. In compliance with CEQA, a Negative Declaration was prepared for the Project. The documents and other material, which constitute the record on which this decision is based, are located in the Community Development Department of the City of San Fernando ("City") and are in the custody of the Community Development Director.

B. Based on the Initial Study, the Negative Declaration, and the record before the City Council, the Negative Declaration prepared for the Project represents the independent judgment of the City Council that there is no substantial evidence that the approval of the Project may have any significant environmental impact.

C. The Negative Declaration for the Project is hereby adopted.

Section 5. Based upon substantial evidence presented to the City Council during the February 2, 2004 joint public hearing, including public testimony, written materials, written and oral staff reports, and Planning Commission recommendations with regard to Site Plan 2002-17, the City Council hereby:

A. Finds that as conditioned, the Site Plan is in conformance with the City of San Fernando's General Plan Housing Element, will be consistent with the City of San Fernando's Residential Development Standards, will advance the goal of promoting affordable housing for first time home buyers that meet the income limits for low to moderate income households as for provided for in the San Fernando's income limits for Redevelopment Agency assisted housing programs, and will physically upgrade the newly created lots and existing residential dwelling units in compliance with applicable City building code and HUD Housing Quality Standards in order to improve the visual quality of the Project and the surrounding area through aesthetically pleasing site planning, building design, and landscaping.

B. Finds that as conditioned, the Site Plan will facilitate the Project, which is consistent with the Redevelopment Plan objective that requires all proposed development plans to give consideration to good design, open space and other amenities to enhance the aesthetic quality of the Project area.

C. Finds that as conditioned, the Site Plan will be in conformance with the City San Fernando ("City") zoning codes and City development standards established by the Specific Plan.

D. In compliance with the California Environmental Quality Act, a Negative Declaration was prepared with respect to the Project. Based on the Initial Study, the Negative Declaration, the comments received thereon, and the record before the City Council, the City Council hereby finds that the Negative Declaration prepared for the Project represents the independent judgment of the City Council and that there is no substantial evidence that the approval of the Project will have the potential to create an significant adverse impact on the environment. The documents and other material which constitute the record on which this decision is based are located in the Community

Development Department of the City and are in the custody of the Community Development Director.

D. Finds that the proposed Site Plan is one of the actions necessary to implement the Project. Because the proposed Site Plan was analyzed as part of the Mitigated Negative Declaration, no separate or additional environmental review is required for the Site Plan.

E. Finds that the Planning Commission held a duly noticed public hearing on October 7, 2003 at which Site Plan 2002-17 was reviewed and recommended for approval by the City Council.

F. The City Council therefore approves Site Plan 2002-17, subject to the design guidelines and development standards noted in Specific Plan 2003-02.

Section 6. Based upon the evidence presented with regard to the proposed Tentative Tract Map 2003-01 including the creation of five new parcels ranging in size from 6,211 square feet to 6,465 square feet, each with a rehabilitated single family residential structure and detached two car garage, the City Council hereby:

A. Finds the proposed division of an existing approximate 31,800 square feet R-1 (Single Family Residential) zoned lot into five newly created parcels ranging in size from 6,211 square feet to 6,465 square feet are necessary pursuant to San Fernando Municipal Code Section 78-36 to facilitate the Project.

B. Finds that as conditioned, the proposed Tentative Tract Map, the rehabilitation of existing residential structures in compliance with applicable City building codes and HUD Housing Quality Standards, and the construction of new two car garages on each of the five newly created lots will not adversely impact emergency services to the adjoining residential neighborhood and will allow for continued access to adjoining residential and industrial zoned lots. Also, the Project's site design will be physically suitable for the type of residential development proposed and will be consistent with the General Plan of the City. The proposed Project is compatible with objectives, policies, general land uses and programs specified in the General Plan to promote first time home ownership and retain affordable housing units within the City of San Fernando.

