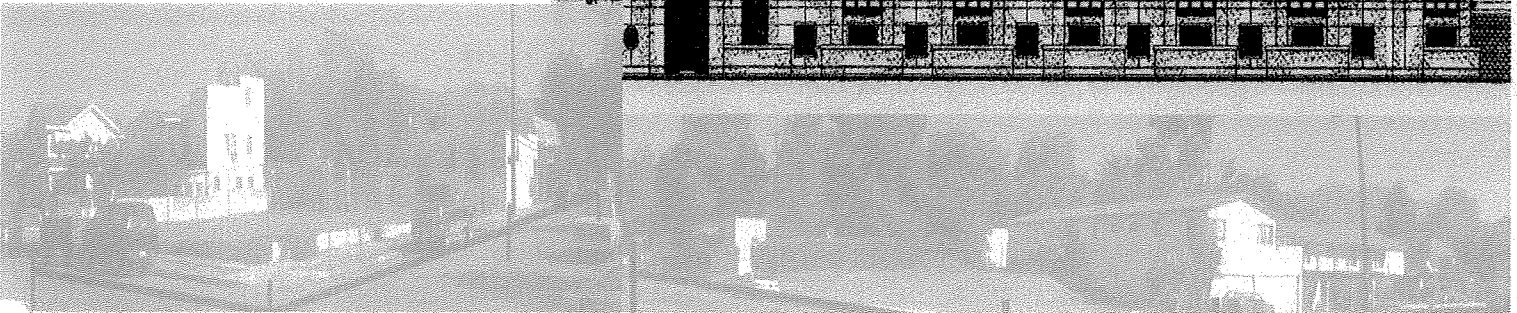
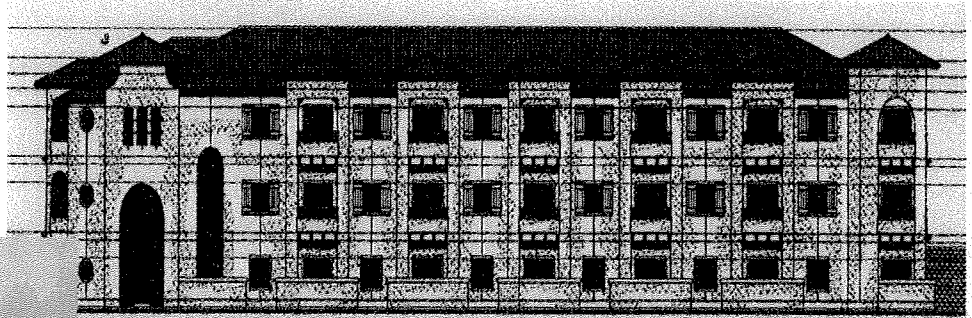


**SPECIFIC PLAN NO. 3
FOR
THE SAN FERNANDO SENIOR HOUSING DEVELOPMENT
PROJECT**



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Draft Specific Plan for the San Fernando Senior Housing Development Project

Table of Contents

SECTION	PAGE
Section 1: Purpose of the Specific Plan	1
A. Introduction	1-2
B. Authority	2
C. Interpretation	3
Section 2: Physical Setting	3
A. Introduction	3
B. Project Location	3
C. Project Description	4
Section 3: Compliance with City Plans	4
A. Introduction	4
B. General Plan Consistency	5-7
C. Zoning	8
Section 4: Development Plan	8
A. Introduction	8
B. Land Use	8-9
C. Landscaping	9
D. Architectural Features	9-11
E. Infrastructure/Public Services	11
1. Circulation	11-12
2. Utilities	12
Section 5: Development Standards	12
A. Purpose and Intent	12-13
B. Development Standards	13-19
C. Permitted Uses	20
D. Uses Expressly Prohibited	20
E. Permitted Temporary Uses	20
F. Other Uses and Development Standards	20
Section 6: Required Approvals	20
A. Introduction	20
B. Environmental	21
C. Specific Plan	21
D. Lot Line Adjustment and Tentative Parcel Map	21
Section 7: Implementation	21
A. Introduction	21
B. Major Changes	21
C. Minor Changes	22

Draft Specific Plan for the San Fernando Senior Housing Development Project

D. Potential Financing Mechanisms	22
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List of Tables

Table I: Site Analysis	9
Table II: First and Second Floor Building Areas	11

Section 9: List of Figures

Figure 1: Project Location	23
Figure 2a-2c: Site Plans	24-26
Figure 3: Tentative Parcel Map	27
Figure 4a-4e: Floor Plans	28-32
Figure 5a-5c: Elevations	33-35
Figure 6: Existing Utilities Map	36-38

Section 10: Appendices

City Council and Redevelopment Agency Resolution, with Conditions of Approval	39
Planning Commission Resolution	
Mitigated Negative Declaration	

Draft Specific Plan for the San Fernando Senior Housing Development Project

Section 1: Purpose of the Specific Plan

A. Introduction.

The Specific Plan entitlement is intended to allow for the construction of 98 senior housing apartment units on three non-contiguous sites in the City of San Fernando. The Las Palmas I sub-site is an approximate 20,000 square foot site that will be developed with one building containing 21 senior housing apartment units. The Las Palmas II sub-site is an approximate 25,000 square foot site that will be developed with 25 senior housing units. The third site, Park Avenue sub-site, is an approximate 35,000 square foot site that will be developed with 52 senior housing units. The project also includes the demolition of two structures at Las Palmas I sub-site and four structures at Las Palmas II sub-site. The Park Avenue sub-site will include the demolition of five existing structures. Off-site improvements associated with the project include new curb, gutters, sidewalks, driveways, handicap ramps, utility connections, and street trees.

The intent is to provide a housing development for 95 very-low and low income senior households across three sub-sites in a manner compatible with the adjacent medium density and high density residential neighborhoods that surround all three sub-sites, i.e., two along Kalisher Street (north of Hollister Street and south of Celis Street) and, one at Jessie Street and Park Avenue (north of First Street and Fourth Street). The plan is also intended to provide greater opportunity for alternative housing types for low-income senior households. The plan is further intended to implement the City's goal of enhancing the community's physical appearance and its economic viability in general, and removing existing blighting conditions that exist along Kalisher Street, Jessie Street, and Park Avenue in particular.

The Specific Plan allows for the creation of 95 senior housing apartment units and three manager units on three sub-sites identified as the Las Palmas I sub-site, the Las Palmas II sub-site, and the Park Avenue sub-site. Las Palmas I sub-site is an approximate 20,000 square foot site with street frontages along Coronel Street, Kalisher Street, and Hollister Street. The proposed two story building is designed in a "U-shape" with the primary building street frontage extending for approximately 180 feet of the 200 foot length of the subject site along Kalisher Street. The wings of the building extend approximately 72.2 feet west along Coronel Street and Hollister Street. The project site includes 20 senior apartment units, one manager unit, a ground floor community room, an interior landscaped courtyard area, and 10 standard size parking stalls (including 2 handicap accessible parking spaces). Two driveways are located adjacent to the westerly property line and provide one-way access from Hollister Street to the on-site diagonal parking stalls and allow for vehicle egress onto Coronel Street. First floor patios and second floor balconies line the southerly, easterly, and northerly building elevations visible from Hollister Street, Kalisher Street, and Coronel Street, respectively. A pronounced entryway is provided at the centermost portion of the building facing Kalisher Street and a similar interior entryway is located along the westerly building elevation providing direct access to the community room from the interior courtyard and on-site parking area.

The Las Palmas II sub-site has a similar "U-shaped" building layout with street frontages along Celis Street, Kalisher Street, and Pico Street. The project site includes 24 senior apartment units, one manager unit, a ground floor community room, an interior landscaped courtyard area, and 12 standard

Draft Specific Plan for the San Fernando Senior Housing Development Project

parking stalls (including 2 handicap accessible parking spaces). The two story building includes first floor enclosed patios and second floor balconies that are span the 180 feet of building frontage along Kalisher Street and the two approximate 96.8 feet long wing extensions along Celis Street and Pico Street. Two driveways are located adjacent to the westerly property line and provide ingress and egress from Pico Street and Celis Street to the on-site interior parking and landscaped courtyard area. The Las Palmas I and II sub-sites both include a perimeter landscaping treatment along all four property lines, a trash enclosure along the rear/westerly property line, parkway landscaping and tree wells along all street frontages, interior stair cases and elevators, covered patios and walkways, pronounced entryways, tree wells and landscaping along the perimeter parking areas and driveways.

The Park Avenue sub-site is an irregular shaped lot with street frontages along First Street, Jessie Street, and Park Avenue. The existing grade change of approximately 12 to 15 feet from Jessie Street east to Park Avenue and First Street has provided for the development of a multi-story structure that increases from the two story westerly building façade visible from Jessie Street to the three story easterly building facade visible along First Street and Park Avenue. The project site includes 51 senior apartment units, one manager unit, a first floor club house and lobby, a two-tiered landscaped courtyard area, and 25 standard parking stalls (including 2 handicap accessible parking spaces). In addition, the design includes a second main entryway at the northwest corner of First Street and Park Avenue. Vehicle ingress and egress to the on-site parking facility is provided by a minimum 24 feet wide driveway along Jessie Street. Landscaping planters and shade trees are located along the perimeter of the building and parking area and help screen the existing City Pump Site at the northeast corner of First Street and Jessie Street. The senior housing complex is located directly across Park Avenue from Recreation Park, which includes a new regional aquatic facility, community/senior center, gymnasium and baseball fields. In addition, the City bike path/walkway is located southwest of the project site across Jessie Street and adjacent to the Southern Pacific Railroad right of way.

The Specific Plan allows the City to incorporate considerable detail into the development plan so as to insure compatibility with the existing single family residential and multiple family residential neighborhood as well as the existing industrial land uses in the immediate vicinity. Also, the Specific Plan establishes land use criteria and development standards for the project site that seek to protect the health, safety, and welfare of residents and employees working and living at each of the three senior housing sub-sites.

B. 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 Specific Plan which replaces all zoning regulations previously applicable to the three sub-sites that make up the project area. The land use standards of the Specific Plan shall govern all three sub-sites within the project area.

Draft Specific Plan for the San Fernando Senior Housing Development Project

C. Interpretation.

The Community Development Director of the City of San Fernando, or assigned designee, shall have the responsibility to interpret the 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.

Section 2: Physical Setting

A. Introduction.

This section of the Specific Plan is intended to provide information regarding the physical characteristics of the site and the intended use of the five newly created parcels.

B. Project Location.

The Specific Plan covers three non-contiguous sites (referred to herein as “sub-site”) in the City of San Fernando. The Las Palmas I sub-site is comprised of three contiguous parcels totaling approximately 20,000 square feet and located at the southwest corner of Kalisher Street and Coronel Street. Las Palmas II sub-site is comprised of eight contiguous parcels totaling 25,000 square feet and located at the southwest corner of Kalisher Street and Celis Street. The Park Avenue sub-site is the largest of the three sites and is comprised of four parcels totaling located at the northeast corner of Park Avenue and First Street. The Las Palmas I and II sub-sites are located south of and within four residential-sized blocks of San Fernando Road and Truman Street. The Park Avenue sub-site is located north of San Fernando Road and Truman Street, two major east/west arterials and major commercial corridors within the City. All three sites are less than 2.0 miles from the Foothill Freeway (210) to the north and approximately 1.5 miles from the Ronald Reagan Freeway (118) to the east. The Golden Gate Freeway (5) is within 2 miles south of all three sub-sites. Prior to adoption of this Specific Plan, the two Las Palmas Sub-sites were zoned R-2 (Multiple Family Dwelling) and the Park Avenue sub-site was zoned R-3 (Multiple Family). Subsequent to adoption of this Specific Plan, all three Sub-sites are zoned SP-3 (Specific Plan Area No. 3).

Vehicle access to the Las Palmas I and II sub-sites is provided by Kalisher Street (major north/south access to site), Hollister and Pico Street to the west, and Coronel Street and Celis Street to the east (west/east residential collector streets), respectively. Kalisher Street connects to San Fernando Road and Truman Street, two major arterial roads that serve as a west/east 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. The Park Avenue sub-site is a through-lot with vehicle access along both Park Avenue and Jessie Street frontages. Park Avenue and Jessie Street provided primary north/south access from the project site to San Fernando Road and Truman Street. First Street is located along the subject site’s southerly property line and Fourth Street connects both Jessie Street and Park Avenue with direct west/east access to South Brand Boulevard and North Maclay Avenue to the west. Recreation Park is located directly east of the subject site across Park Avenue. In addition, San Fernando Road and Truman Street connect to South Brand Boulevard, Hubbard Avenue, North Maclay Avenue, three other major arterial roads that serve as north/south transportation corridors through the City of San Fernando and the aforementioned adjacent communities.

Draft Specific Plan for the San Fernando Senior Housing Development Project

C. Project Description.

The Specific Plan regulates the modification and use of three non-contiguous sites that make up the project area. The Las Palmas I sub-site is an approximate 20,000 square foot site that will be developed with one building containing 21 senior housing apartment units and 10 on-site parking spaces. The Las Palmas II sub-site is an approximate 25,000 square foot site that will be developed with 25 senior housing units and 13 on-site parking spaces. The third site, the Park Avenue sub-site, is an approximate 35,000 square foot site that will be developed with 52 senior housing units and 25 on-site parking spaces that are accessed off of Jessie Street.

The westerly property line of the Las Palmas I sub-site is adjacent to R-2 (Multiple Family Dwelling) zoned properties. The subject site's southerly and easterly property lines are directly across from R-2 (Multiple Family Dwelling) zoned properties along Hollister Street and Kalisher Street, respectively. The project's site's northerly property line is across from C-2 (Limited Commercial) zoned properties along Coronel Street.

The westerly property line of Las Palmas II sub-site is adjacent to R-2 (Multiple Family Dwelling) zoned properties. The subject site's southerly and easterly property lines are located directly from C-1 (Limited Commercial) and C-2 (Commercial) zoned properties along Pico Street and Kalisher Street, respectively. C-2 (Commercial) zoned properties are located directly across Celis Street from the subject site.

The Park Avenue sub-site's northerly property line is adjacent to R-3 (Multiple Family) zoned properties. R-3 (Multiple Family) zoned properties are located to the west and east of the subject site across Jessie Street and Park Avenue. First Street and the Southern Pacific Railroad are located south of the subject site. Recreation Park is located south of the subject site, across Park Avenue. In addition, the Police Department and City Hall are located a quarter mile west of the project site and are accessible to pedestrians and bicyclists via the existing bike path that run alongside the Southern Pacific Railroad right of way.

All three sub-sites are within a mile of the Metrolink railway station located at the southwest corner of Hubbard Avenue and First Street.

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

Section 3: Compliance with City Plans

A. Introduction.

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

Draft Specific Plan for the San Fernando Senior Housing Development Project

B. General Plan Consistency

Land Use Element. Prior to the approval of this Specific Plan, the Land Use Element of the City of San Fernando General Plan designated the Las Palmas I and II sub-sites as Medium Density Residential (MDR) and the Park Avenue sub-site as High Density Residential (HDR). Under this land use classification, the site could only be developed with medium density residential and high density residential land uses at one unit for every 2,562 square feet of lot area and 1,013 square feet of lot area, respectively. The Specific Plan was adopted in conjunction with a General Plan High Density Residential (HDR) land use designation for the Las Palmas I and II sub-sites that allowed the City to provide each site with a density bonus not to exceed 25 percent and the Park Avenue sub-site was allowed to increase the allowable density by 53 percent in order to construct all of the 95 senior apartment units that have been developed for very low to low income senior households for the life of the project, consistent with the requirements established under California Government Code Section 65915.

Subsequent to adoption of this Specific Plan, the permitted density for each lot has increased as follows: a) the Las Palmas I sub-site has increased from 17 possible units to 21; b) the Las Palmas II sub-site has increased from 19 to 25; and, c) the Park Avenue sub-site has increased from 34 possible units to 52. In addition to the density bonus, the Specific Plan has provided for a ratio of parking spaces to senior apartment unit of approximately 0.5 parking spaces per proposed residential dwelling unit. These density and parking ratio concessions are consistent with applicable state law. The parking ratio is also comparable to the parking-to-dwelling-unit ratios provided by similarly designed senior housing projects throughout the state. The reduced number of parking spaces for the proposed senior housing project is consistent with the lifestyle patterns of seniors in the area that tend to use public transportation as a primary mode of transportation. Furthermore, the City's local bus service route has been modified to provide for on-site pickup and delivery from all three sub-sites.

The Specific Plan provides for three non-contiguous sites that are 20,000, 25,000, and 35,000 square feet in area. The adoption of the Specific Plan with this new high density residential land use classification for all three newly created parcels required amendment of the General Plan Land Use Designation of the subject property to High Density Residential (HDR). The new high density residential designation coupled with the density bonuses provided by the City allowed for the construction of 21 senior apartment units at the Las Palmas I sub-site, 25 senior apartment units at Las Palmas II sub-site, and 52 senior apartment units at the Park Avenue sub-site. The senior apartment units are for very low to low income senior households.

The Specific Plan is consistent with the Land Use Element Goal of retaining the small town character of San Fernando by allowing for the construction of 95 senior housing units and three manager apartment units on three non-contiguous lots that provide for suitable living quarters very low to low income households at a unit density, and building mass and scale that is consistent with the building types permitted in the surrounding community. In addition, the new senior housing units will reduce the demand of alternative housing types and increased densities within the community and therefore, meet the Land Use Element Objective of conserving the City's designated single family residential neighborhoods. (City of San Fernando General Plan Land Use Element Goals and Objectives, Section IV-6: Goal No. 1 and Objective No. 1)

Draft Specific Plan for the San Fernando Senior Housing Development Project

Circulation Element. 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 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 to the City's environmental quality.

The current Level of Service for the primary residential connectors of Jessie Street, Kalisher Street, and Park Avenue 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 three sub-sites including the adjoining residential streets of Celis Street, Coronel Street, First Street, Hollister Street, and Pico Street. The construction of 95 senior housing apartment units and three manager apartment units on three non-contiguous sites in the City of San Fernando does not have the potential to generate a significant and adverse impact on the existing transportation network serving the City and the adjoining communities of Sylmar, Pacoima, and Mission Hills. The vehicle ingress and egress for the Las Palmas I and II sub-sites is provided by 14 and 15-foot wide driveways that are accessible from Celis Street, Hollister Street, and Pico Street. The Park Avenue sub-site is accessible by a minimum 24 foot wide driveway along Jessie Street. The proposed driveways and on-site parking configurations for all three sub-sites continue to provide the necessary through access for emergency vehicles while maintaining access to adjoining properties.

