



**CITY OF SAN FERNANDO  
COUNCIL CHAMBERS  
PLANNING AND PRESERVATION COMMISSION AGENDA  
APRIL 1, 2014**

**1. CALL TO ORDER**

7:00 P.M.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Chairperson Theale Haupt, Vice-chair Alvin Durham, Commissioners, Kevin Beaulieu, Yvonne G. Mejia, and Rodolfo Salinas, Jr.

**4. APPROVAL OF AGENDA**

April 1, 2014

**5. PUBLIC STATEMENTS**

There will be a three (3) minute limitation per each member of the audience who wishes to make comments in order to provide a full opportunity to every person who wishes to address the Commission on community planning matters not pertaining to items on this agenda.

**6. CONSENT CALENDAR**

Items on the consent calendar are considered routine and may be acted on by a single motion to adopt the staff recommendation or report. If the Commission wishes to discuss any item, it should first be removed from the consent calendar.

- Minutes of the November 5, 2013, Planning and Preservation Commission Meeting; and
- Minutes of the March 18, 2014, Planning and Preservation Commission Meeting.

**7. NEW BUSINESS**

**A: Subject: Modification of Variance 2013-04 and Development Standards Modification 2014-01 (RE: Conditional use Permit 2013-07 and Site Plan Review 2013-07)**

**Location: 460 San Fernando Mission Boulevard and 1136 Hollister Street, San Fernando, CA 91340**

**Applicant: Robert Grosse, WSS, 13425 South Figueroa Street, Los Angeles CA 90061**

**Proposal: The proposed project is a request to modify previously approved Variance 2013-04 in order to allow the construction of a 4,696-square-foot addition to an existing 6,171 square foot commercial building located within the C-1 (Limited Commercial) zone at 460 San Fernando Mission Boulevard with reduced front and side setbacks of five feet-four inches and four feet-two inches, respectively while also constructing an off-site parking facility for a portion of the required parking at 1136 Hollister Street**

located in the R-2 (Multiple Family Dwelling) zone. The primary project site at 460 San Fernando Mission Boulevard is an approximate 17,500-square-foot lot located on the easterly corner of San Fernando Mission Boulevard and Hollister Street. The planned off-site parking facility at 1136 Hollister Street is an approximate 10,000-square-foot lot located on the southwesterly portion of the 1100 block of Hollister Street, between San Fernando Mission Boulevard and South Maclay Avenue. The total parking provided for the project includes 34 proposed parking spaces (i.e., 10 on-site and 24 at the off-site parking facility at the 1136 Hollister Street).

The project applicant has also requested that the City consider approval of a modification of the C-1 zone property development standards pursuant to City Code Section 106-212, Subsections 5(a) and 5(c) to allow for 62 percent lot coverage and a modification of on-site parking requirements reducing total required parking by five (5) percent in order to provide a total of 34 parking spaces for the project.

**Recommendation:** Staff recommends that the Planning and Preservation Commission approve the proposed Modification of Variance 2013-04 and Development Standards Modification 2014-01, pursuant to Planning and Preservation Commission Resolution 2014-04 and the Conditions of Approval attached as Exhibit “A” to the resolution (Attachment 1).

If, in the future, you wish to challenge the items listed above in Court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Planning Commission at, or prior to, the public hearing. Decisions of Planning and Preservation Commission may be appealed to the City Council within 10 days following the final action.

8. **COMMISSION RE-ORGANIZATION**
9. **STAFF COMMUNICATIONS**
10. **COMMISSION COMMENTS**
11. **ADJOURNMENT**  
May 6, 2014

Any public writings distributed to the Planning and Preservation Commission regarding any item on this regular meeting agenda will also be made available at the Community Development Department public counter at City Hall located at 117 Macneil Street, San Fernando, CA, 91340 during normal business hours. In addition, the City may also post such documents on the City's Web Site at [www.sfcity.org](http://www.sfcity.org).

In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services please call the Community Development Department office at (818) 898-1227 at least 48 hours prior to the meeting.



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

**DRAFT MINUTES OF THE NOVEMBER 5, 2013 MEETING  
CITY HALL COUNCIL CHAMBER**

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION. AUDIO OF THE ACTUAL MEETING ARE AVAILABLE FOR LISTENING IN THE COMMUNITY DEVELOPMENT DEPARTMENT.

**CALL TO ORDER**

The meeting was called to order by Theale Haupt at 7:00 P.M.