C. Finds that as conditioned, the proposed Tentative Tract Map will promote investment in a physically blighted residential site consistent with the General Plan Housing Element goals of promote the preservation and rehabilitation of the existing housing stock throughout the City's residential neighborhoods as well as provide for greater diversity of affordable housing opportunities for first time home buyers within the City.

D. Finds that as conditioned, the proposed Tentative Tract Map will not adversely affect existing and anticipated low density residential development in the vicinity of the Project and will be consistent with the General Plan Housing Element goals of preserving the City's existing housing stock, providing affordable housing opportunities for all economic segments of the community and promoting first time home ownership. The Tentative Tract Map will be consistent with the City's zoning designation of the subject site as SP-1 (Specific Plan Area No. 1) in that the proposed residential development allows for the rehabilitation of the existing five single family residential dwellings and detached two car garages would be provided for as permitted uses within the SP-1 (Specific Plan Area No. 1) for the project site.

E. Finds that as conditioned, the proposed Tentative Tract Map will not significantly and adversely interfere with the use and enjoyment of industrial, commercial, and residential properties in the vicinity of the subject property. Any increase in noise levels associated with the construction of the proposed residential development will be mitigated by strict adherence to the City's Noise Ordinance regulating construction start time and acceptable noise levels within the City's residential zones.

F. Finds that as conditioned, the proposed Project site is suitable for proposed development in that the five newly created parcels with the rehabilitation of existing single family residential dwellings, and the construction of new detached two care garages will be adequate in size and topography to accommodate the proposed single family residential development and on-site parking facilities for each new parcel.

G. Finds that as conditioned, the proposed Tentative Tract Map and the proposed rehabilitation of the five existing single family residential structures and five detached two care garages will require, as a condition of approval, the relocation and extension of on-site and off-site gas, water, and power utilities along Newton Street, Griswold Avenue, and Seventh Street.

H. Finds that as conditioned, the proposed Tentative Tract Map, rehabilitation of existing single family residential structures and the construction of on-site parking facilities in conjunction with required off-site improvements within the public right of ways along Griswold Avenue, Newton Street, and Seventh Street will not create any adverse traffic impact, traffic safety hazards, pedestrian-vehicle conflicts, or pedestrian safety hazards and will not be detrimental to the public health, safety or general welfare.

I. Finds that as conditioned, the Project, including the Tentative Tract Map, permitted uses as part of the Specific Plan, and proposed street modifications of Griswold Avenue, Newton Street, and Seventh Street will not adversely impact traffic circulation patterns in the immediate area surrounding the Project site and that the level of service within the studied intersections in the immediate vicinity of the Project site would not change significantly during either the AM peak or PM peak usage periods in the future, based on the projected traffic volumes for the Project.

J. Finds that as conditioned, the future impacts of the Project, including the proposed Tentative Tract Map and street and parking modifications on Griswold Avenue, Newton Street, and Seventh Street will not significantly impact vehicle and pedestrian access to industrial and residential zoned lots in the immediate vicinity of the Project site.

K. Finds that the proposed Tentative Tract Map, including the construction of the required on-site two car garage for each newly created lot promotes a primary goal of the Circulation Element to provide an efficient street system, which allows maximum accessibility, while providing maximum safety and economy of movement. The proposed construction of two car garages with access of Griswold Avenue, Newton Street, and Seventh Street is compatible with the designation of these three residential streets in the Circulation Element of the General Plan as local access streets. The purpose of such a local street is to provide direct access to individual parcels and is not designed for through traffic.

L. Finds that as conditioned, the proposed Project, including a Tentative Tract Map and street modifications proposed for Griswold Avenue, Newton Street, and Seventh Street, will allow for adequate pedestrian access to and through the area.

Section 7. Based upon the evidence presented with regard to the proposed Specific Plan 2003-01 including the creation of five new parcels ranging in size from 6,211 square feet to 6,465 square feet, each with a rehabilitated single family residential structure and detached two car garage, the City Council hereby:

A. Finds that the Specific Plan complies with the requirements of the California Government Sections 65451(b) through 6451(c).