The development of housing at the three sub-sites is also consistent with local and regional transportation goals that seek to promote alternative modes of transportation including use of the Metro Transit Authority buses that travel along San Fernando Road, Truman Street and North MacLay Avenue as well as the use of the transit rail system by providing housing that is within walking distance of the Metrolink Station at the southwest corner at the intersection of Hubbard Avenue and First Street. In addition, all three sites provide on-site or adjacent transit stops for the locally serving fixed bus route that the City currently operates.

Housing Element. The 2000-2005 Housing Element notes that the City should focus on providing greater housing opportunity and diversity of housing types within the community. The proposed multiple story senior apartment complex constructed at each the three sub-sites increases the potential for greater housing opportunity and diversity within the community by allowing 95 new affordable housing units over three non-contiguous sites that are now available as one bedroom dwelling rental units for very low to low income senior households, and one manager apartment unit per sub-site.

The Specific Plan also allows for the construction of a multiple story senior housing apartment complex on each of the three non-contiguous sub-sites that provides for a high quality of architectural design that is complementary to the existing medium to high density residential development that is permitted in the immediate vicinity of each of the three sub-sites, while at the same time making it possible to increase the number of available rental apartment units for very low to low income senior households within the City of San Fernando. The type of development allowed as part of the Specific Plan is consistent with the General Plan and in particular with the San Fernando 2000-2005 Housing Element Update goal that seeks to "promote the adequate provisions of affordable housing in a range of unit types and sizes to meet the future needs of San Fernando's residents". (City of San Fernando

Draft Specific Plan for the San Fernando Senior Housing Development Project

2000-2005 Housing Element Update, Section VI-3: Housing Opportunities Goal No. 3.0.) The Specific Plan is also consistent with San Fernando Redevelopment Plans' five year plan to eliminate blight within the redevelopment plan project area and with Redevelopment Goals No. 3 and 17 for Redevelopment Project Area No. 1, which seeks to "remove economic impediments to land assembly and infill development" and to "provide for the replacement of existing substandard and nonconforming dwelling units in the Project Area through relocation, rehabilitation, and the development of new affordable residential units". (San Fernando Redevelopment and Housing Implementation Plan, Section II-9, Project Area No. 1, Goal No. 3 and 17.)

In addition, the Specific Plan will allow the City to gain an additional 95 affordable housing units. The 95 units coupled with the 16 units constructed in Redevelopment Project Area No. 3 between January 2000 and June 2004 have helped the City's effort to meet the Southern California Association of Governments' Regional Housing Need Assessment figures that provide for 201 new units, 43 percent of which need to be affordable to low income households during the growth period from 1998 to 2005. Furthermore, the 95 senior housing units created for very low to low income senior households, coupled with the 16 number of units previously built, has helped the City not only exceed the 89 units that could be built within the redevelopment project areas from 1998 to 2008, but also the new senior units have significantly increased the number of affordable units well beyond the Agency's obligation to provide 15 percent of the total number of new units created within the redevelopment project areas as affordable to low income households. (San Fernando Redevelopment and Housing Implementation Plan, San Fernando Redevelopment and Housing Implementation Plan, Section III-6: e. New Residents and Table 6: City of San Fernando Regional Growth Needs, 1998-2005; Section III-14, ii. Ten Year Residential Production Potential.)

Safety Element. 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 construction of 98 senior housing units at the three non-contiguous sub-sites have been designed in 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. The proposed development will provide geotechnical analysis to assure soil stability for the proposed footings for each of the three multiple story apartment buildings. The three sub-sites require grading in order to accommodate the proposed footings of each of the multiple story apartment buildings. The demolition and subsequent grading made the site suitable for development and allowed for the existing topography to be considered as part of the building placements, size, and scale in a manner that upgraded the physical appearance of the three sub-sites and protects the health, safety, and welfare of would-be occupants and the adjoining property owners and residents.

Noise Element. In accordance with the Noise Element of the General Plan, the Specific Plan includes building design standards that are intended to maintain the interior ambient noise levels for the three multiple story senior apartment buildings compatible with adjoining residential neighborhood. Per City noise standards the proposed construction of 95 senior apartments and three manager apartments across three non-contiguous sub-sites shall comply with the applicable exterior and interior noise limitations.

Draft Specific Plan for the San Fernando Senior Housing Development Project

C. Zoning.

Adoption of the Specific Plan replaces the R-2 (Multiple Family Dwelling) zoning designation for the Las Palmas I and II sub-sites and the R-3 (Multiple Family) zoning designation of the Park Avenue sub-site, 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 includes senior household residential dwelling units, manager apartment units, community rooms, open space, and ancillary parking facilities that are compatible with the surrounding residential neighborhoods at all three of the proposed sub-sites.

Section 4: Development Plan

A. Introduction.

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

B. Land Use.

The approved land use for the Specific Plan Project Area consists of the development of 95 senior residential dwelling units and three manager apartment units on three non-contiguous sub-sites identified as the Las Palmas I sub-site, the Las Palmas II sub-site, and the Park Avenue sub-site. The Las Palmas I sub-site is an approximate 20,000 square foot site that will be developed with one building containing 20 senior housing apartment units, one manager apartment unit, and 10 on-site parking spaces. The Las Palmas II sub-site is an approximate 25,000 square foot site that will be developed with 24 senior housing units, one manager apartment unit, and 13 on-site parking spaces. The third site, the Park Avenue sub-site, is an approximate 35,000 square foot site that will be developed with 51 senior housing units, one manager apartment unit, and 25 on-site parking spaces that are accessed off of Jessie Street. The proposed residential land uses provide greater opportunity for the creation of affordable attached apartment units for very low to low income senior households on each of the three sub-sites. 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.

Each newly created parcel has a zoning designation of SP-3 (Specific Plan No. 3) and is regulated by the development standards described within this Specific Plan. As part of the project, the City's zoning map has been amended to include designation of this Specific Plan on the zoning map with a new designation of SP-3 for the subject site. In order to maintain consistency between the General Plan and the project's zoning designation, the two Las Palmas sub-sites' General Plan Land Use Designation of Medium Density Residential (MDR) has been amended to show a new General Plan Land Use Designation of High Density Residential (HDR), consistent with the current HDR General Plan Land Use Designation for the Park Avenue sub-site.

Draft Specific Plan for the San Fernando Senior Housing Development Project

Table 1 (below) provides a detailed site analysis of the three sub-sites

TABLE 1: SITE ANALYSIS (Areas noted in square feet)			
	Las Palmas I sub-site	Las Palmas II sub-site	Park Avenue sub-site
Number of units	21	25	52
Number of on-site parking spaces	10	13	25
Landscaping Area	4600	5600	6200
Interior Courtyard Area	850	800	---
New lot size	20,000	25,000	35,000

C. Landscaping.

In order to improve the physical amenities of the project site, the landscaping has been provided along the perimeter of the on-site parking areas, on perimeter walls as creeping vines, on the building elevations of all three multiple story buildings, and along the impacted public right of ways along Celis Street, Coronel Street, First Street, Hollister Street, Jessie Street, Park Avenue, and Pico Street. Project site landscaping includes a combination of trees, shrubbery, and ground cover all of which are plant species that are drought tolerant. Landscaping along the perimeter of on-site parking and on-street parking spaces adjacent to each of the three sub-sites is a combination of landscape planters and trees that provide shade and visual relief. All landscaped areas are watered by an automatic irrigation system with underground plumbing (excluding drip or soaker irrigation systems) and are to be maintained in a health and thriving condition free of weeds, trash, and debris.

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 by the Public Works Director or designated representative.

D. Architectural Features.

Due to the prominent location of all three sub-sites including Las Palmas I and II sub-sites along Kalisher Street, and the Park Avenue sub-site with visible street frontage along Jessie Street and at the intersection of First Street and Park Avenue, the proposed overall design theme of each of the three sub-sites plays a pivotal role in maintaining compatibility with the adjoining residential, commercial, and industrial land uses. The architectural features of each sub-site are intended to provide a visually distinctive façade treatment for linear, multiple story buildings with noticeable building articulation and window openings along all building elevations visible from the street right of ways and from adjoining residential lots.

The architectural features of each of the three multiple story buildings include windows with decorative trim and/or storm shutters, double glazed and double or triple pane windows throughout, sound proof walls for all residential units, an alternative color scheme between the two Craftsman Style two story buildings proposed on the Las Palmas I and II sub-sites, wood trellis structures within deck areas, Spanish tile roofs, concrete shingles roofs, shingle siding and/or stucco exterior, accent

Draft Specific Plan for the San Fernando Senior Housing Development Project

molding on building facades, architecturally compatible delivery/service doors, pronounced entryways along interior courtyards and along primary street frontages.

The Las Palmas I and II sub-sites are two story Craftsman style buildings with low-pitched gable roofs covered in concrete tiles, exposed roof rafters, decorative beams/braces under gables, false dormers, tapered columns with river rock veneers, shingle siding and/or stucco for the primary exterior treatments, balconies/patios with a wood veneer treatment, and multi-panel windows with decorative muntins that repeat the overall design theme of both buildings. The tapered column treatment, low-pitched gabled roofs, and pronounced entryways that resemble front porches of single family residential bungalows that are prominent along South Brand Boulevard help retain an overall mass and scale that is compatible with the surrounding residential neighborhoods.

The Park Avenue sub-site is a Spanish style three story building with a combination of side-gabled and hipped roofs covered in Spanish tile, decorative trim around all the proposed windows, stucco exterior finish, balconies and patios enclosed in tower-type structures that wrap around the entire building, a corner rotunda at the intersection of First Street and Park Avenue, decorative landscape planters along the base of the building on all four building elevations, decorative wrought style railings on the second and third floor balconies, and multi-panel windows with decorative muntins that repeat the overall design theme of the building. In addition to the proposed architectural features of the building, the parking design has been modified in an effort to attempt to preserve large trees that are located on the site.

Future signage treatment that is consistent with the architectural style of each building should be considered for all sub-sites, and compatible lighting treatment shall be incorporated on all building elevations providing the necessary lighting for building accent, pedestrian visibility, and increased security in a manner that avoids adverse impacts to adjoining residential land uses located to the north of the project site.

Additional on-site improvements designed to upgrade the physical appearance of the on-site parking areas include the development of adequate screening of the parking area and trash enclosures through the use of six feet tall walls with a finished appearance that is architecturally compatible with the overall design of the primary building located on each sub-site. All proposed walls and fencing along the perimeter of each sub-site have been designed in conformance with the City's fence and wall ordinance (e.g., San Fernando Municipal Code Section 106-970: Walls and Fences).

Figures 4a through 5c detail the approved floor plans and elevations for each of the three sub-sites. Figures 4a through 4e notes the overall dimensions of the first, second, and third floor areas for each of the proposed multiple story senior apartment buildings including areas designated for electrical rooms, entry courtyards, restrooms, and general circulation areas in addition to the net floor area designated for the proposed residential land uses (e.g., dedicated areas for kitchens, bathrooms, outdoor deck areas, balcony, and circulation). Figure 5a through 5c note the proposed building elevations for all three sub-sites. Table 2 provides a detailed analysis of each of the proposed apartment units.

Draft Specific Plan for the San Fernando Senior Housing Development Project

Table 2 (below) provides a detailed breakdown of first, second and third floor building areas.

TABLE 2: The Las Palmas I and II sub-sites and The Park Avenue sub-site Building Areas (noted in square feet)						
	Manager Unit	Unit 'A1'	Unit 'B1'	Unit 'C1'	Unit 'D1'	Unit 'E1'
Total Living Space (includes one bedroom, living room, kitchen/nook, entryway, closet, and linen)	852	553	540	587	540	540
Patio/Balcony	189	91	79	140	78	79
Laundry		120	120	120	120	120
Elevator		120	120	120	120	120
Clubhouse/Community Room		927	927	927	927	927

E. 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.

1. **Circulation.** Access to the three sub-sites are provided by 14 and 15 foot wide driveways on each of the Las Palmas sub-sites, and a 24-foot wide driveway along Jessie Street provides access to the Park Avenue sub-site. All three sub-sites have street frontages on three sides. Pedestrian sidewalks ranging in size from 10 to 12 feet with parkway planters and shade trees provide the primary modes of pedestrian access to all three sub-sites. In addition, parallel parking stalls along Celis Street, Coronel Street, Hollister Street, Jessie Street, and Pico Street also buffer the existing walkways from vehicle traffic. In addition, the existing roadway on Park Avenue has been moved further east, adjacent to the Recreation Park and the Regional Aquatics Facility, and has been redesigned to provide diagonal parking stalls and one way access only for northbound traffic. All curb cuts, tree wells, and any required sidewalk replacement has been reviewed and approved by the Public Works Department. Figures 6a through 6c show the existing sewer and water lines (prior to construction) along Celis Street, Coronel Street, First Street, Hollister Street, Jessie Street, Park Avenue, and Pico Street.

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 which travel along either Truman Street 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 Metrolink Station located within walking distance of the project area at the southwest corner of First Street

Draft Specific Plan for the San Fernando Senior Housing Development Project

and Hubbard Avenue in the City of Los Angeles. The development does not impact existing fixed bus route systems and the introduction of 98 new residential apartments at the three sub-sites will not provide an undue burden on existing transportation networks serving the City or the surrounding metropolitan region. In addition, the locally serving bus route has been modified to accommodate pick up and drop off at each of the three sub-sites.

2. **Utilities.** Each sub-site is connected to the existing water and sewer lines located along First Street, Hollister Street, Jessie Street, Kalisher Street, and Pico Street. The existing sewer and water lines on these streets have been modified at the developer's expense, to connect to the existing sewer and water lines. Each the three sub-sites have developed with separate sewer and water service, prohibiting these utility lines to be installed across adjoining properties. Plans for the sewer and water line extension as well as the modification of existing curb and drain along all impacted streets (i.e., First Street, Hollister Street, Jessie Street, Kalisher Street, and Pico Street) must be submitted to and approved by the City Engineer prior to issuance of a building permit for the construction of each of the three multiple story senior apartment buildings.

Section 5: Development Standards

A. Purpose and Intent

The following development standards are applicable to all structures, occupancies and dwellings located within the boundaries of the San Fernando Senior Housing Specific Plan. The Specific Plan is intended to improve the physical conditions of the three sub-sites in a manner that is economically viable as well as sensitive to, and compatible with, the adjoining residential neighborhood, commercial, and recreational land uses. The purpose of the standards is to provide for a residential development that is sensitive to and compatible with the adjoining residential neighborhoods, that increases the community's affordable housing stock, and that provides an ongoing opportunity for very low to low income senior households. The intent of the following development standards is to provide guidelines for the development of the site to insure achievement of the following design objectives:

1. To provide for individual and family privacy, including the provision of private patios and/or balconies for individual units.
 2. To provide a pleasing, safe, and well-maintained residential environment.
 3. To provide a residential environment accessible to/and equipped to meet the needs of disabled senior residents.
 4. To encourage a high quality of site planning and architectural design.
 5. To provide a residential development which has strong relationship to the street in an urban context by including ground floor entries or vestibules accessing supportive service space and interior courtyards.
 6. To relate to and enhance the surrounding residential neighborhood in architecture, scale, materials, and landscape.
-

Draft Specific Plan for the San Fernando Senior Housing Development Project

7. To create a complex of residential units which will maintain certain unifying characteristics of construction materials, color and landscaping.
8. To provide adequate and conveniently located off-street resident parking.
9. To promote the use of durable materials which enable maintenance at a low cost.

B. Development Standards

1. The overall site design and architectural treatment of each of the three newly constructed senior housing complexes shall visually express the residential occupancy of each building. The design will also allow for a diversity of architectural treatments that visually express the individuality of each building, while at the same time providing for architectural elements that unify the Project site. The building elevations and illustrations included in the Specific Plan are conceptual, and shall be modified/revised as necessary to achieve the foregoing design objective. These revisions/modifications shall be included within the final construction drawings submitted for structural plan check application. All proposed treatments shall be reviewed and approved by the Community Development Director prior to structural plan check submittal. The design of each building shall provide for the following:

(a) Site:

The Development shall insure a compatible balance of land coverage, open space and architectural design in order to provide a development consistent with the goals and objectives the specific plan, the design and development standards outlined in the specific plan and the conditions of approval delineated in any discretionary entitlement (including zone changes, design review, and subdivisions) obtained for this Development, and any other requirements as set forth in the City's zoning code.

To the extent required by law, the developer shall prepare or cause to be prepared any necessary parcel maps or subdivision maps necessary to aggregating the individual parcels that comprise the Las Palmas II sub-site.

(b) Architectural:

- 1) General: The development shall be of the highest architectural quality, appearance, construction, and exterior materials in accordance with the plans and drawings approved by the Agency and Planning Commission pursuant hereto.
- 2) Building Design: The design of buildings, including architectural facade treatments, roof design, fenestration, exterior materials details etc., shall be sympathetic to residential building styles in the surrounding neighborhood.
- 3) Building Articulation: The building elevations of all proposed structures on

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each of the three sub-sites shall include openings that shall be regularly spaced with variations reflecting important internal arrangements, and be organized in a manner compatible with the other buildings in the area. The buildings shall be of a massing consistent in scale and arrangement with other comparable buildings in the vicinity of each of the three sub-sites.

- 4) Building Height: The maximum number of floors on each of the sub-site is three above street grade with a building height not to exceed 40 feet to the top of roof peak at the Las Palmas I and II sub-sites, and not to exceed 45 feet to the top of roof peak at the Park Avenue sub-site. In no case shall the maximum height of the buildings exceed allowable height requirements unless otherwise specified in the Specific Plan.
- 5) Building Setbacks (Required Yards): Building setbacks (required yards) shall comply with the development standards contained in the approved Specific Plan and shall be reflected in the Basic Concept Plans, Site Plan Review application, and Final Construction Drawings.
- 6) Building Frontages: The building frontages shall be consistent with the requirements contained in the approved Specific Plan and reflected in the Basic Concept Plans, Site Plan Review application, and Final Construction Drawings.
- 7) Building Coverage/Building Size: Total building size and lot coverage shall meet the requirements contained in the approved Basic Concept Plans, Site Plan Review application, and Final Construction Drawings.
- 8) Building Materials: Building materials shall be of excellent quality and compatible with design guidelines identified in the approved Specific Plan and shall be reflected in the Basic Concept Plans, Site Plan Review application, and Final Construction Drawings. Wood, masonry, stucco, plaster, and colored concrete shall be used for major building surfaces and elements. Windows shall be constructed of metal or wood and include mullion. Decorative metal elements such as railings, drain pipes, and other features should be emphasized and be of a high quality material.
- 9) Unit Density: The total number of units allowable on this site shall not exceed a maximum of 98 (21 residential dwelling units at the Las Palmas I sub-site, 25 residential dwelling units at the Las Palmas II sub-site, and 52 residential dwelling units at the Park Avenue sub-site) as permitted by the requirements of the approved Specific Plan and shall be reflected in the Basic Concept Plans, Site Plan Review application, and Final Construction Drawings.
- 10) Walls/Fences: The type and location of walls and fences and their relationship to the views of the new structure from the street shall meet the requirements contained in the approved Specific Plan and reflected in the Basic Concept Plans, Site Plan Review application, and Final Construction Drawings.

Draft Specific Plan for the San Fernando Senior Housing Development Project

- 11) Roof Top Mechanical Equipment: All roof-mounted mechanical equipment, duct work or other appurtenances shall be screened from view of adjacent streets and buildings. The elevator mechanical room shall be designed to be integrated into the roof such that they cannot be seen from ground level. Where possible, elevator motors and other large mechanical equipment shall be placed in a basement area to reduce the height of the elevation penthouses. Roof top mechanical equipment if necessary shall be carefully grouped and screened from view from the public right-of-way. Method of screening shall be approved by the Community Development Department.
- 12) Utilities: All utility services on all three sub-sites shall be underground or concealed within buildings. Mechanical equipment meters, and other items shall not be left exposed on building walls, in yard areas or on roofs. Exposed television antennas will not be permitted. Utility vaults and water valves shall be grouped and sited in such a way so as to minimize their intrusion in the front yard areas. Landscape materials may be necessary to properly screen these elements in the front yard areas. All off-site utility improvements shall be completed by the developer and be consistent with utility improvements required as part of the approved Specific Plan and reflected in the Basic Concept Plans, Site Plan Review application, and Final Construction Drawings.
- 13) Exterior Meter Boxes: Any exterior meter boxes shall be in an enclosure that is in keeping with the architectural style of the Development as required in the approved Specific Plan and reflected in the Basic Concept Plans, Site Plan Review application, and Final Construction Drawings.
- 14) Access to Utilities: Access to any utilities on the roof shall not be from permanently attached ladders on the exterior of the structure.
- 15) Private Open Space: A balcony/terrace or patio shall be provided for each dwelling unit in the Development. The private terraces/balconies and patios may be screened from view but shall not be obscured above 30 inches measured from the floor of the unit.
- 16) Signs: Signs shall be limited in scale and in keeping with the character of a residential project. Signs shall be sensitive to the surrounding urban environment. A detailed sign program shall be submitted for prior review and approval by the Community Development Department.
- 17) Storage: Storage on balconies and patio areas shall preclude storage of items below the height of perimeter walls and railings that are visible from adjoining properties and public right of ways.

(c) **Parking/Driveways:**

1. General: The three sub-sites shall be provided with a sufficient number of parking spaces of an appropriate design to insure adequate access, screening

Draft Specific Plan for the San Fernando Senior Housing Development Project

and maneuverability.

2. Trash Enclosures: All outdoor trash enclosure/storage areas shall be screened from public view by a six-foot tall block wall and fence structure facing any public right of way and/or adjoining residential property. The block wall shall have a finished appearance that is in keeping with the overall design of each of the primary multi-family residential structures. All proposed trash enclosures shall include decorative front doors that screen the trash receptacles from public view. The final site plan showing the on-site parking space layout, new trash enclosure location, and landscaped areas around the perimeter of the parking and trash areas shall be submitted for review and approval by the City of San Fernando Community Development Department.
3. Loading Areas: Areas proposed for loading shall be noted as part of plans submitted for Site Plan Review and final approval as part of the required Final Construction Drawings.

(d) Landscaping:

1. General: The three sub-sites shall be provided with appropriate low maintenance landscaping of a design and material selection that is attractive and durable. To achieve a maximum visual impact and soften the appearance of exterior building walls a Landscape Plan shall be developed which incorporates mature plants that are planted at high densities.
2. Landscape Plan: All areas of the three sub-sites not covered by buildings, ancillary facilities, driveways, and parking shall be devoted to landscaping, outdoor patios, and open space. Landscaping design and open space improvements shall be consistent with the site and landscape plans included as part of the approved Specific Plan and shall be reviewed and approved by the Community Development Department. Included in the landscaping plans shall be the design of hardscape elements, including pedestrian walks, paved areas, common areas, seating, landscape planters, lighting, etc.; and planting materials, including, trees, shrubs, ground cover, grass, miscellaneous plant materials, landscape containers, and soil preparation; automatic irrigation plans, including materials and details. The final landscape/irrigation plan shall identify the size and location of all landscape materials and irrigation equipment.
3. Conformance: All landscaping shall conform to the requirements outlined in the approved Specific Plan and reflected in the Basic Concept Plans, Site Plan Review application, and Final Construction Drawings.

(e) Building and Site Lighting:

Each individual dwelling unit shall be properly lighted to provide visibility and security. Common area lighting shall be provided to afford ample lighting for unit

Draft Specific Plan for the San Fernando Senior Housing Development Project

entry areas, as well as for safe illumination of walkways and open space/garden areas at each of the three sub-sites that make up the Specific Plan project area.

(f) Public Improvements:

The developer shall be responsible for the installation and/or coordination, economically and customarily, of all public improvements and traffic mitigation measures that may be required for the development of the Site. Street, curb, driveway, parkway improvements and street lighting constructed in conjunction with this Development is subject to the requirements outlined in the zoning code for these three sub-sites.

(g) Water Conservation:

The developer shall institute a water conservation program for the project. Water Service requirements shall conform to the zoning code requirements and conditions outlined by the City of San Fernando Public Works Department for this site. In addition the water conservation program shall include utilizing current irrigation techniques that are aimed at minimizing water use while providing sufficient water to the landscaping.

(h) Energy Conservation:

The Developer is required to adhere to all City regulations regarding energy conservation for residential developments.

(i) Other Requirements:

In addition to complying with the development standards and design guidelines identified in the Specific Plan, the developer must comply with all applicable Federal, State and City requirements, including without limitation the City's zoning code.

2. All proposed residential dwelling units are designed to limit the impact of ambient noise levels from surrounding residential, commercial, and recreational land uses by including sound proofing insulation and duct work, and double glazed/dual or triple pane windows. All buildings are also designed to provide good ventilation, and efficient lighting that includes maximizing the use of natural light.
3. With respect to utilization of on-site parking, the owner of each building will be responsible for assigning the use of these allotted parking spaces, except that they may only be used to provide parking for residents and/or workers occupying the building, or for occasional loading purposes. Access to and use of the on-site parking area shall be limited to residents, employees, and delivery vehicles. In addition, as permitted a minimum three foot wide landscape planter with six inch by six inch curb shall be constructed along the perimeter of the proposed parking areas and shall be used in lieu of wheel stops.

Draft Specific Plan for the San Fernando Senior Housing Development Project

4. The proposed covered parking area at the rear/northerly property lines of each new parcel shall be designed to be architectural compatible with the five buildings proposed as part of the Specific Plan.
5. All roof mounted equipment including, but not limited to, air conditioning units, and mechanical/electrical equipment shall be shielded and architecturally screened from view from on-site parking areas, adjacent public streets and residential properties.
6. All ground mounted equipment and trash receptacles shall be completely screened from surrounding properties by use of a wall, fence, or landscaping, or shall be enclosed within a building. All new and existing utility connections shall be placed underground. Trash receptacle shall be located behind the building, where possible.
7. All signage associated the building and site shall be integrated in terms of both architectural treatment and color. The color scheme for both the building and any proposed signs shall comply with the color palette reviewed and approved by the City Council and Redevelopment Agency and attached as part of the appendices.
8. Regular trash and service delivery pick-ups and drop-offs are limited to the hours of 8:00 AM to 7:00 PM. Pick-up and drop-off outside of these designated hours is permitted only on a very limited occasional and incidental basis. However, all residential activity shall comply with the applicable City noise standards for residential zoned property at all times.
9. Required street-adjacent pickup and drop off areas as noted on the approved site plans shall be constructed at the developer's expense, subject to approval of the City of San Fernando Public Works Department.
10. Off-site and on-site landscaping shall include a combination of trees, shrubbery, vines, or ground cover all of which shall be drought-tolerant, where feasible. Landscaping in parking areas shall be predominantly trees to provide shade and visual relief.
11. All landscaping areas (i.e., within the proposed courtyard and patio areas, on-site parking area, and along the impacted public right of ways of Celis Street, Coronel Street, First Street, Hollister Street, Jessie Street, Park Avenue, and Pico Street) shall be watered by an automatic irrigation system with underground plumbing (excluding drop or soaker-type irrigation systems) and maintained in a healthy and thriving condition free of weeds, trash, and debris.
12. All proposed buildings shall be constructed with an automatic fire sprinkler and alarm system that must be reviewed and approved by the Los Angeles City Fire Department.
13. All proposed on-site stand-pipes needed for fire services that are visible from the street, parking area and/or from adjacent residential properties shall be visually screened and designed to be compatible with the project site's overall design theme.
14. Any proposed fence or wall shall be developed pursuant to San Fernando Municipal Code Section 106-970.

Draft Specific Plan for the San Fernando Senior Housing Development Project

15. 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.
16. Unless otherwise noted in this Specific Plan, building setbacks, lot coverage, and building height for each parcel shall developed in compliance with the site plan and elevations reviewed and approved by the City Council and Redevelopment Agency.
17. The final Parcel map shall identify the minimum lot size, width, and depth for each of the Las Palmas II sub-site and any required easements shall be limited to the dimensions noted on the approved Final Parcel Map.
18. The Final Parcel Map for the Las Palmas II sub-site shall not be approved for recordation until the project as a whole has been deemed ready to receive a certificate of occupancy for the proposed multiple story senior apartment building.
19. The developer shall record with the Los Angeles County Recorders Office the conditions of approval, the Specific Plan, and the Development, Disposition, and Agreements applicable to all three sub-sites. These items shall identify all parties responsible for the ongoing maintenance of common facilities including parking and landscaping, the administration of parking space allocation and use, and referring to the requirement to adhere to the Specific Plan, et cetera for all three sub-sites. These items including all others required as part of the Specific Plan approval process shall be subject to approval by the City Attorney prior to recording.
20. The interior and exterior noise levels for the project site shall be in compliance with the City of San Fernando Noise Ordinance relating to residential noise levels.
21. Except for the foregoing development standards provided in this Specific Plan, the construction and subsequent maintenance of subject properties within the boundaries of this Specific Plan shall be subject to conditions required as part of the mitigation monitoring plan that was adopted as part of the City's environmental assessment and any other relevant provisions of the San Fernando Municipal Code.

C. Permitted Uses.

The following uses are permitted on properties within the boundaries of this Specific Plan, subject to administrative approval by the Community Development Director, or a designee. Such approval may entail conditions or prohibitions as necessary to maintain compatibility between the residential dwelling units within the development site and on adjacent properties, and to implement the purpose and intent of this Specific Plan. A determination of the Community Development Department may be appealed to the Planning Commission, pursuant to the procedure specified by the San Fernando Municipal Code Section 106-76.

1. Attached senior apartment units subject to the provisions of the development standards of this Specific Plan.

Draft Specific Plan for the San Fernando Senior Housing Development Project

2. One manager unit per sub-site subject to the provisions of the development standards of this Specific Plan.
3. Home occupancy permit.
4. Any use which in the judgment of the Community Development Director, as evidenced by written findings is determined to be no more objectionable than any of those enumerated in subsections C(1) through C(4).

D. 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 C.
2. Automotive repairs.

E. Permitted Temporary Use.

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

1. Use of the on-site parking facility on a temporary basis (not to exceed three days) to stage health and educational fairs that are directly associated with improving the health, safety, and welfare of senior residents or are at-risks groups within the surrounding community.
2. One real estate sign relating to the sale, lease, or other disposition of real property on which the sign is located, is permitted as set forth in the San Fernando Municipal Code. The sign face area shall not exceed three 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.

F. Other Uses and Development Standards.

Any use limitations and standards of San Fernando Municipal Code that is not specifically superseded 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.

Section 6: Required Approvals

A. Introduction.

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.

Draft Specific Plan for the San Fernando Senior Housing Development Project

B. Environmental Review.

The City of San Fernando has adopted a Mitigated Negative Declaration of Environmental Impact pursuant to the California Environmental Quality Act (CEQA) to assess and mitigate potential environmental impacts.

C. Specific Plan Consistency with General 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. 3, and the general plan map amendment replacing the General Plan's current Medium Density Residential (MDR) land use designation with the High Density Residential (HDR) land use designation for all three sub-sites within the boundaries of the Specific Plan.

D. Lot Line Adjustments and Tentative Parcel Map

The Las Palmas I sub-site was previously comprised of three contiguous parcels located at the southwest corner of Kalisher Street and Coronel Street. The Las Palmas II sub-site was comprised of eight contiguous parcels located at the southwest corner of Kalisher Street and Celis Street. The Park Avenue sub-site was comprised of four parcels located at the northeast corner of Park Avenue and First Street. Pursuant to City Code Section 78-37(3), the consolidation the three subject parcels at Las Palmas I sub-site and four parcels that comprise the Park Avenue sub-site were completed as part of two Lot Line Adjustment applications approved by the City. Pursuant to City Code Section 78-37(2), consolidation of the eight contiguous parcels was reviewed and approved by the Planning Commission and City Council. The tentative parcel map has been determined to be consistent with this Specific Plan.

Section 7: Implementation

A. Introduction.

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

B. Major Changes.

Any property owner 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 to be in conformance with San Fernando Municipal Code Section 106-19.

Draft Specific Plan for the San Fernando Senior Housing Development Project

C. 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 include the following:

1. Parking and circulation configurations that do not change the basic parking areas or circulation concept;
2. Placement of accessory structures (i.e., trash enclosures, storage facilities) that do not change the general location and layout of the site; and,
3. Other minor modifications which are consistent with the intent of this Specific Plan.

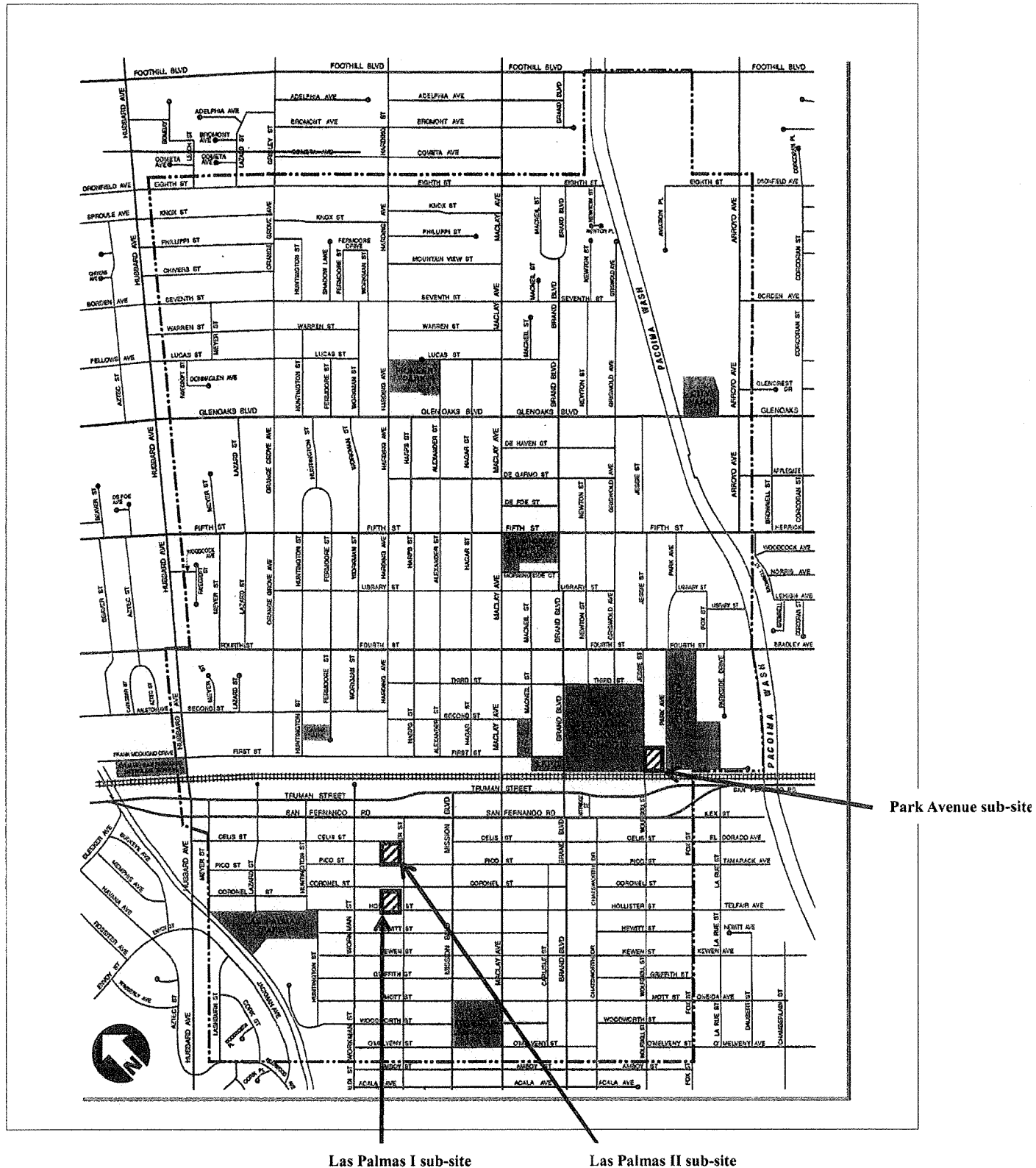
D. Potential Financing Mechanisms

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 within the City's Redevelopment Project Areas No. 1 and 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 Areas No. 1 and No. 3.