B. Finds that the Specific Plan contains diagrams and text that illustrates the proposed subdivision and subsequent residential development as well as proposed street right of way improvements.

C. Finds that the Specific Plan contains component plans and textual references for the provisions of street, sewer, water, solid waste and other applicable infrastructure improvements to be undertaken by the Applicant to support the proposed Project.

D. Finds that the Specific Plan standards and guidelines by which the proposed development will proceed including specific provisions establishing the land use distribution, permitted uses, on-site parking facilities, landscaping requirements, and architectural improvements, minimum requirements for the rehabilitation of the existing residential structures in compliance with applicable City of San Fernando building codes and HUD Housing Quality Standards.

E. Finds that the Specific Plan contains implementation measures, phasing plans, infrastructure plans, and identifies financing mechanisms/opportunities that will enable the City of San Fernando to ensure that the Project will be completed in

compliance with the plans submitted for Planning Commission review and subsequent review and approval by the City Council and Redevelopment Agency.

F. Finds that the Specific Plan contains a detailed discussion of the Project's conformance with the adopted General Plan, including consistency with the goals, policies of the Land Use Element, Housing Element, and Circulation Element.

G. Finds that the Specific Plan allows for Project's development of medium density residential land uses that are consistent with the General Plan on a project site that is adequate in size shape, topography and location to accommodate the proposed single family residential land use.

Section 8. Based upon substantial evidence presented to the City Council during the January 20, 2004 joint public hearing, including public testimony, written materials, written and oral staff reports and Planning Commission recommendations with regard to the proposed Zone Map Amendment 2003-01, which allows for the existing zoning classification to change from the existing R-1 (Single Family Residential) zoning to the proposed SP-1 (Specific Plan Area No. 1) zoning, the City Council hereby:

A. Changing the designation of the project site on the City's zoning map from R-1 (Single Family Residential) to SP-1 (Specific Plan Area No. 1) is consistent with the goals, objectives, policies, general plan land uses and programs of the City of San Fernando General Plan in that the proposed zoning map amendment would be consistent with the Specific Plan for the Project; and

B. The adoption of the proposed map amendment would not be detrimental to the public interest, health, safety, convenience or welfare in that the new zoning classification would include specific development conditions and guidelines as part of the Specific Plan that would ensure that the Project is compatible with surrounding residential neighborhood.

Section 9. Based upon substantial evidence presented to the City Council during the January 20, 2004 joint public hearing, including public testimony, written materials, written and oral staff reports and Planning Commission recommendations with regard to the proposed General Plan Map Amendment 2003-01, modifying the General Plan Land Use Designation from "LDR" (Low Density Residential) to "MDR" (Medium Density Residential) to maintain consistency between the SP-1 zoning classification of the project site and the general plan land use designation, the City Council hereby:

A. Changing the General Plan Land Use Designation from "LDR" (Low Density Residential) to "MDR" (Medium Density Residential) will permit the required single family residential units per acres required for the Project.

B. Granting of the General Plan Amendment would revise the General Plan land use designation to provide for consistency between the Specific Plan and the General Plan.

C. Changing the land use designation of the project site to MDR (Medium Density Residential) will not adversely impact or be detrimental to the adjoining LDR (Low Density Residential) land uses.

Section 10. Based upon substantial evidence presented to the City Council during the February 2, 2004 joint public hearing, including public testimony, written materials, written and oral staff reports and Planning Commission recommendations with regard to the proposed Agreements (i.e., Affordable Housing Agreement and the Purchaser Affordability Agreement), which allow for the development of the Project, the City Council hereby:

A. Finds that the Agreements establish specific covenants and conditions that are a burden on the project site and each newly created parcel that assure consistency with the City's General Plan by providing for affordable single family residential dwelling units that have been rehabilitated in compliance with City building codes and HUD Housing Quality Standards that meet the goals, objectives, policies of the Housing Element by preserving existing affordable housing stock and promoting opportunities for first time home ownership for the life of the Project.