Draft Specific Plan for the San Fernando Senior Housing Development Project

Figure 1: Specific Plan sub-site Locations



Draft Specific Plan for the San Fernando Senior Housing Development Project

Figure 2a: Las Palmas I sub-site Site Plan

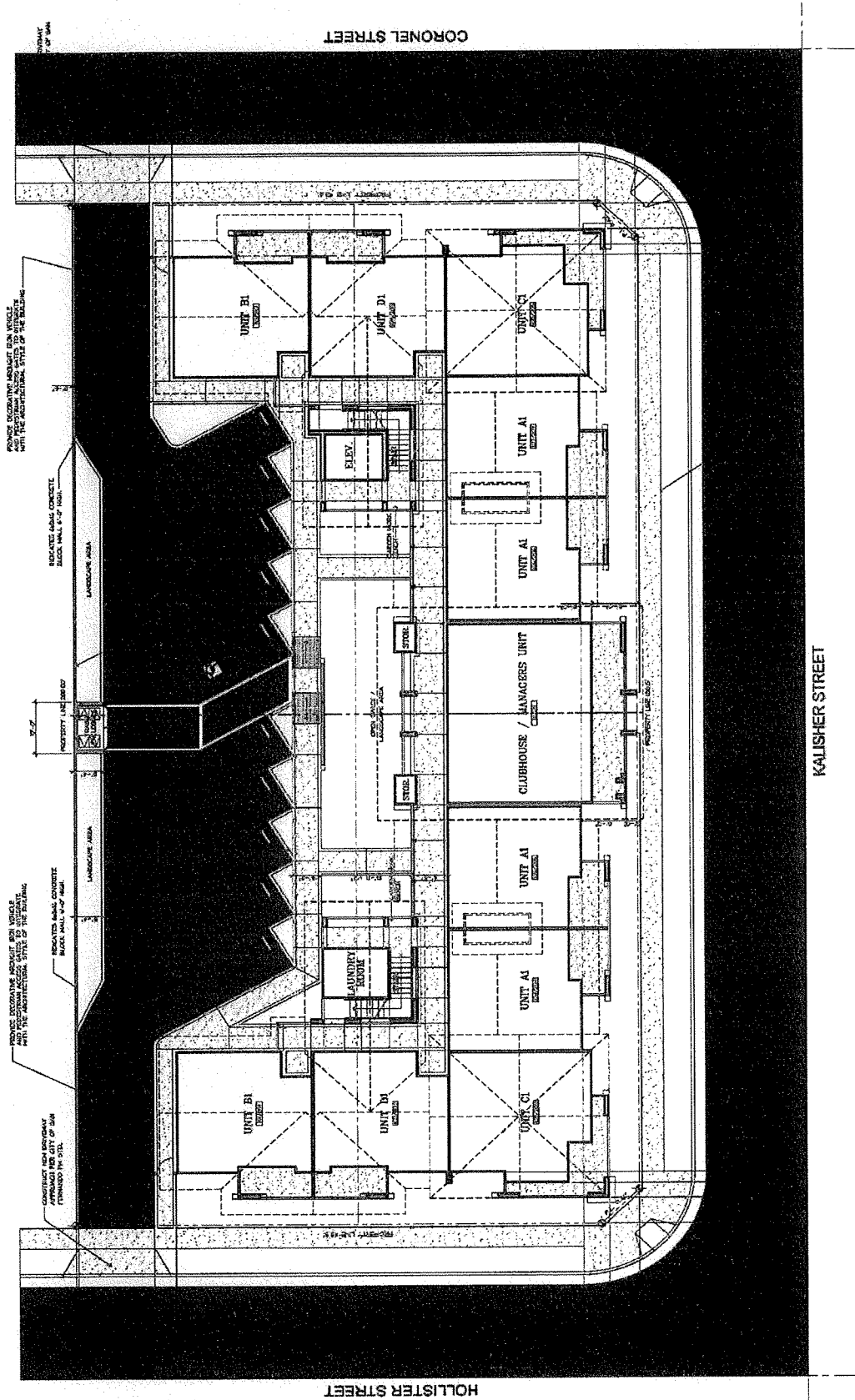
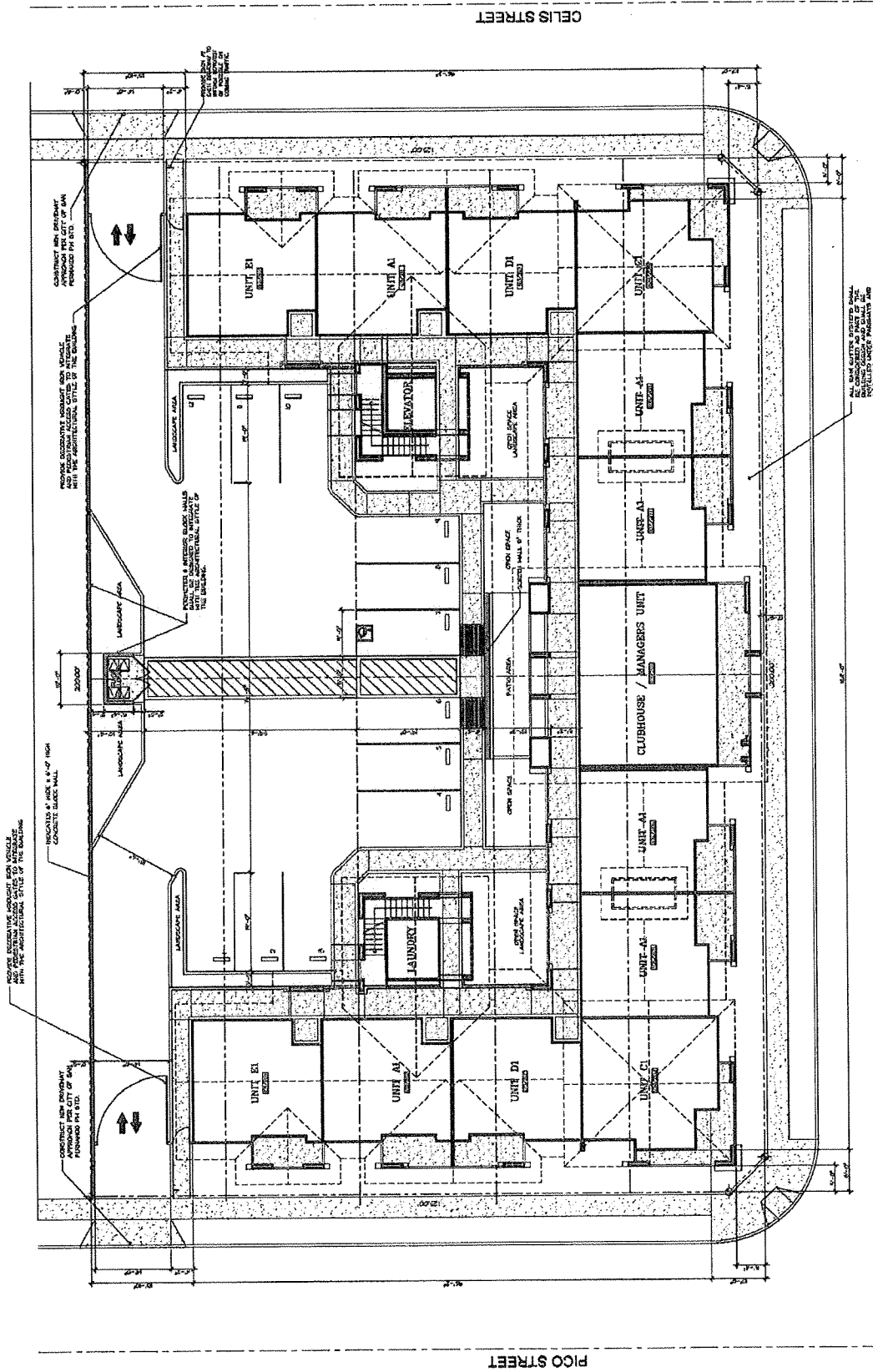
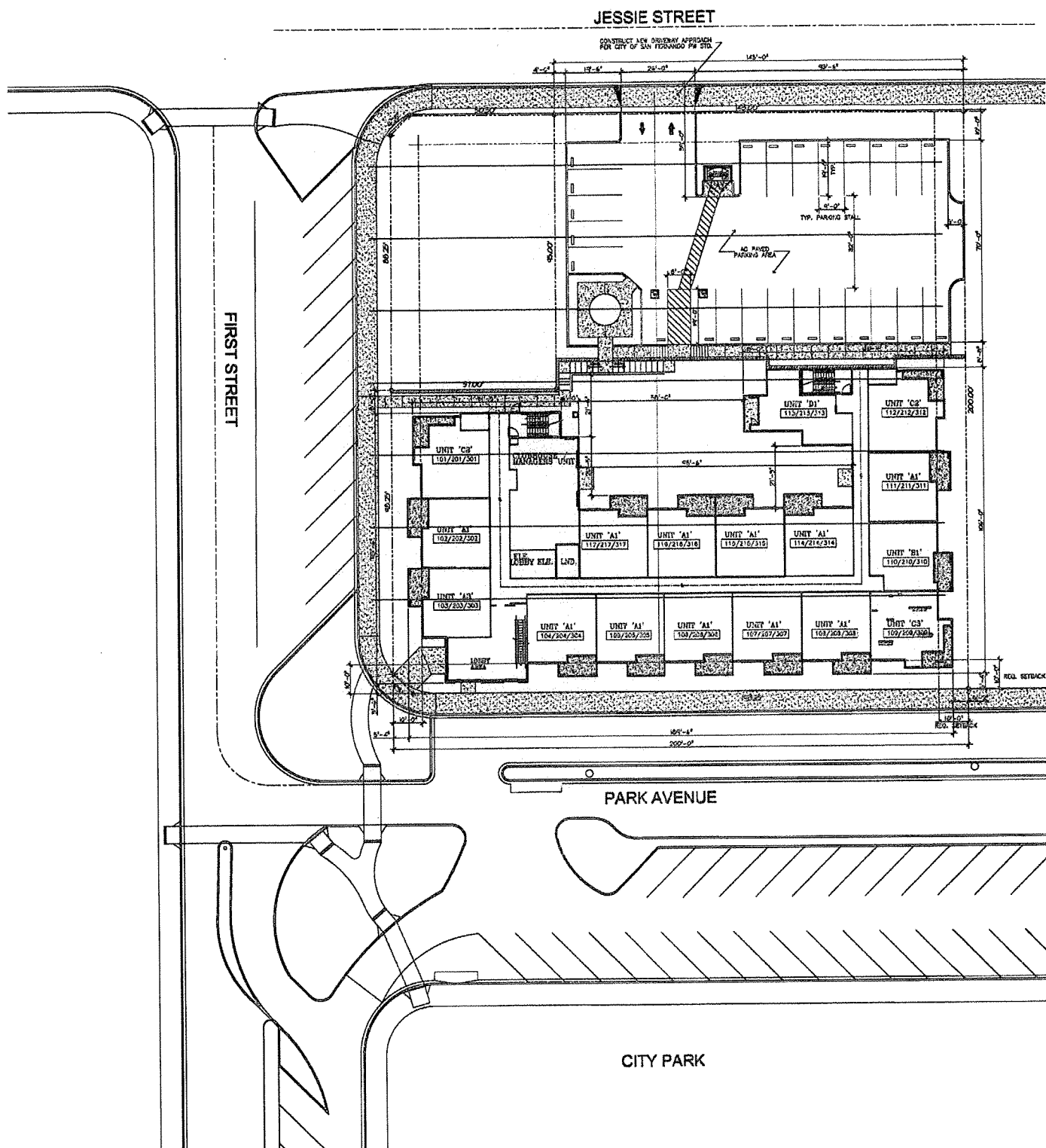


Figure 2b: Las Palmas II sub-site Site Plan



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Figure 2c: Park Avenue sub-site Site Plan



Draft Specific Plan for the San Fernando Senior Housing Development Project

Figure 4a: Las Palmas I sub-site First and Second Floor Plans

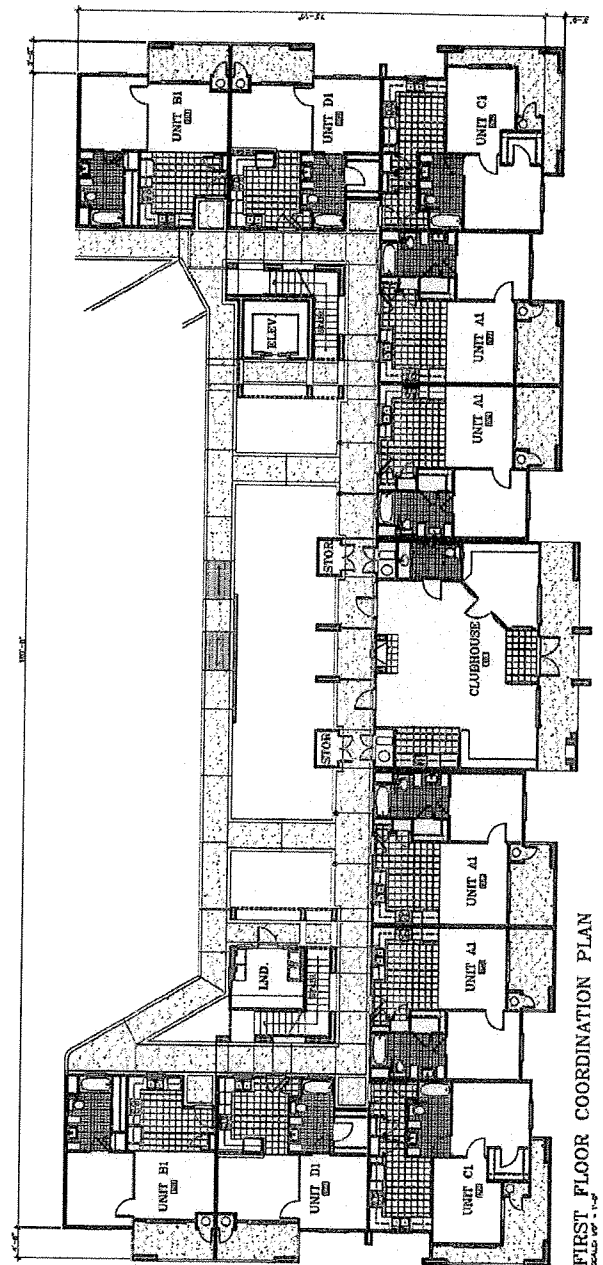
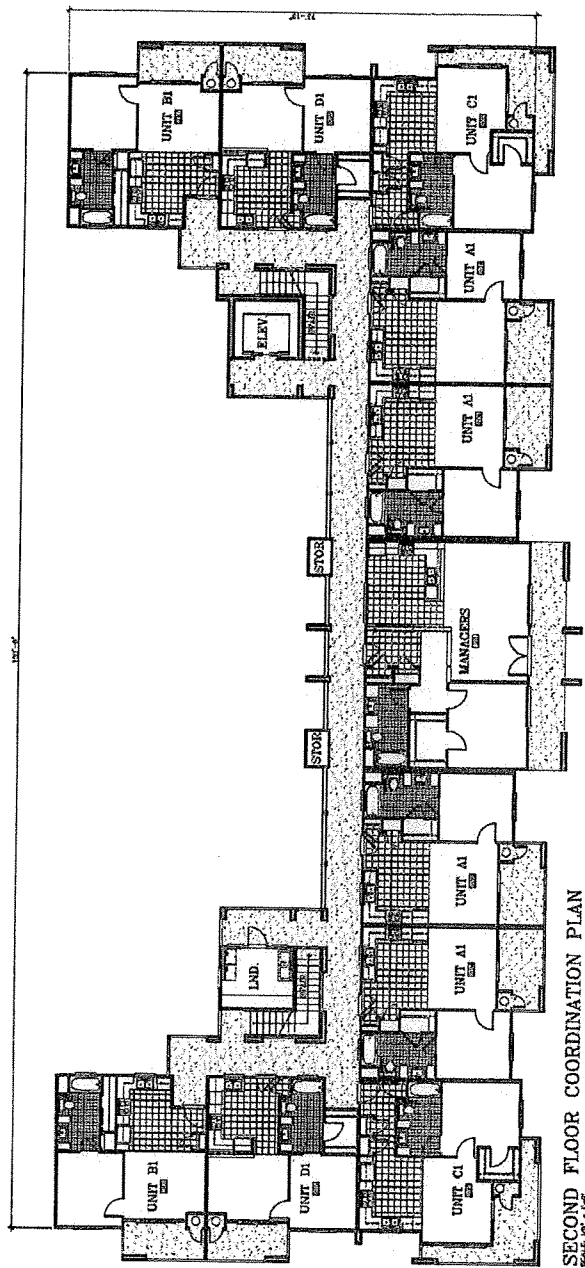
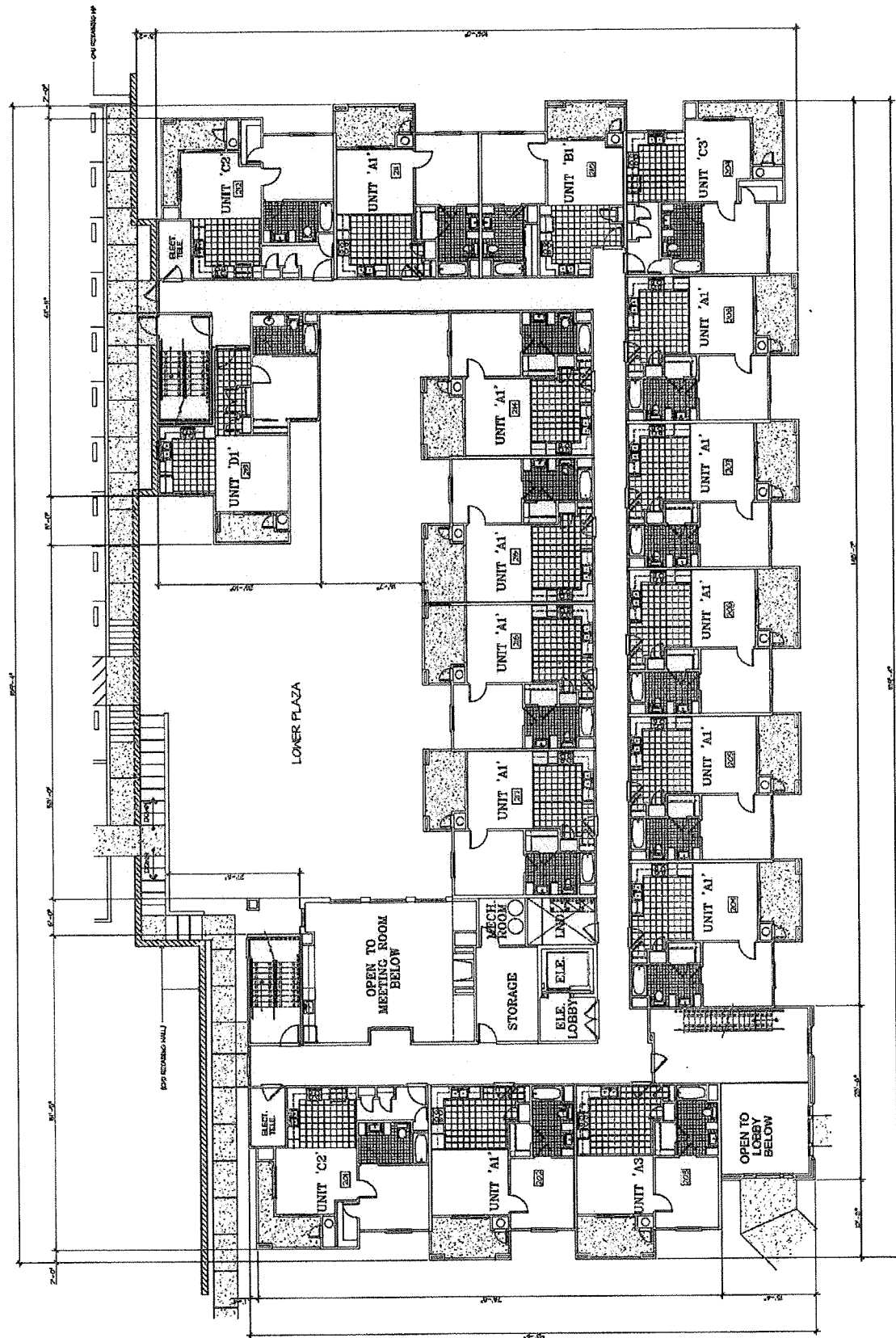


Figure 4c: Park Avenue sub-site First Floor Plan



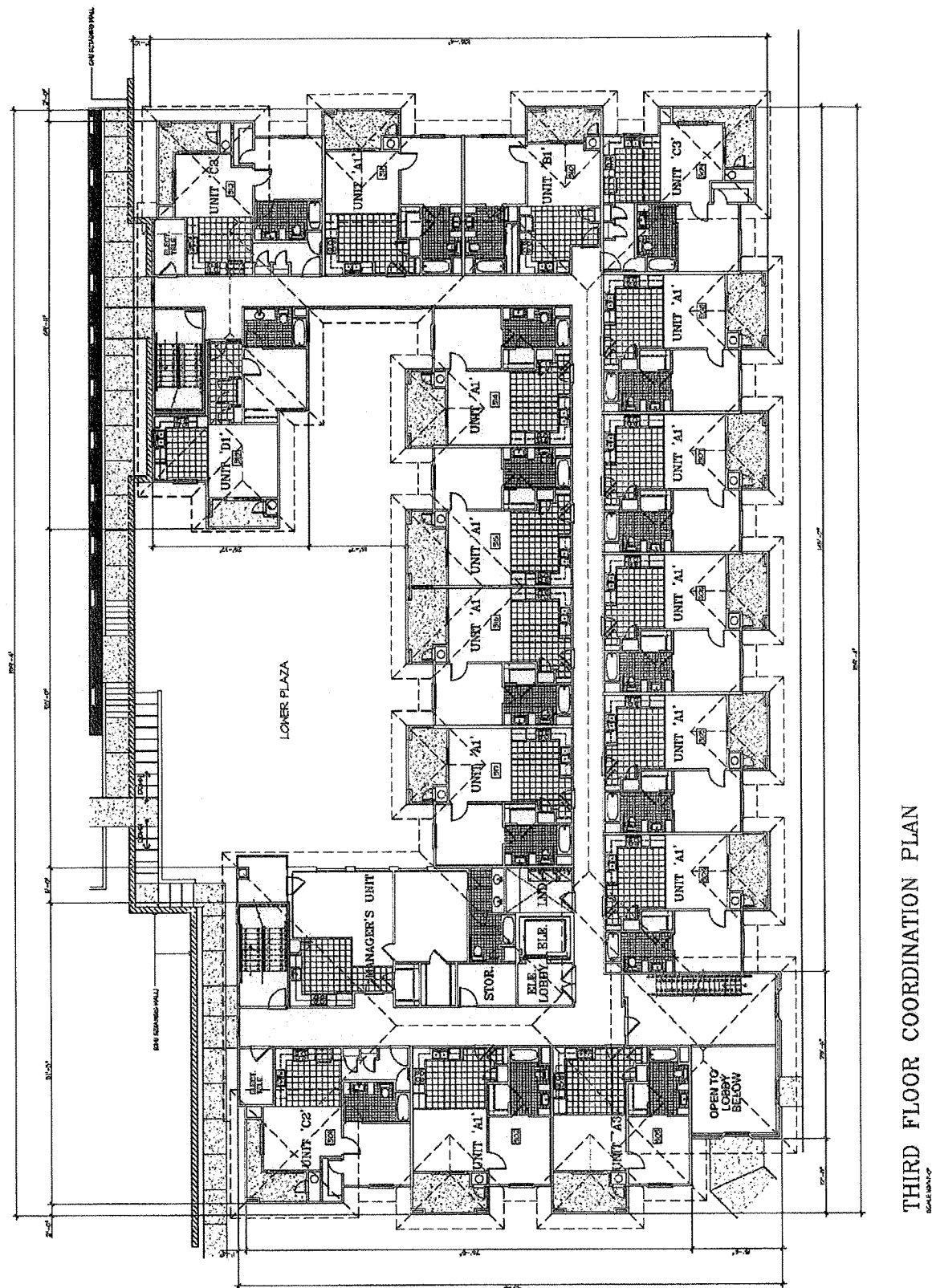
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Figure 4d: Park Avenue sub-site Second Floor Plan



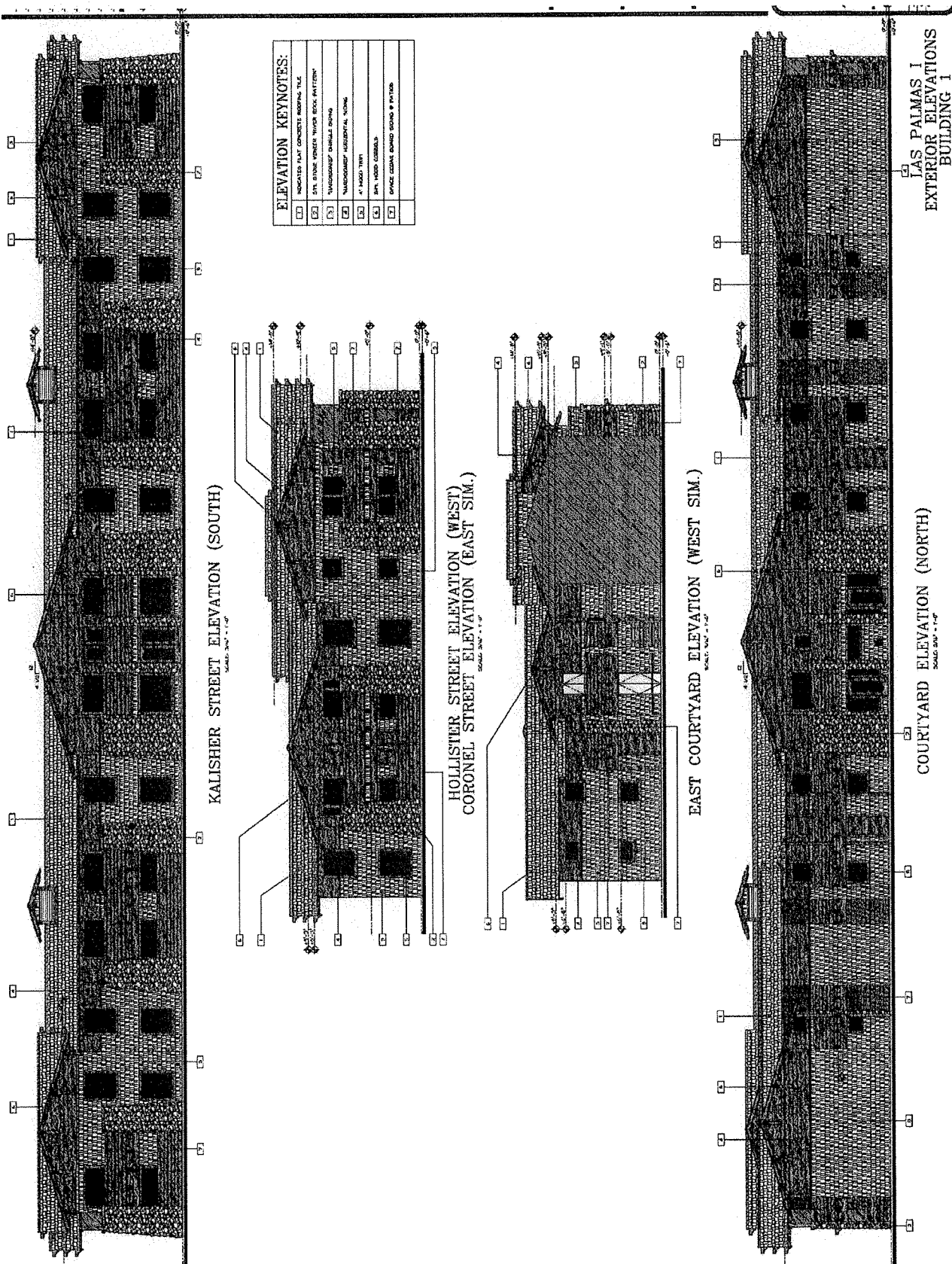
SECOND FLOOR COORDINATION PLAN
SCALE 1/8" = 1'-0"

Figure 4e: Park Avenue sub-site Third Floor Plan



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5a: Las Palmas I sub-site Building Elevations



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Figure 5b: Las Palmas II Sub-site Building Elevations

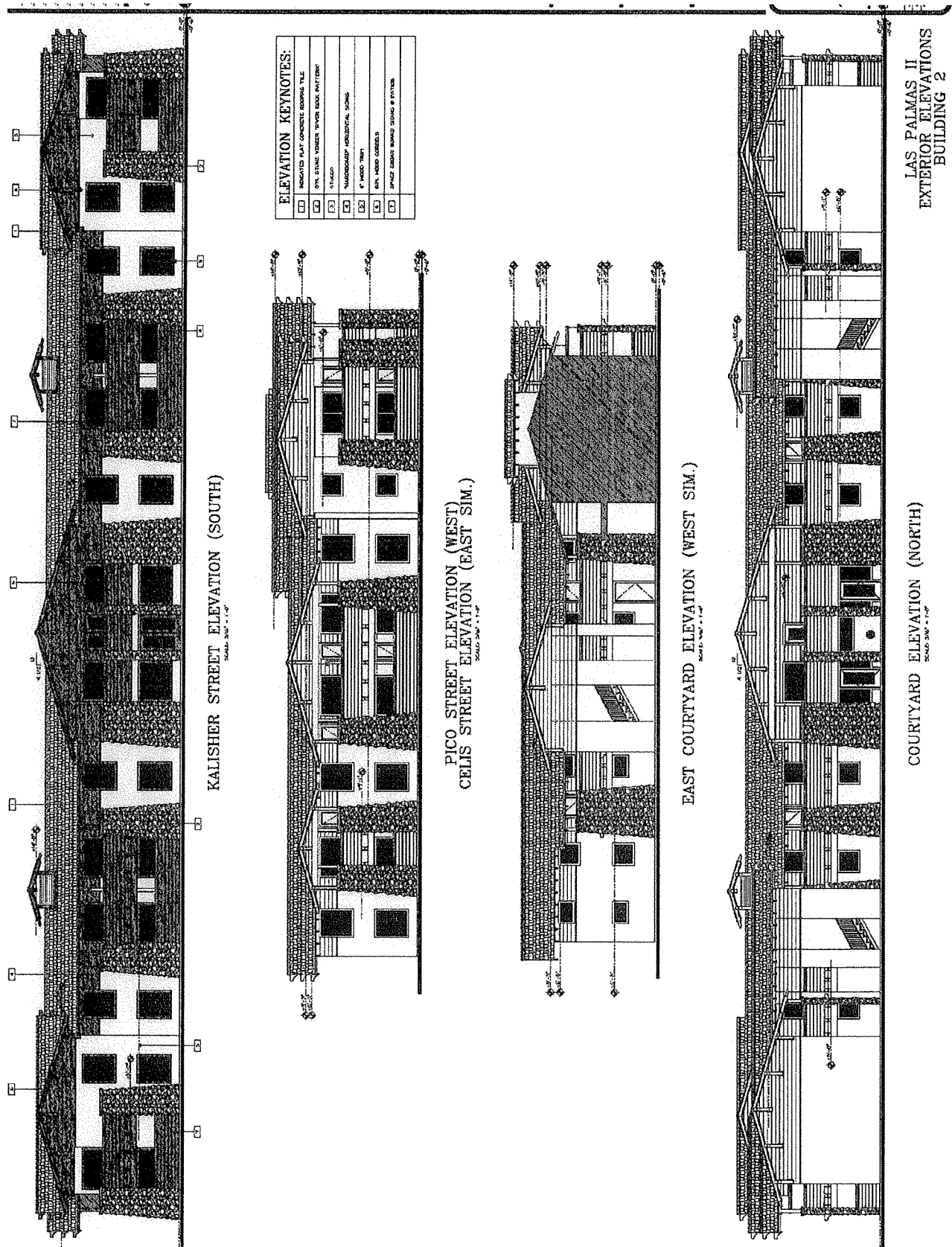
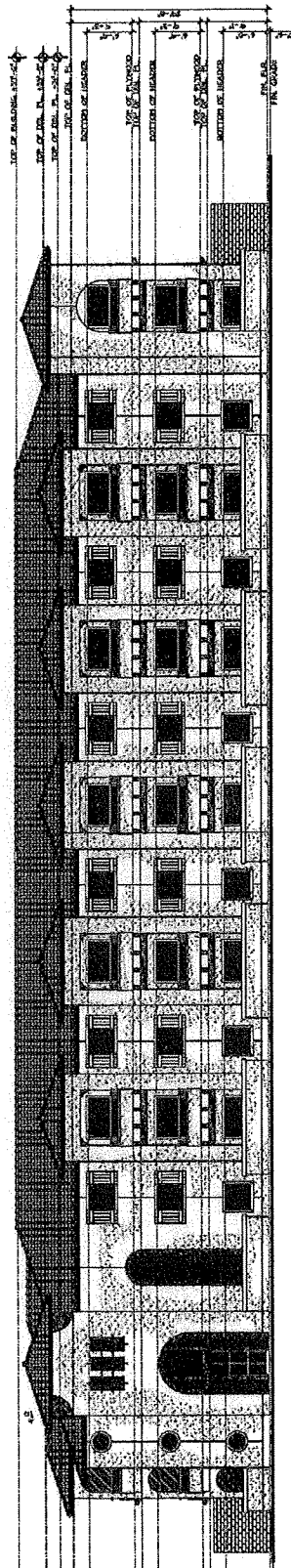
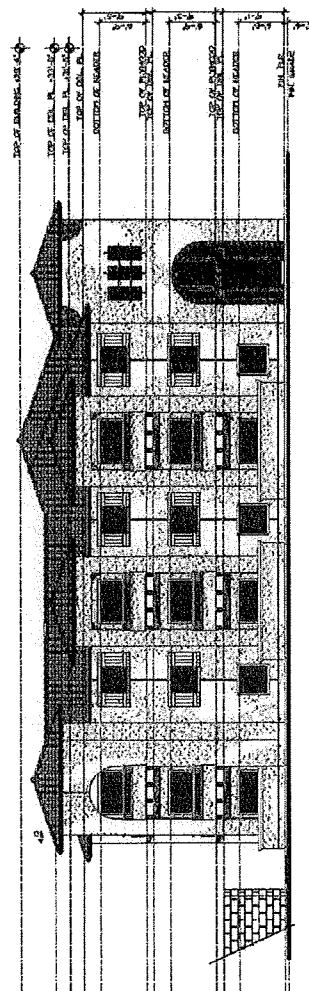


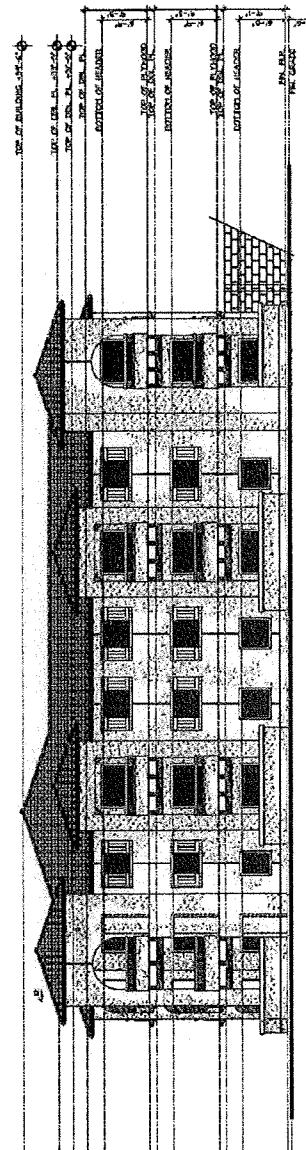
Figure 5c: Park Avenue Sub-site Building Elevations



FRONT ELEVATION (PARK AVE.)