B. Finds that the Agreements will ensure that each dwelling must be sold to and occupied by low or moderate income resident homeowners through the City's First Time Homebuyer (FTH) Program (unless the City agreed otherwise for specific reasons), and future owners could only sell dwellings to low or moderate income resident homeowners, again through the City's FTH Program (unless the City agreed otherwise).

C. Finds that the Agreements will ensure that existing resident tenants of these dwellings must be offered first option to purchase the unit in which they live (whether through the City's FTH Program or not, for these residents), or another unit on the property, otherwise the displaced resident tenant must be relocated in a manner consistent with state statutes at the developer's expense.

D. Finds that the applicable Agreements included as part of the approval shall run with the land and shall remain in force for thirty (30) years from the date of completion of the Project.

Section 11. The conditions set forth in this resolution shall run with the land and shall remain in force for life of the project.

Section 12. This is a resolution of the City Council of the City of San Fernando, California: (i) approving Site Plan 2002-17, Specific Plan 2003-01, Zone Map Amendment 2003-01, General Plan Map Amendment 2003-01, Tentative Tract Map 2003-01, Affordable Housing Agreement, and Purchaser Affordability Agreement; (ii) adopting a Negative Declaration; (iii) finding the Specific Plan, Zone Map Amendment, General Plan Map Amendment, and Tentative Parcel Map to be in conformance with the General Plan; (iv) and, this Resolution shall not become effective until the Applicant

presents to the City the signed conditions of approval as required by Exhibit "B", signed by the Applicant and satisfactory to the City Attorney.

Section 13. The City Council hereby directs the City to cause a certified copy of this resolution, attested by the City Clerk under seal, to be recorded in the Office of the Recorder of the County of Los Angeles.

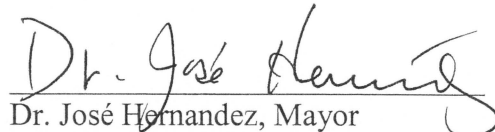
PASSED, APPROVED AND ADOPTED this 2nd day of February 2004, by the following vote:

AYES: Hernández, De La Torre, Martinez, Ruelas, Veres - 5

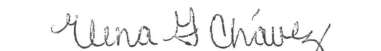
NOES: None

ABSTAIN: None

BY:


Dr. José Hernández, Mayor
City of San Fernando, California

ATTEST:


Elena G. Chávez, City Clerk

Approved as to form:

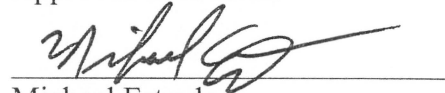

Michael Estrada
City Attorney

Exhibit "A"

Site Plan

SUMMARY OF PROPOSED WORK

PROPOSED LOT	EXISTING	NEW
LOT 1	TWO BEDROOMS ONE BATH HOUSE WITH A ONE CAR ATTACHED GARAGE	20' ELEVATION OF TWO CAR ATTACHED GARAGE
LOT 2	TWO BEDROOMS ONE BATH HOUSE WITH A ONE CAR ATTACHED GARAGE	20' ELEVATION OF TWO CAR ATTACHED GARAGE COMPLETE EXISTING GARAGE IS A 12' X 12' 6" OF BLOCKING
LOT 3	TWO BEDROOMS ONE BATH HOUSE WITH A ONE CAR ATTACHED GARAGE	20' ELEVATION OF TWO CAR ATTACHED GARAGE
LOT 4	ONE BEDROOM, ONE BATH, CLOSET	20' ELEVATION OF TWO CAR ATTACHED GARAGE SEE SECOND FLOOR TWO BEDROOM ADJACENT IN
LOT 5	TWO BEDROOMS ONE BATH HOUSE WITH A ONE CAR ATTACHED GARAGE	20' ELEVATION OF TWO CAR ATTACHED GARAGE

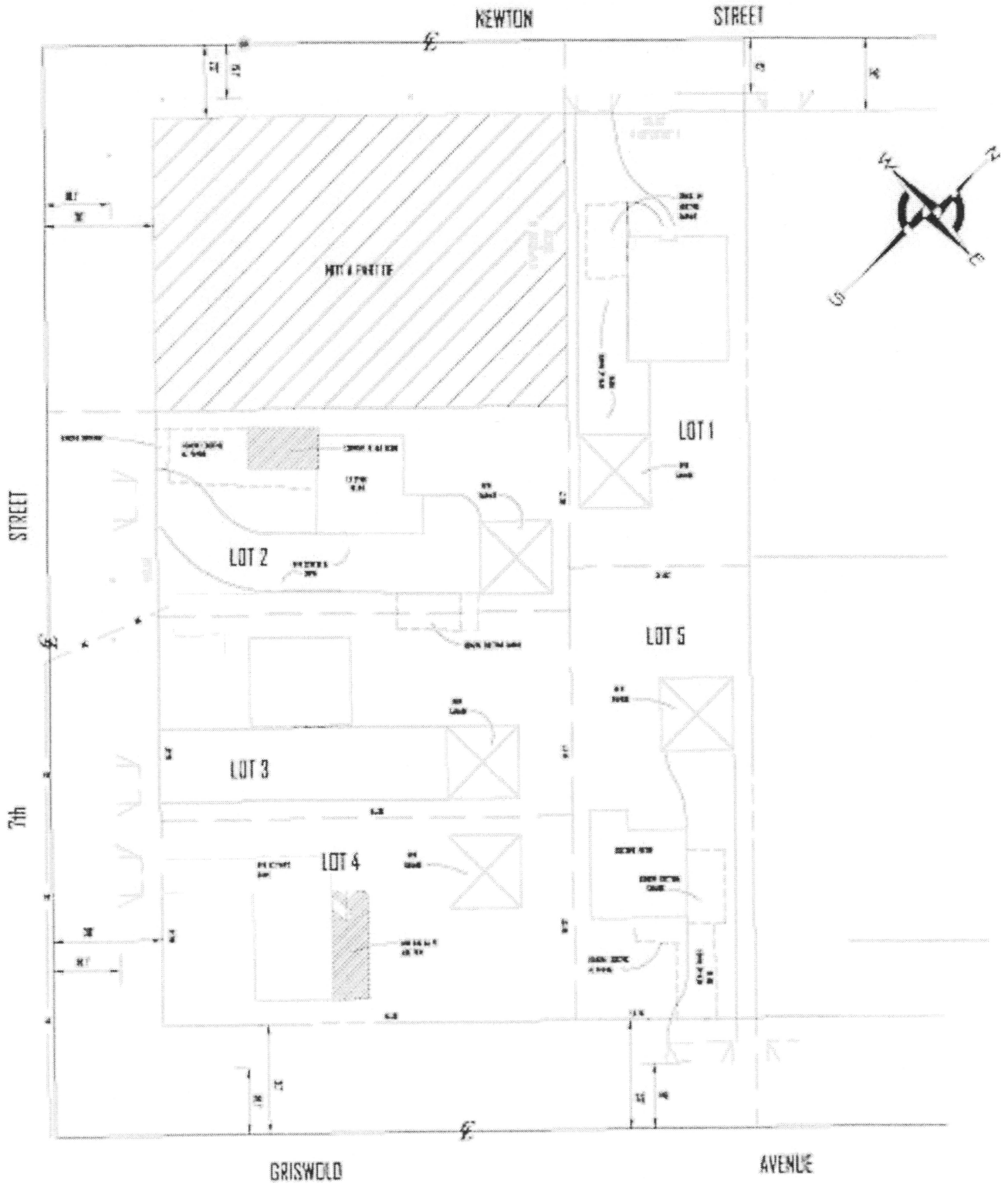


Exhibit "B"
CONDITIONS OF APPROVAL
(Community Development Department)

PROJECT NO. : **Site Plan Review 2002-17**
PROJECT ADDRESS : 705 Seventh Street
PROJECT DESCRIPTION : A request for a tentative tract map to create five new parcels, each containing an existing single-family residential dwelling and detached two-car garage, from an existing 31,800 square feet R-1 (Single Family Residential) zoned lot located at 705 Seventh Street. The project includes a request for a specific plan/zoning code amendment, general plan amendment, and an affordable housing agreement.