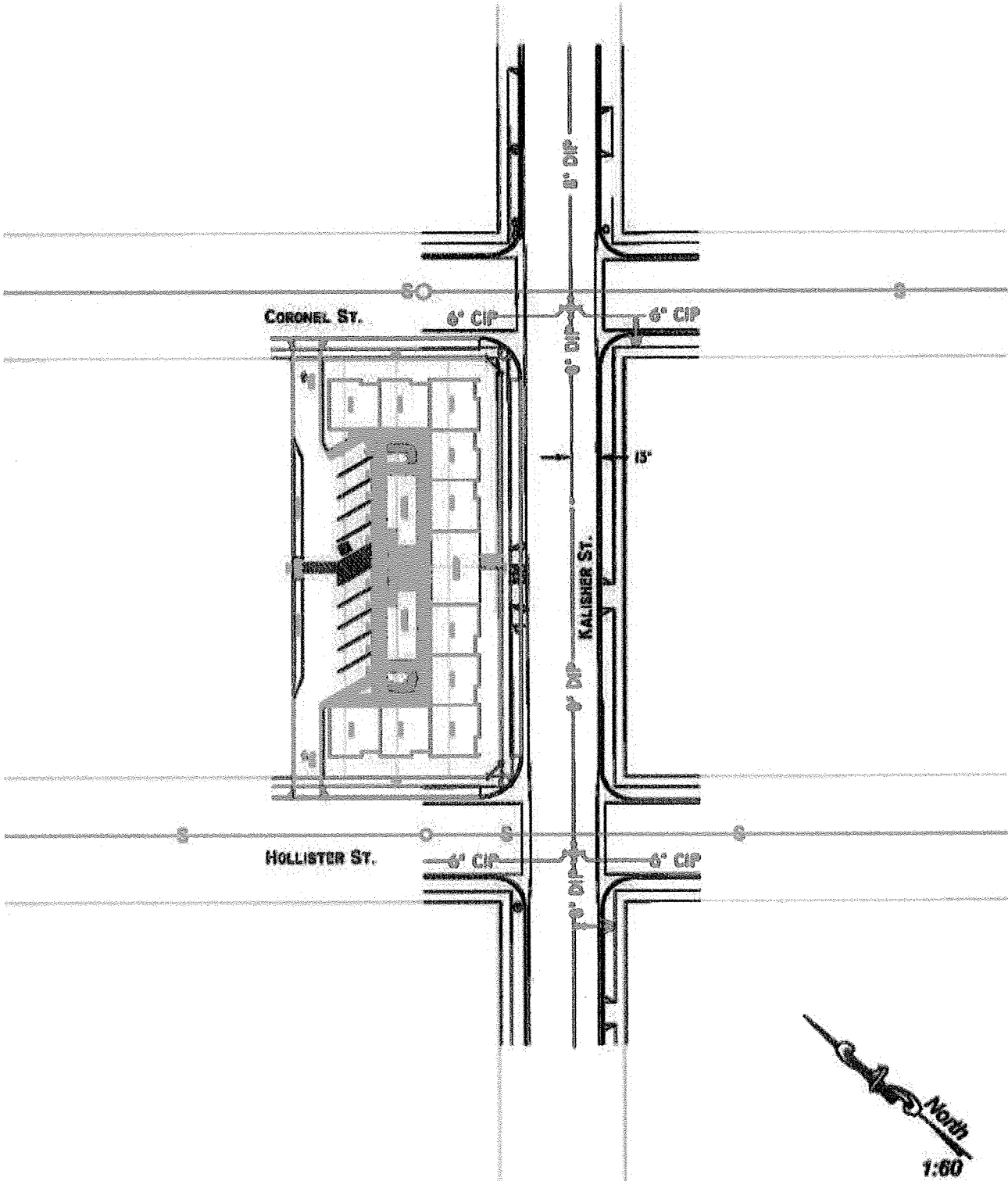


SIDE ELEVATION (FIRST ST.)



SIDE ELEVATION (EAST SIDE)

Figure 6a: Las Palmas I sub-site Existing Utilities Map
Las Palmas Subsite I



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Figure 6b: Las Palmas II sub-site Existing Utilities Map

Las Palmas Subsite 2

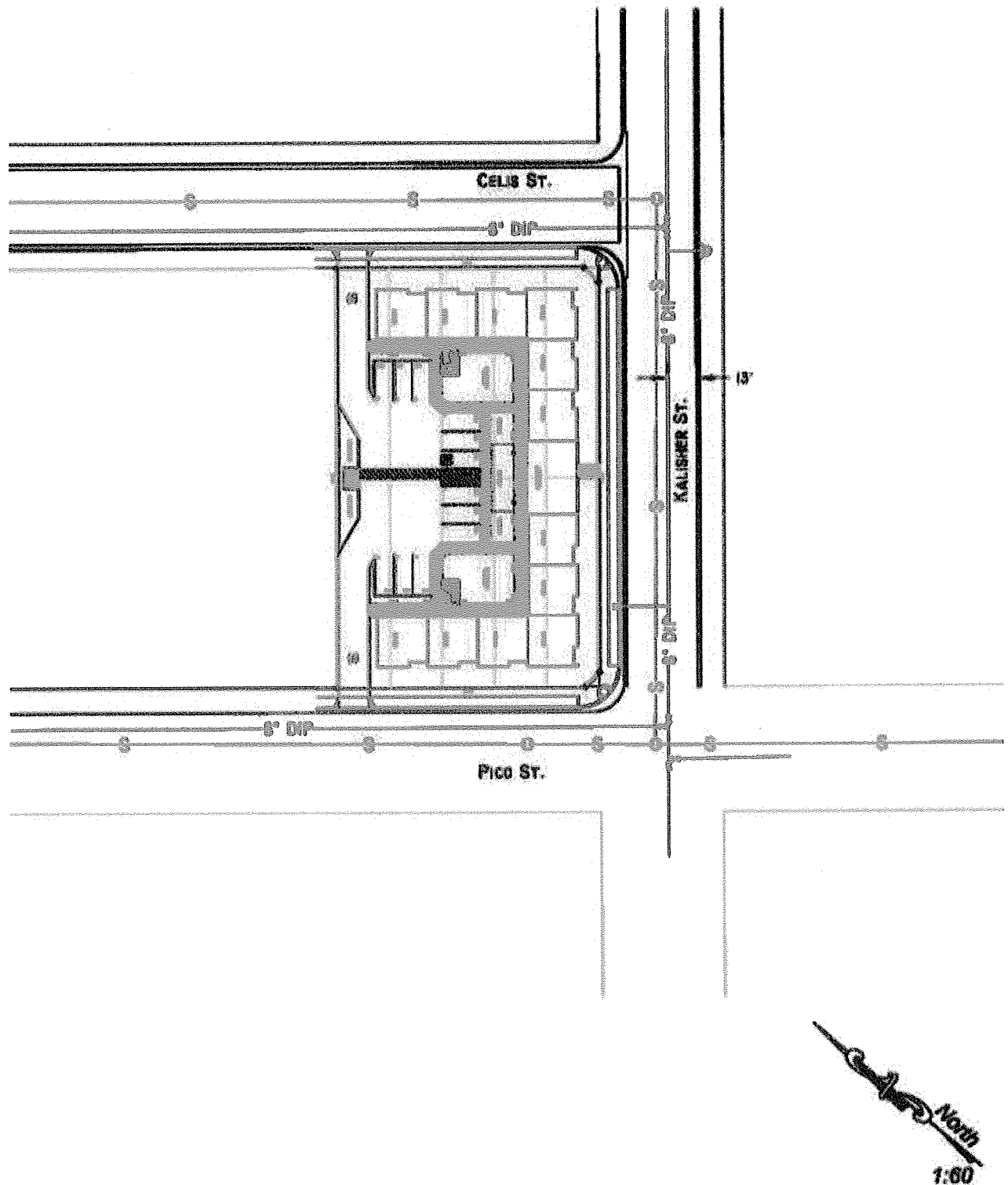
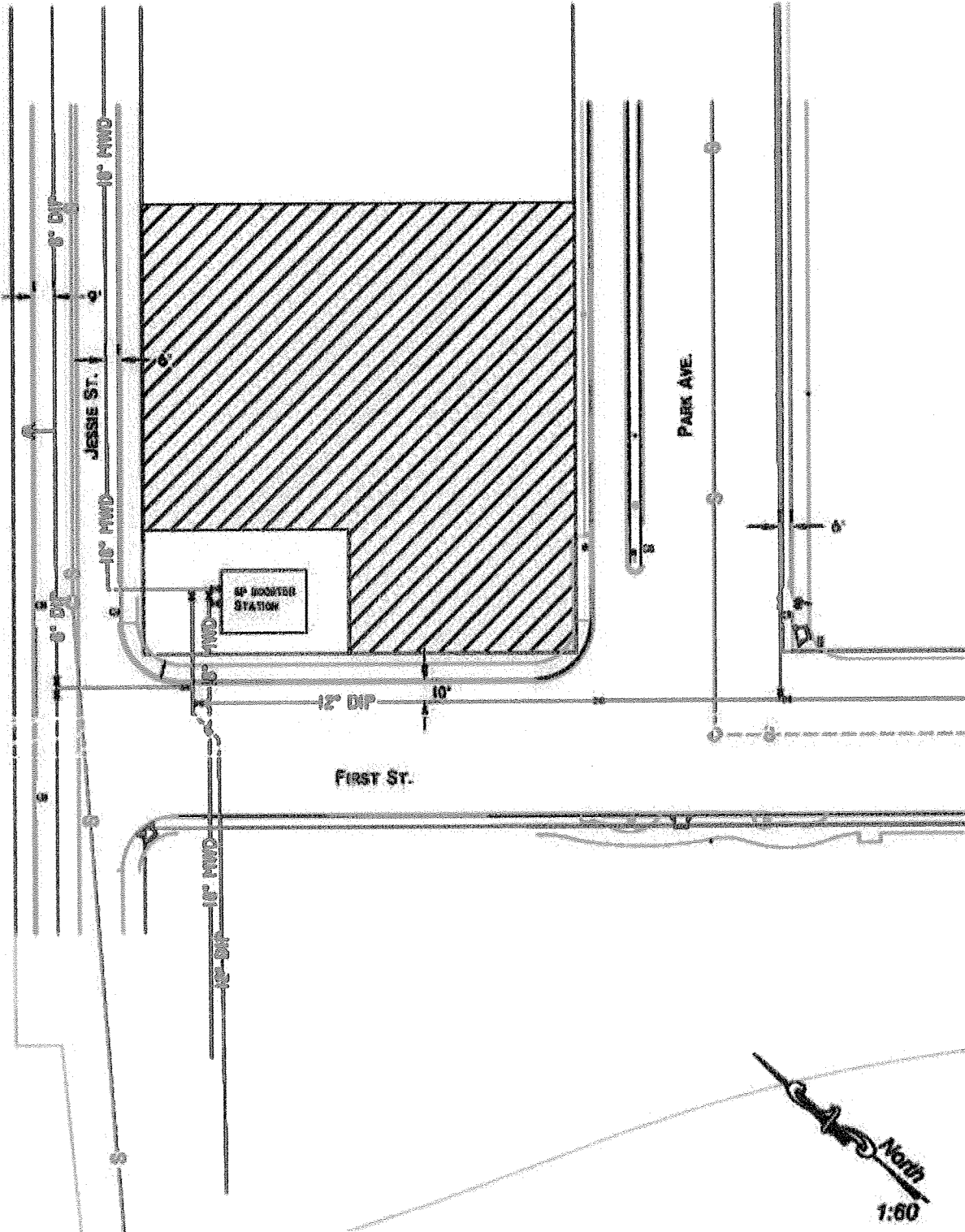


Figure 6c: Park Avenue sub-site Existing Utilities Map
Park Ave. Subsite

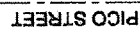


Draft Specific Plan for the San Fernando Senior Housing Development Project

APPENDICES

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

CELIS STREET



Boundary of Proposed Tentative Parcel Map

CITY COUNCIL RESOLUTION NO. 870
AND
REDEVELOPMENT AGENCY RESOLUTION NO. 6982

(JOINT RESOLUTION)

A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN FERNANDO AND THE REDEVELOPMENT AGENCY OF THE CITY OF SAN FERNANDO, CALIFORNIA, CONDITIONALLY APPROVING SITE PLAN REVIEW 2004-18, TENTATIVE PARCEL MAP 2004-01, SPECIFIC PLAN 2004-01, ZONE MAP AMENDMENT 2004-01, AND GENERAL PLAN MAP AMENDMENT 2004-01, AND FINDING THE PROPOSED TENTATIVE PARCEL MAP AND THE SPECIFIC PLAN FOR THE SAN FERNANDO SENIOR HOUSING DEVELOPMENT PROJECT TO BE IN CONFORMANCE WITH THE CITY GENERAL PLAN.

WHEREAS, Aszkenazy Development, LLC. (c/o Severyn Aszkenazy), hereinafter referred to as "Applicant," has submitted an application for approval of Site Plan Review 2004-18, approval of Tentative Parcel Map 2004-01, Specific Plan 2004-01, Zone Map Amendment 2004-01, and General Plan Map Amendment 2004-01 to construct 95 senior housing apartment units and three manager apartment units on three non-contiguous sites in the City of San Fernando as shown in Exhibit "A": Site Plans for the Las Palmas I sub-site (located at the southwest corner of Kalisher Street and Coronel Street), the Las Palmas II sub-site (located at the southwest corner of Kalisher Street and Celis Street), and the Park Avenue sub-site (located at the northeast corner of Park Avenue and First Street), henceforth referred to as the "Project".

WHEREAS, the Project would provide for construction on the three sub-site as follows: a) the Las Palmas I sub-site is an approximate 20,000 square feet site that will be developed with one building containing 20 senior housing apartment units and one manager apartment unit; b) the Las Palmas II sub-site is an approximate 25,000 square feet site that will be developed with 24 senior housing units and one manager apartment unit; and c) the Park Avenue sub-site is an approximate 35,000 square feet site that will be developed with 51 senior housing units and one manager apartment unit.

WHEREAS, the Specific Plan 2004-01 and Zone Map Amendment 2004-01 would allow for the development of the three sub-sites with a total of 95 senior apartment units with each sub-site having one manager's unit, physical upgrades of each of the three sub-sites with a new multi-story buildings to house senior households, on-site and off-site landscaping, and on-site parking facilities, while providing for the development of 95 affordable housing units within Redevelopment Project Areas No. 1 and 3, which are currently zoned R-2 (Multiple Family Dwelling) for the Las Palmas I and the Las Palmas

II sub-sites, and R-3 (Multiple Family) for the Park Avenue sub-site and all of which would hereafter have a new zoning classification of SP-3 (Specific Plan No. 3).

WHEREAS, the Project would include modifying the General Plan Land Use Designation from "MDR" (Medium Density Residential) for the Las Palmas I and II sub-sites and changing them to "HDR" (High Density Residential) so as to provide for the proposed residential development type and density of the proposed Specific Plan for each of the subject sites, and thereby allow for the construction of 95 senior apartment units and three manager apartment units as proposed under the Specific Plan in a manner consistent with the goals and objectives of the General Plan Land Use Element, Housing Element, Circulation Element.

WHEREAS, the Project would also include approval of Tentative Parcel Map 2004-01 to allow for the consolidation of the existing eight R-2 (Multiple Family Dwelling) zoned parcels into one approximate 25,000 square foot lot that would subsequently be developed as the Las Palmas II sub-site with 24 senior apartment units, one manager unit, and 13 on-site parking spaces.

WHEREAS, on June 8, 2004, the Planning Commission held a duly noticed public hearing finding the Project to be in conformance with the General Plan and recommending that the City Council and Redevelopment Agency conditionally approve of Site Plan Review 2004-18, Tentative Parcel Map 2004-01, Specific Plan 2004-01, Zone Map Amendment 2004-01, and General Plan Map Amendment 2004-01.

WHEREAS, the City has received no appeals of the Planning Commission's findings and subsequent recommendation to the City Council and Redevelopment Agency to approve Site Plan Review 2004-18, Tentative Parcel Map 2004-01, Specific Plan 2004-01, Zone Map Amendment 2004-01, and General Plan Map Amendment 2004-01.

WHEREAS, an environmental assessment was performed for the Project, pursuant to the California Environmental Quality Act ("CEQA"). The City Council and the Redevelopment Agency duly adopted a Mitigated Negative Declaration on March 15, 2004. The Planning Commission concurred with the City Council's determination the Project would not have the potential to adversely impact the environment and subsequently adopted findings to that effect on June 8, 2004.

WHEREAS, the Planning Commission's findings and recommendations for approval were memorialized in writing in the form of Planning Commission Resolution 2004-08 on June 8, 2004.

WHEREAS, the City Council and the Redevelopment Agency held a duly noticed joint public hearing on June 21, 2004 to consider Site Plan Review 2004-18, Tentative Parcel Map 2004-01, Specific Plan 2004-01, Zone Map Amendment 2004-01, and General Plan Map Amendment 2004-01.

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

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

Section 2. On June 21, 2004, the City Council and the Redevelopment Agency held a duly noticed joint public hearing to consider the proposed application for the Project filed by the Applicant and the findings and recommendations made by the Planning Commission. Evidence, both written and oral, was presented at said hearings.

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

B. Notice of the hearing was given pursuant to San Fernando Municipal Code Section 78-69 and Section 106-72, 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 3. Based upon substantial evidence presented to the City Council and the Redevelopment Agency during the June 21, 2004 public hearing, including public testimony, written materials and written and oral staff reports, with regard to application Site Plan 2004-18, which includes the three sub-sites:

A. The Redevelopment Agency hereby finds that the San Fernando General Plan Land Use Element Map should be amended as provided herein so as to accommodate the proposed residential development type and density of the proposed Specific Plan 2004-01 because the Project allows for the construction of 95 senior housing units and three manager apartment units on three non-contiguous lots that provide for suitable living quarters for very low to low income households at a unit density, and building mass and scale that is consistent with the building types permitted in the surrounding community, while "retaining the small town character of San Fernando". In addition, the Redevelopment Agency find that the proposed new senior housing units will reduce the demand of alternative housing types such as illegally constructed dwelling units within the community and therefore, meet the Land Use Element Objective of conserving the City's designated single family residential neighborhoods. (City of San Fernando General Plan Land Use Element Goals and Objectives, Section IV-6: Goal No. 1 and Objective No. 1)

B. The Redevelopment Agency hereby finds that as conditioned, the Site Plan does not adversely impact the existing carrying capacity and level of service of residential and arterial streets serving the three sub-sites including the adjoining residential streets of Celis Street, Coronel Street, First Street, Hollister Street, Kalisher Street, Park Avenue, and Pico Street and thereby meets the Circulation Element Goal No. 1 in that the Project will continue to "provide an efficient street system which allows

maximum accessibility, while providing maximum safety and economy of movement. (City of San Fernando General Plan Circulation Element, Section V-5: Goal No. 1)

C. The Redevelopment Agency hereby finds that as conditioned, the type of development allowed as part of the Specific Plan is consistent with the General Plan and in particular with the San Fernando 2000-2005 Housing Element Update goal that seeks to “promote the adequate provisions of affordable housing in a range of unit types and sizes to meet the future needs of San Fernando’s residents”. (City of San Fernando 2000-2005 Housing Element Update, Section VI-3: Housing Opportunities Goal No. 3.0.)

D. The Redevelopment Agency hereby 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 Redevelopment Plan for Redevelopment Project Areas No. 1 and 3, will advance the goal of promoting affordable housing for very low to low income senior households, and will physically upgrade the three sub-sites in compliance with applicable state and local standards in order to improve the visual quality of the Project and the surrounding areas through aesthetically pleasing site planning, building design, and landscaping.

E. The Redevelopment Agency hereby 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 areas.

F. The Redevelopment Agency hereby 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.

G. The Redevelopment Agency hereby finds that as conditioned, the Site Plan facilitates the Project, which is consistent with the Redevelopment Plan objectives for Redevelopment Project Area No. 1 and Redevelopment Project Area No. 3 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.

H. The Redevelopment Agency hereby finds that as conditioned, the Site Plan is in conformance with the City zoning codes and City development standards, including set-back, lot coverage, on-site parking, and on-site landscaping requirements as provided for in the Specific Plan for the San Fernando Senior Housing Development Project.

I. The Redevelopment Agency hereby finds that the proposed Site Plan is one of the actions necessary to implement the Project. Because the proposed Site Plan which includes project layouts for each of three sub-sites that comprise the Project were analyzed as part of the Mitigated Negative Declaration, no separate or additional environmental review is required for the Site Plan.

J. The Redevelopment Agency therefore approves Site Plan 2004-18, subject to the conditions of approval located in Exhibit "B".

Section 4. Based upon the evidence presented with regard to the proposed Tentative Parcel Map 2004-01 including the merger of eight R-2 (Multiple Family Dwelling) zoned lots into one approximate 25,000 square foot lot (i.e., the Las Palmas II sub-site), which will allow for the future development of a two-story structure with 24 senior apartment units and one manager unit, and 13 on-site parking spaces as illustrated in Exhibit "C", the City Council hereby:

A. Finds the proposed merger of eight R-2 (Multiple Family Dwelling) zoned parcels on the Las Palmas II sub-site into one approximately 25,000 square foot lot is necessary pursuant to San Fernando Municipal Code Section 78-36 to facilitate the Project.

B. Finds that as conditioned, the proposed Tentative Parcel Map, the demolition of existing on-site residential structures at the three sub-sites in compliance with applicable City building codes, and the construction of 95 senior apartment units and three manager units on three non-contiguous sites (the Las Palmas I and II sub-sites, and the Park Avenue sub-site) in the City of San Fernando, will not adversely impact emergency services to the adjoining medium density and high density residential neighborhoods and will allow for continued access to adjoining residential, commercial 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 development of affordable dwelling units for very low to low income senior households within the City of San Fernando.

C. Finds that as conditioned, the proposed Tentative Parcel Map will promote investment in a physically blighted residential site consistent with the General Plan Housing Element goals of developing affordable housing in a range of unit types and sizes to meet the future needs of San Fernando's residents, including very low to low income senior households within the City.

D. Finds that as conditioned, the proposed Tentative Parcel Map will not adversely affect existing and anticipated medium density residential development in the vicinity of the Las Palmas II sub-site and will be consistent with the General Plan Housing Element goals of providing affordable housing opportunities for all economic segments of the community and in particular senior dwelling units. The Tentative Parcel Map will be consistent with the City's zoning designation of the subject site as SP-3 (Specific Plan Area No. 3) in that the proposed residential development will allow for the development of 95 senior apartment units and three manager apartment units on three non-contiguous sub-sites, including the Las Palmas II sub-site that will consist of 24 senior apartment units, one manager apartment unit, and 13 on-site parking spaces within the SP-3 (Specific Plan Area No. 3).

E. Finds that as conditioned, the proposed Tentative Parcel Map will not significantly and adversely interfere with the use and enjoyment of the commercial and residential properties in the vicinity of the Las Palmas II sub-site. 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 Las Palmas sub-site is suitable for proposed development in that the development of a two story building with 24 apartment units and one manager apartment, and 13 on-site parking spaces on an approximate 25,000 square foot lot that is adequate in size and topography to accommodate the proposed senior housing development project at the subject site.

G. Finds that as conditioned, the proposed Tentative Parcel Map and the proposed construction of a two story building with 24 senior apartment units, one manager unit, and 13 on-site parking spaces will require, as a condition of approval, development of the project in compliance with the site plan, floor plans, and building elevations included as part of the Specific Plan and shall require off-site improvements associated with the project such as new curb, gutters, sidewalks, driveways, handicap ramps, utility connections, and street trees along Celis Street, Kalisher Street, and Pico Street.

H. Finds that as conditioned, the proposed Tentative Parcel Map, construction of 24 senior apartment units, one manager unit, and 13 on-site parking spaces with required off-site improvements within the public right of ways along Celis Street, Kalisher Street, and Pico 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 Parcel Map, permitted uses as part of the Specific Plan, and proposed public-right-of-way improvements along Celis Street, Kalisher Street, and Pico Street will not adversely impact traffic circulation patterns in the immediate area surrounding the Las Palmas II sub-site and that the level of service within the studied intersections in the immediate vicinity of the Las Palmas II sub-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 Parcel Map, on-site parking facilities, and the street modifications on Celis Street, Kalisher Street, and Pico Street will not significantly impact vehicle and pedestrian access to commercial and residential zoned lots in the immediate vicinity of the Las Palmas II sub-site.

K. Finds that as conditioned, the proposed development at the Las Palmas II sub-site, including a Tentative Parcel Map and street modifications proposed for Celis Street, Kalisher Street, and Pico Street, will allow for adequate pedestrian access to and through the area.

L. Finds that the proposed Tentative Parcel Map 2004-01 is consistent with the General Plan.

M. Approves Tentative Parcel Map 2004-01, subject to the conditions of approval located in Exhibit "B".

Section 5. Based upon the evidence presented with regard to the proposed Specific Plan 2004-01 including the construction of 95 senior apartment units and one manager unit on three non-contiguous sub-sites (i.e., the Las Palmas I sub-site is an approximate 20,000 square foot site that will be developed with one building containing 20 senior housing apartment units and one manager apartment unit; the Las Palmas II sub-site is an approximate 25,000 square foot site that will be developed with 24 senior housing units and one manager apartment unit; and, the Park Avenue sub-site is an approximate 35,000 square foot site that will be developed with 51 senior housing units and one manager apartment unit), the City Council hereby:

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

B. Finds that the Specific Plan contains diagrams and text that illustrates the proposed consolidation of residential parcels at each of the three non-contiguous sub-sites and subsequent development of multiple story residential structures that will provide for a total of 95 senior apartment units and three manager apartment units with sufficient on-site parking as well as proposed street right of way improvements along Celis Street, Coronel Street, First Street, Hollister Street, Jessie Street, Park Avenue, and Pico Street.

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 state and federal regulations.

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 high 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 multiple family residential land uses.

H. Finds that the Specific Plan allows for the Project's development of high density residential land uses that are consistent with the goals and objectives of the Redevelopment Plan for Redevelopment Project Areas No. 1 and 3 by providing for three sub-sites that are adequate in size, shape, topography, and location to accommodate the proposed multiple family residential land uses.

I. Approves Specific Plan 2004-01, subject to the conditions of approval located in Exhibit "B".

Section 6. Based upon the evidence and all other applicable information presented, the City Council finds that the General Plan Map Amendment 2004-01 is appropriate for the following reasons:

A. Changing the General Plan Land Use Designation from "MDR" (Medium Density Residential) to "HDR" (High Density Residential) for the Las Palmas I and II sub-sites will permit the required multiple 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 by providing for adoption of the Specific Plan in conjunction with a General Plan High Density Residential (HDR) land use designation for the Las Palmas I and II sub-sites that allowed the City to provide each sub-site with a density bonus not to exceed 25 percent and the Park Avenue sub-site was allowed to increase the allowable density by 53 percent in order to construct all of the 95 senior apartment units that have been developed for very low to low income senior households for the life of the project, consistent with the requirements established under California Government Code Section 65915.

C. Granting the General Plan Amendment in conjunction with the density bonus would allow for the development of the three sub-sites as follows: a) the Las Palmas I sub-site would be increased from 17 possible units to 21; b) the Las Palmas II sub-site would be increased from 19 to 25; and, c) the Park Avenue sub-site would be increased from 34 possible units to 52.

D. Changing the land use designation of the Las Palmas I and II sub-sites from MDR (Medium Density Residential) to HDR (High Density Residential) will not adversely impact or be detrimental to the adjoining MDR (Medium Density Residential) land uses.

E. The City Council approves General Plan Map Amendment 2004-01, changing the land use designation of the Las Palmas I and II sub-sites to HDR (High Density Residential), subject to approval of Specific Plan 2004-01.

Section 7. Based upon the evidence and all other applicable information presented, the City Council finds that the Zone Map Amendment 2004-01, which allows for the existing zoning classification to change from the existing R-2 (Multiple Family Dwelling) zoning and R-3 (Multiple Family) zoning to the proposed SP-3 (Specific Plan Area No. 3) zoning, is appropriate for the following reasons:

A. Changing the designation of the Project sites on the City's zoning map from R-2 (Multiple Family Dwelling) for the Las Palmas I and II sub-sites, and R-3 (Multiple Family) for the Park Avenue sub-site to SP-3 (Specific Plan Area No. 3) 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 residential neighborhoods that surround the three sub-sites.

C. The City Council approves Zone Map Amendment 2004-01, establishing the zoning classification of SP-3 (Specific Plan Area No. 3) for the Las Palmas I and II sub-sites as well as the Park Avenue sub-site, subject to approval of Specific Plan 2004-01.

Section 8. The site plan review conditions of approval set forth in this resolution and the development standards established by the Specific Plan shall run with the land and shall remain in force for the life of the Project.

Section 9. This is a joint resolution of the City Council and the Redevelopment Agency of the City of San Fernando, California approving Site Plan 2004-18, Tentative Parcel Map 2004-01, Specific Plan 2004-01, Zone Map Amendment 2004-01, and General Plan Map Amendment 2004-01, and finding the Zone Map Amendment, General Plan Map Amendment, Specific Plan, and Tentative Parcel Map for the Las Palmas II sub-site, to be in conformance with the General Plan and the Redevelopment Plan for Redevelopment Project Areas No. 1 and No. 3; 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 10. The City Council and the Redevelopment Agency hereby direct 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 21st day of June 2004, by the following vote:

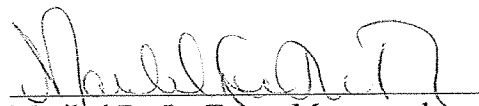
AYES: De La Torre, Veres, Martinez, Hernández, Ruelas - 5

NOES: None

ABSTAIN: None

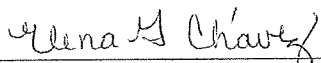
EXCUSED: None

BY:



Maribel De La Torre, Mayor and
Agency Chairperson
City of San Fernando, California

ATTEST:



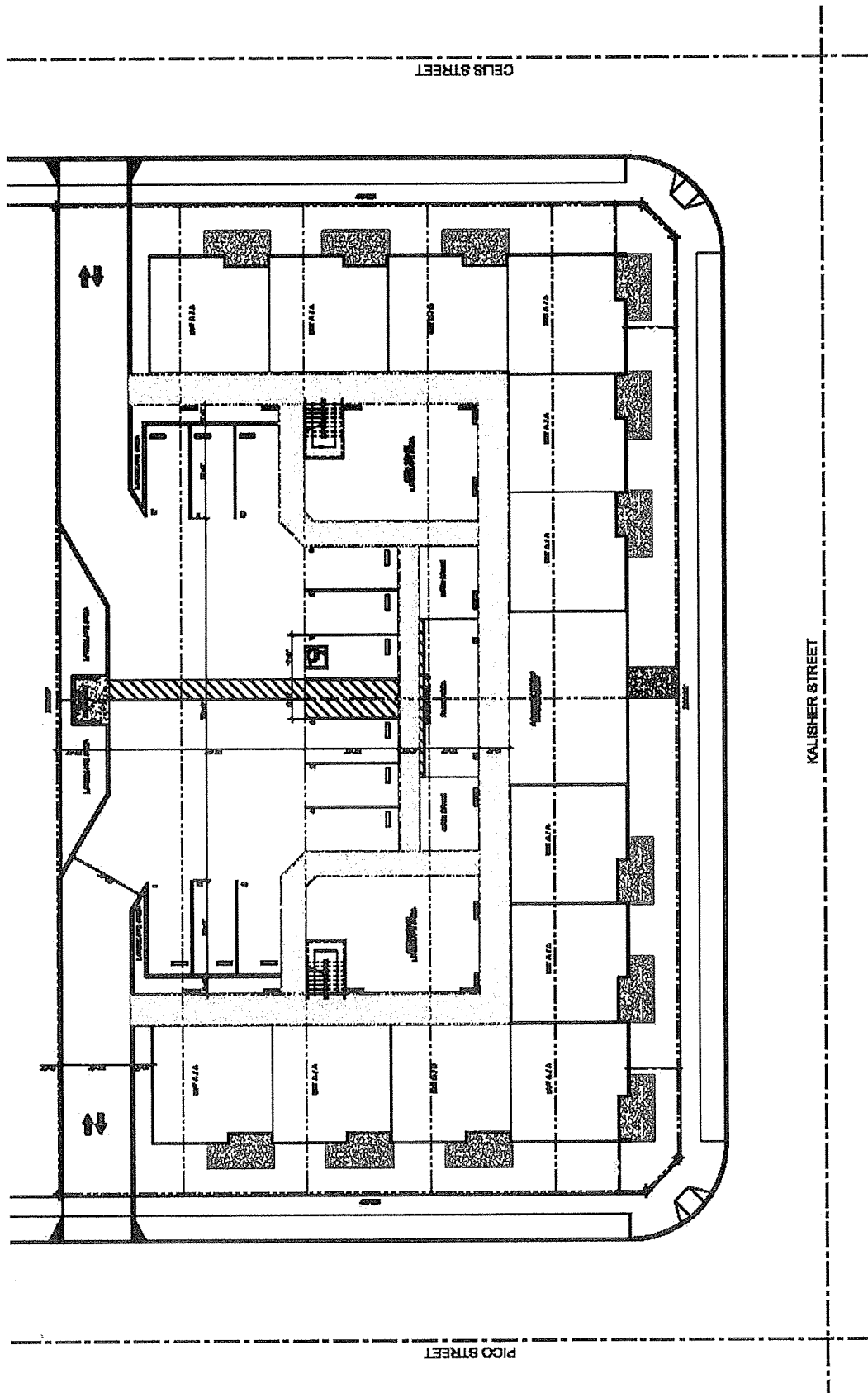
Elena G. Chávez, City Clerk

Site Plan for the Las Palmas I sub-site



Exhibit "A"

Site Plan for the Las Palmas II sub-site



SITE PLAN
SITE 2

[illegible]

EXHIBIT "B"
CONDITIONS OF APPROVAL

- PROJECT NO.** : **Site Plan Review 2004-18, Specific Plan 2004-01, Tentative Parcel Map 2004-01, Zoning Map Amendment 2004-01, and General Plan Map Amendment 2004-01.**
- PROJECT ADDRESS** : The proposed project is located on three separate sites in the City of San Fernando, Los Angeles, County, California. The Las Palmas I sub-site is at the southwest corner of Kalisher Street and Coronel Street. The Las Palmas II sub-site is at the southwest corner of Kalisher Street and Celis Street. The Park Avenue sub-site is at the northeast corner of Park Avenue and First Street.
- PROJECT DESCRIPTION** : The project proposal is a request to construct 95 senior housing apartment units and three manager apartment units on three non-contiguous sites in the City of San Fernando. The Las Palmas I sub-site is an approximate 20,000 square feet site that will be developed with one building containing 20 senior housing apartment units and one manager apartment unit. Las Palmas II sub-site is an approximate 25,000 square feet site that will be developed with 24 senior housing units and one manager apartment unit. The third site, Park Avenue sub-site, is an approximate 35,000 square feet site that will be developed with 51 senior housing units and one manager apartment unit. In addition, the project requires approval of a tentative parcel map to consolidate the existing eight parcels on the Las Palmas II sub-site, a specific plan, zoning map amendment, and general plan map amendment. The project site is located within Redevelopment Project Areas No. 1 and 3 requiring Redevelopment Agency approval.

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

1. The proposed development of 95 senior housing apartment units and three manager apartment units on three non-contiguous sites in the City of San Fernando at the Las Palmas I sub-site, the Las Palmas II sub-site, and the Park Avenue sub-site shall be developed and maintained in substantial compliance with the site plans, floor plans, building façade/elevation drawings, etc. reviewed and subsequently approved by the City Council and Redevelopment Agency, except as modified to comply with these

Conditions of Approval and with the Development standards specified within Specific Plan 2004-01.

2. The architectural treatment of each newly developed building façade for each the three multiple story apartment complexes proposed for each sub-site shall be designed to comply with the building elevations reviewed and subsequently approved by the City Council and Redevelopment Agency. The building elevations and illustrations included in the Specific Plan are conceptual, and shall be modified/revised as necessary. These revisions/modifications shall be included within the final construction drawings submitted for structural plan check application. All proposed treatments shall be reviewed and approved by the Community Development Director prior to structural plan check submittal.
3. The building plan check application shall include specific construction details regarding the physical improvements that are proposed as part of the street improvements along Celis Street, Coronel Street, First Street, Hollister Street, Kalisher Street, Park Avenue, and Pico Street (including off-site improvements associated with the project such as new curb, gutters, sidewalks, driveways, handicap ramps, utility connections, and street trees along each of the streets that abut the three sub-sites).
4. The color scheme for each of the new multiple-story structures shall provide for a consistent color treatment/palette along each building's façades that are visible to adjoining properties and/or from any public right of way. The color scheme for each new building shall be reviewed and approved by the Community Development Director.
5. The project shall comply with the Development Standards identified within the Specific Plan for the San Fernando Senior Housing Development Project. In addition, the applicant shall comply with the following requirements.
6. The applicant shall install wall mounted and/or freestanding light fixtures around the perimeter of the proposed buildings and within or along the perimeter of the proposed parking area to provide adequate security lighting for vehicles and pedestrians using the project site. All proposed light fixtures, wall mounting or freestanding, shall be designed in a manner that is consistent with the overall design of the proposed commercial structures. Decorative night lighting shall be incorporated into the building's design and light sources shall be shielded to prevent light spillover or glare onto adjacent properties. The Community Development Department shall review all proposed light fixture specifications and approve all proposed light fixtures prior to the issuance of a building permit.
7. Any transformers and/or junction boxes required to provide electrical service for the building shall be located in underground vaults, at locations subject to approval by the Community Development Department.