The following conditions shall be made a part of the approval of the project, and shall be complied within their entirety:

1. The approved site plan, elevation drawings and site plan with any added conditions of approval shall be submitted to the Community Development Department as part of the Site Plan Review process, pursuant to San Fernando Municipal Code Section 106-111. Any requirements provided to the applicant as part of the Site Plan Review process shall be incorporated into the final design that is submitted for structural plan check. (Including the provision that each of the five newly created parcels shall include a detached two-car garage.)
2. The architectural treatments noted on the plans should be called out on the plans submitted for structural plan check, including covered front porches on each of the five proposed parcels, new exterior color scheme for the primary residential structure and on-site accessory parking structure that allows for differentiation of parcels, and any additional building improvements required to comply with the Specific Plan, the City's building codes, and HUD's Housing Quality Standards.
3. Any proposed perimeter block wall shall have an exterior finish and the color shall be consistent with the proposed building treatment. The proposed block wall shall comply with the height requirements within required 20-foot front yard setback.
4. The height of any proposed wall or fence on the subject property shall be noted on the final design submitted for structural plan check review.
5. A demolition permit shall be obtained from the Building Safety Supervisor to demolish any

existing structures on the site. The demolition shall comply with all applicable building and safety code requirements and clearance shall be obtained from the Air Quality Management District (AQMD) prior to demolition.

6. A construction plan shall be submitted as part of plan check review to be reviewed and approved the Public Works Department. The construction plan shall note the location of all on-site utility facilities as well as trash containers, construction vehicle parking and the staging area for debris removal and drop off of materials. Construction hours shall comply with the current San Fernando Municipal Code Standards for construction in residential zones.
7. A grading and drainage plans shall be submitted to the Community Development Department for review and approval prior to the issuance of a building permit issuance, and prior to Final Approval of the Tentative Tract Map for the subject site. The grading and drainage plan shall show the height and location of any required retaining walls, the amount of cut and fill necessary between the newly created lots, and any catch basins and/or sump pumps used to correct cross-lot drainage issues.
8. A landscape and irrigation plan shall be submitted to the Community Development Department for review and approval prior to installation and planting. The landscape plan shall include one (1) shade tree within the proposed front yard area of each newly created parcel as well as identifying any additional shrubbery or ground cover that is to be located within the front yard areas. All existing shrubs and weeds on each lot must be removed and replaced with Marathon Sod or comparable landscaping material. All proposed landscaped areas shall be serviced by an irrigation system and be maintained in a manner consistent with the approved landscape plan.
9. Any modifications and/or new construction on the newly created parcels and/or to the existing structures on each parcel shall comply with the development standards identified within the Specific Plan.
10. The sale and ownership of the five newly created parcels shall comply with the provisions as set forth in the Affordable Housing Agreement.
11. All proposed on-site utilities shall be underground including cable, phone, and electrical lines that serve each proposed residential lot. As noted in the Public Works Department Checklist, the existing sewer line shall be extended along Seventh Street per City standards.
12. Prior to issuance of a Certificate of Occupancy, the Planning Division shall inspect each of the five newly created parcels to assure compliance with Conditions of Approval.
13. All requirements of the National Pollutant Discharge Elimination System (NPDES) shall be

complied with and an NPDES permit shall be obtained prior to any occupation or use of the site.

14. Any modification to the proposed Site Plan Review 2002-17 including the attached Conditions of Approval shall require review and approval by the Community Development Department.

I have read and understand the above conditions of Site Plan Review 2002-17 and agree to meet all conditions.

Date

6/21/04


Mr. Arturo Zamora, Project Applicant/Owner