8. All roof mounted mechanical equipment shall be strategically located and properly screened by the proposed parapet wall so as to not detract from the architectural style of each of the proposed multiple story residential buildings.
9. All signs proposed for each of the three sub-sites shall be reviewed and approved by the Community Development Department as part of a Sign Schedule Program for the entire project. The purpose of the sign schedule is to allow for a more uniform overall design style of future signs that are compatible with each the proposed building's architectural style.
10. The applicant shall comply with the requirements from the Public Works Department. Also, any revisions required to the proposed site plan that impact public infrastructure (i.e., relocation and/or reconstruction of public utilities and right of way improvements to Celis Street, Coronel Street, First Street, Hollister Street, Kalisher Street, Park Avenue and Pico Street) as part of the City Council and Redevelopment Agency review and approval of the Specific Plan, Site Plan, and Tentative Parcel Map shall be reviewed by the Public Works Department and included as part of the revised conditions of approval prior to the plan check review process.
11. A demolition permit shall be obtained from the Building and Safety Supervisor to remove existing structures and facilities on each of the three sub-sites. 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.
12. The proposed tentative parcel map and subsequent final parcel map shall be reviewed and approved by the City Engineer prior to the issuance of a building permit.
13. A construction plan shall be submitted as part of plan check review to be reviewed and approved by the Public Works Department and the Building and Safety Supervisor. 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 commercial zones.
14. The required placement underground and relocation of utilities on each of the three sub-sites shall be reviewed and approved by the Public Works Department prior to building permit issuance.
15. Any proposed perimeter walls shall have an exterior finish and color that is consistent with the proposed building treatment. The final design of any proposed wall and/or fence shall be submitted as part of the structural plan check review process.

16. All proposed landscape planters within the parking areas shall provide a six inch by inch curb. All off-site landscape along the adjoining public parkways for all three sub-sites shall be reviewed and approved by the City Engineer.
17. 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 be in substantial compliance with the total landscape area noted on the approved site plan submitted and approved by the City Council and Redevelopment Agency, including but not limited to the proposed on-site and off-site landscaping treatments (i.e. planters and tree wells).
18. Landscaping on each sub-site shall be installed and maintained in a manner consistent with the approved landscape plan that will include shade trees within the designated tree wells located around the perimeter of the three sub-sites and within the designated on-site parking areas. All proposed tree wells and landscaping planters shall be shown as part of the landscape plan for each of the three sub-sites and approved by the Community Development Department. All landscaped areas shall be serviced by an irrigation system and be maintained in a manner consistent with the approved landscape plan.
19. Outdoor trash storage areas shall be screened from public view by a six-foot tall block wall and fence structure facing any public right of way. The block wall shall have a finished appearance that is in keeping with the overall design of the main residential building that will be developed on each sub-site.
20. The trash shall be removed on at least a weekly basis, and no trash shall be visible from the public right of way or obstruct the proposed parking structures adjacent to the trash enclosure at any time.
21. All proposed parking spaces shall be double striped and wheel stops shall be incorporated into the proposed design unless otherwise approved by the Community Development Department.
22. 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 each of the three sub-sites.
23. All buildings will be fully-equipped with an automatic fire sprinkler system.
24. The applicant shall comply with all requirements of applicable federal, state, or local law, ordinance, or regulation including any applicable City provisions regarding trip reduction and travel demand measures.
25. The owners and all successors shall comply with the graffiti removal and deterrence

requirements of the San Fernando Building Code.

26. Any modification to the proposed Site Plan Review 2004-18, Specific Plan 2004-01, Tentative Parcel Map 2004-01, Zoning Map Amendment 2004-01, and General Plan Map Amendment 2004-01, including the attached Conditions of Approval shall require review and approval by the City Council and the Redevelopment Agency.
27. Within thirty (30) days of approval of the Site Plan Review 2004-18, Specific Plan 2004-01, Tentative Parcel Map 2004-01, Zoning Map Amendment 2004-01, and General Plan Map Amendment 2004-01 by the City of San Fernando City Council and Redevelopment Agency, the applicant shall certify his or her acceptance of the conditions of approval or modifications thereto by signing a statement that he or she accepts and shall be bound by all of the conditions.
28. The Site Plan Review 2004-18, Specific Plan 2004-01, Tentative Parcel Map 2004-01, Zoning Map Amendment 2004-01, and General Plan Map Amendment 2004-01 application shall become null and void unless exercised within six (6) months of final approval or such additional time as may be granted pursuant to the San Fernando Municipal Code, upon receipt of a written request for an extension received prior to such expiration date, and shall not become effective until a ten (10) day appeal period has elapsed. The appeal period begins after approval is given.
29. The proposed project shall be constructed as a condition of approval of the Tentative Parcel Map; i.e., the project shall be constructed prior to approval and recordation of the Final Parcel Map.
30. The Project's construction and future operation shall comply with all the mitigation measures reviewed and approved by the City Council and Redevelopment Agency as part of their certification of the Mitigated Negative Declaration on March 15, 2004.

I have read and understand the above conditions of the Site Plan Review 2004-18, Specific Plan 2004-01, Tentative Parcel Map 2004-01, Zoning Map Amendment 2004-01, and General Plan Map Amendment 2004-01 and agree to meet all conditions.

8/6/04
Date

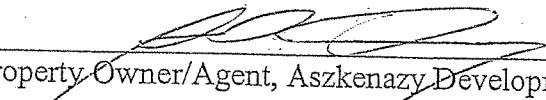
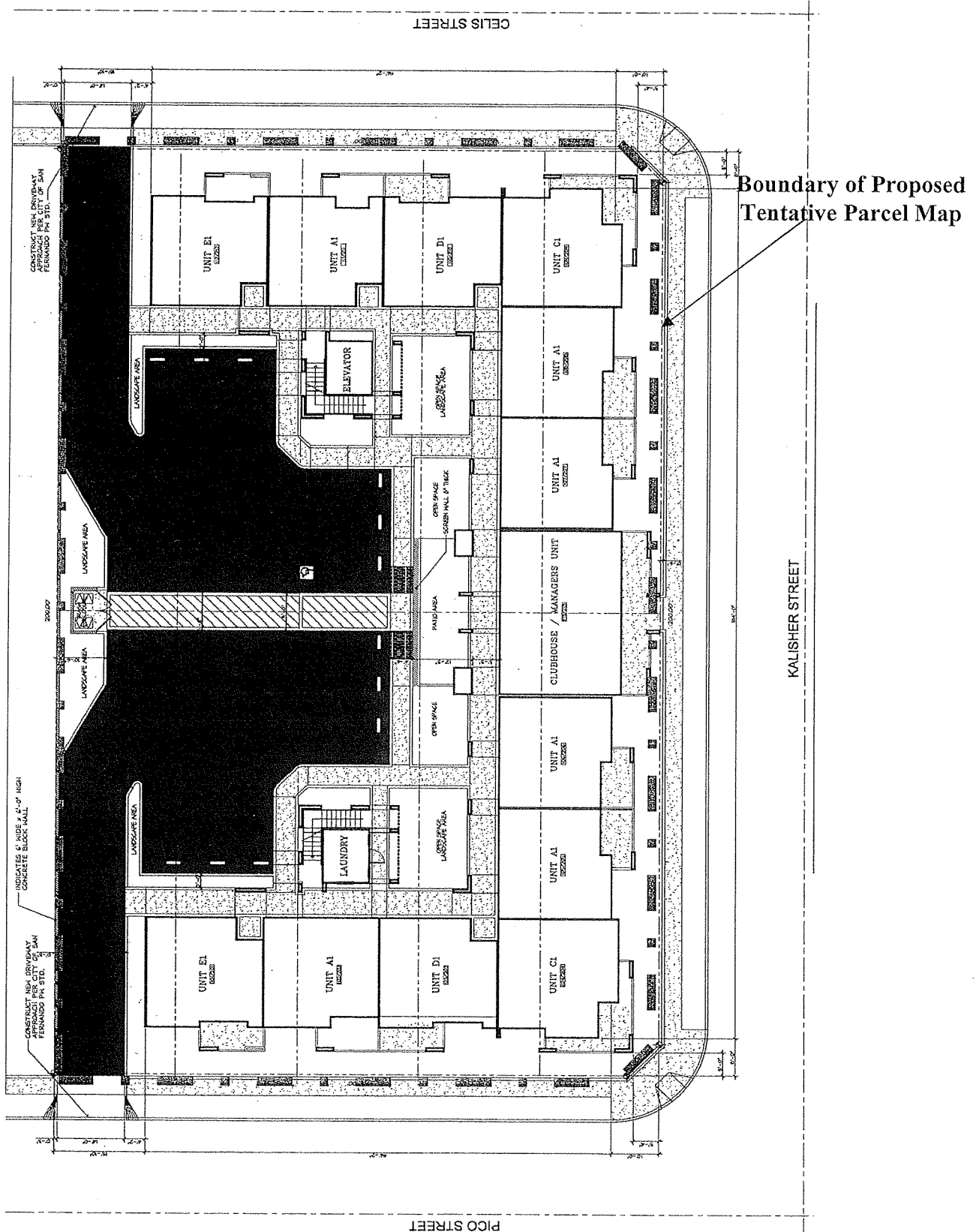

Property Owner/Agent, Aszkenazy Development, LLC

Exhibit "C"
Proposed Tentative Parcel Map
For
The Las Palmas II sub-site



CITY COUNCIL RESOLUTION NO. 6966
AND
REDEVELOPMENT AGENCY RESOLUTION NO. 860

(JOINT RESOLUTION)

A JOINT RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN FERNANDO AND THE REDEVELOPMENT AGENCY OF THE CITY OF SAN FERNANDO MAKING CERTAIN FINDINGS, ADOPTING A MITIGATED NEGATIVE DECLARATION, APPROVING A DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE SAN FERNANDO REDEVELOPMENT AGENCY AND ASZKENAZY DEVELOPMENT, INC., AUTHORIZING THE SALE OF A PORTION OF CITY-OWNED PROPERTY TO THE AGENCY, AND AUTHORIZING THE LEASE OF CERTAIN AGENCY-OWNED REAL PROPERTY TO THE DEVELOPER

WHEREAS, the San Fernando Redevelopment Agency (the "Agency") has been duly created, established and authorized to transact business and exercise its powers under and pursuant to the Community Redevelopment Law (Part 1 of Division 24 of the Health and Safety Code of the State of California);

WHEREAS, in order to effectuate the provisions of the Redevelopment Plans for the Redevelopment Project Area No. 1 and the Civic Center Redevelopment Project No. 3 (the "Project Areas"), the Agency proposes to enter into a Disposition and Development Agreement ("DDA") with Aszkenazy Development, Inc. (the "Developer") for the development of certain property (the "Site") with 98 residential apartments, with 95 of the units restricted to Very Low and Low Income Senior Households and three units for resident managers (the "Project");

WHEREAS, the Site consists of three non-contiguous parcels, two of which are located in the Project Area for Redevelopment Project No. 1, and one of which is located in the Project Area for the Civic Center Redevelopment Project, as more particularly described in the agenda report and the DDA;

WHEREAS, Agency is the owner or is in the processing of acquiring two of the parcels that comprise the Site (the "Agency Parcels"), designated "Las Palmas I" and "Las Palmas II";

WHEREAS, the third parcel, designated the "Park Avenue Parcel", consists of a parcel owned by Developer (the "Developer Parcel") and a parcel owned by the City (the "City Parcel");

WHEREAS, the development contemplated by the DDA includes the acquisition by the Agency of fee title to the Park Avenue Parcel from the Developer and the City, and the lease of all three parcels to the Developer;

WHEREAS, Section 33433 of the California Health and Safety Code requires that certain findings be made, and that a Summary Report and a copy of the DDA be made available for public inspection;

WHEREAS, the Summary Report and a copy of the DDA with attachments, and other related exhibits, have been made available for public inspection in the manner required by Section 33433;

WHEREAS, in accordance with the City of San Fernando Guidelines for implementation of the California Environmental Quality Act ("CEQA") and pursuant to Article 14, Section 15225, the San Fernando Redevelopment Agency has determined that after reviewing the Mitigated Negative Declaration (MND) and Environmental Assessment (EA) prepared by the Community Development Commission of the County of Los Angeles (CDC), in its capacity as the lead agency, the environmental document is technically complete. The Redevelopment Agency has also determined that the environmental document provides an adequate assessment of potential environmental impacts associated with the development of the San Fernando Senior Housing Project and that the proposed mitigation measures will reduce the identified environmental impacts to levels that are less than significant. In light of the entire record, it is the independent judgment of the San Fernando Redevelopment Agency that the Environmental Assessment in place of an Initial Study document clearly identifies that, with the specified mitigation measures incorporated, the project referenced herein will not have a significant effect on the environment. Accordingly, the Redevelopment Agency concurs with the CDC's proposed adoption of a Mitigated Negative Declaration; and

NOW, THEREFORE, based on the evidence presented to the Agency, including the written staff report and oral testimony on this matter, the Initial Study and proposed Mitigated Negative Declaration, and the Summary Report prepared pursuant to Section 33433 of the California Health and Safety Code (the "33433 Report"), the Agency and City do hereby find, determine and resolve as follows:

Section 1. The above recitals are all true and correct.

Section 2. Oral and written evidence presented in the public hearing including, without limitation, the staff reports and the Summary Report, identified a number of significant blighting conditions in the Project Areas, including the Site, that cause the Site to be a serious burden on the community. These conditions include the presence of deteriorated and obsolete buildings, lack of parking, parcels of inadequate size and lack of commercial facilities. The development and sale of the Site, pursuant to the terms of the DDA, will eliminate each of these blighting conditions present on the Site.

Section 3. The lease of the Site pursuant to the terms of the DDA is consistent with the Implementation Plan for the Project Areas adopted by the Agency pursuant to Health and Safety Code Section 33490. The lease of the Site pursuant to the terms of the DDA will fulfill the following objectives that are set forth in the 2000-2005 Redevelopment and Housing Implementation Plan:

1. Encourage the cooperation and participation of property owners, public agencies, and community organization, and community organizations in the elimination of blighting conditions and the redevelopment of the Project Areas.
2. Encourage investment in the Project Areas by the private sector.
3. Provide for the reconstruction, replacement, and/or repair of various public facilities, such as streets, sidewalks, curbs and gutters, lighting, sewer and water facilities in order to encourage infill development activities, rehabilitation and elimination of blighting characteristics in the Project Areas.
4. Provide or assist in the provision of needed public improvements including water system, street and traffic signal improvements.
5. Upgrade the physical appearance of the Project Areas through the implementation of the applicable conditions of approval, development standards, and design guidelines specified within the approved Specific Plan, Basic Concept Plans, Site Plan Review, and Construction Drawings.
6. Encourage the cooperation and participation of property owners, public agencies, and community organizations in the elimination of blighting conditions in the Project Areas.
7. Encourage investment in the Project Areas by the private sector.
8. Protect the health and general welfare of very low- and low-income persons by increasing and improving the community's supply of housing affordable to these persons.
9. Provide for the replacement of existing substandard and nonconforming dwelling units in the Project Areas through relocation, rehabilitation, and the development of new affordable residential units.

In addition, the implementation of the DDA and resulting construction of the proposed Project on the Site will help achieve the affordable housing production goals set forth in the 2000-2005 Redevelopment and Housing Implementation Plan. Finally, the lease of the Site pursuant to the terms of the DDA is consistent with the 2000-2005 Redevelopment and Housing Implementation Plan in that the sale will assist in the promotion of development in the Project Areas to provide economic benefits to the entire community through the re-planning, redesign and development of portions of the Project Areas that are vacant, improperly utilized or not being utilized to their highest and best use, and the Project will provide the consolidation of parcels for development. The implementation of the DDA and the construction of the proposed Project represents new investment in the community and will generate property tax increment tax revenues to the Agency that will directly increase the City's economic base.

Section 4. Agency staff have examined the proposed development plan for the Site, as well as the various appraisals of the parcels that comprise the site and the Developer's pro forma, and concluded that the proposed Project supports a reuse value of \$10 (ten dollars) per year, assuming the risks and obligations as outlined in the DDA and Ground Lease. Based on this information, the consideration for the Ground Lease is not less than the fair reuse value at the use and with the covenants and conditions and development costs authorized by the DDA and Ground Lease.

Section 5. Based upon substantial evidence presented to the City Council and the Redevelopment Agency during the March 15, 2004 joint public hearing, including public testimony, written materials, and the written and oral staff reports, the City Council and the Redevelopment Agency hereby find that:

A. In compliance with CEQA, a Mitigated 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 Mitigated Negative Declaration, and the record before the City Council and the Redevelopment Agency, the Mitigated Negative Declaration prepared for the Project represents the independent judgment of the City Council and the Redevelopment Agency that there is no substantial evidence that the approval of the Project with mitigation measures incorporated may have any significant environmental impact.

C. The Mitigated Negative Declaration and Mitigation Monitoring Plan for the Project are hereby adopted.

Section 6. The Agency Board and City Council hereby approve the Disposition and Development Agreement between the Agency and Aszkenazy Development, Inc.

Section 7. The City Council and Agency hereby approve the sale of the City Parcel to the Agency, under the terms set forth in the agenda report for this item.

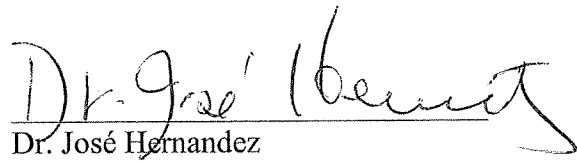
Section 8. The City Administrator and Executive Director are hereby authorized to transfer title to the City Parcel to the Agency, and to sign any and all documents necessary to convey such title.

Section 9. The Executive Director is hereby authorized and directed to do any and all things and to execute and deliver, and the Secretary is hereby authorized to attest to, the DDA and the instruments referenced therein. The Executive Director is hereby authorized to approve such changes to the above documents as may be necessary to effectuate their purpose. The Executive Director is further authorized and directed to do any and all things necessary to implement the DDA.

Adopted at the regular meeting of the San Fernando Redevelopment Agency and San Fernando City Council on the 15th day of March, 2004, by the following vote:

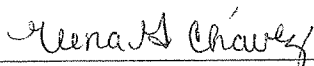
Ayes: Hernández, De La Torre, Veres, Martinez, Ruelas - 5
Noes: None
Absent: None
Abstain: None

BY:



Dr. José Hernández
Mayor/Agency Chairperson
City of San Fernando, California

ATTEST:



Elena G. Chávez, City Clerk/Secretary

APPROVED AS TO FORM:



Michael Estrada
City Attorney/Agency Counsel