**PLEDGE OF ALLEGIANCE**

Led by Theale Haupt

**ROLL CALL**

The following persons were recorded as present:

**PRESENT:**

Chairperson Theale Haupt, Vice-chair Alvin Durham, Commissioners Kevin Beaulieu, Yvonne Mejia, and Rudy Salinas

**ABSENT**

None

**ALSO PRESENT**

Community Development Director Fred Ramirez, Assistant Planner Edgar Arroyo, and Community Development Secretary Michelle De Santiago

**APPROVAL OF AGENDA**

Vice-chair A. Durham moved to approve the agenda the November 5, 2013 meeting. Seconded by Commissioner K. Beaulieu the motion carried with the following vote:

<b>AYES:</b>	A. Durham, K. Beaulieu, T. Haupt, Y. Mejia and R. Salinas
<b>NOES:</b>	None
<b>ABSENT:</b>	None
<b>ABSTAIN:</b>	None

**CONSENT CALENDAR**

Commissioner Y. Mejia moved to approve the minutes of the Planning and Preservation Commission meeting of August 20, and September 10, 2013 meetings. Seconded by Vice-chair A. Durham, the motion carried with the following vote:

<b>AYES:</b>	A. Durham, K. Beaulieu, T. Haupt, Y. Mejia and R. Salinas
<b>NOES:</b>	None
<b>ABSENT:</b>	None
<b>ABSTAIN:</b>	None

**UNFINISHED BUSINESS**

None

## **PUBLIC HEARING 7A:**

**Conditional Use Permit 2013-10 – 603 San Fernando Road, San Fernando, CA – Tricolor Auto Group, 545 E. John Carpenter Freeway, Suite 1900, Irving, Texas 75062 and Aszkenzy Development Inc., 601 S. Brand Blvd., San Fernando, CA – A request for review and approval of a conditional use permit (CUP) application to modify an previously approved CUP 2011-01 to allow for the operation of a used automobile dealership with a minimum floor area of 7,500 square feet within an existing 13,785-square-foot commercial building formerly used as new automobile dealership located at 603 San Fernando Road. The subject property is an approximate 63,587-square-foot lot located along the 600 block of San Fernando Road, between Fox Street and Wolfskill Street, within the Truman-San Fernando district (Auto Commercial Sub-District) of the SP-4 (Corridor Specific Plan) zone. Approval of the proposed used automobile dealership is being requested by the applicant pursuant to Section 2.8(C) of the development standards for the Auto Commercial Sub-District. The CUP application also includes a request for the Planning and Preservation Commission to consider the proposed used automobile dealership**

## **STAFF PRESENTATION**

Fred Ramirez gave the staff presentation recommending that the Planning and Preservation Commission approve an amendment to the previously approved CUP to allow for the operation of a used automobile dealership with a minimum floor area of 7,500 square feet and that a used automobile dealership with a minimum floor area of 7,500 square feet is similar and compatible to the uses that are conditionally permitted in the zoning district and meet the purpose and intent of the Auto Commercial Sub-District and the Specific Plan Code Section 2.8(C) at 603 San Fernando Road, pursuant to Planning and Preservation Commission Resolution 2013-11 and the conditions of approval attached as Exhibit “A” to the resolution.

## **PUBLIC TESTIMONY**

None

## **COMMISSION DISCUSSION**

T. Haupt asked the company intended on selling auto parts and what the service bays would be used for. He expressed concern with the bays being used as storage space and become filled with extra products.

I.Fitzsimmons indicated that the bays are used to conduct a 54-point inspection on the vehicles before it's displayed for sale and it will stock the parts to complete that task.

Y. Mejia asked if the vehicles being sold were used vehicles.

I.Fitzsimmons stated that the Tricolor operation is similar to that of Carmax and other major chain with returned leases.

F. Ramirez indicated that the CUP and it's conditions are set up to address any maintenance issues with the property's future operation.

T. Haupt asked how long is the term of the lease and how long have they been in business.

I.Fitzsimmon stated that the term of the lease is for seven years with options.



F. Ramirez stated that the prospective tenant is a growing business in California and that the revenues generated from sales will have a positive fiscal impact on the city since the subject property has been vacant for approximately four years.

**7:25 p.m. Public Hearing opened,**

No comments

**7:25 p.m. Public Hearing closed.**

Vice-chair A. Durham moved to approve Conditional Use Permit 2013-10. Seconded by Commissioner Y. Mejia, the motion carried with the following vote:

<b>AYES:</b>	A. Durham, Y. Mejia, K. Beaulieu, T. Haupt, and R. Salinas
<b>NOES:</b>	None
<b>ABSENT:</b>	None
<b>ABSTAIN:</b>	None

**PUBLIC HEARING 7B:**

**Conditional Use Permit 2013-09 (RE: Site Plan Review 2013-13 – 1201 Arroyo Avenue, San Fernando, CA and 13055 West Arroyo Street, Los Angeles, CA – Brett Warner, 1520 Ventura Boulevard, #100, Sherman Oaks, CA 91401 – The proposed project is a request for review and approval of a conditional use permit (CUP) application to allow for the storage, distribution, and warehousing uses to be established at the subject property as part of the development of a new 72,208-square-foot industrial building with 66 parking spaces. The subject property is an approximate 2.84-acre site comprised of two parcels (one parcel is located in the City of San Fernando and one in the City of Los Angeles) located on the northerly corner of Arroyo Avenue and Eighth Street.**

**STAFF PRESENTATION**

Assistant Planner Edgar Arroyo gave the staff report recommending the Planning and Preservation approve Conditional Use Permit 2013-09 pursuant to Planning and Preservation Commission 2013-12 and the Conditions of Approval attached as Exhibit “A” to the resolution (Attachment 1).

**PUBLIC TESTIMONY**

Bret Warner – (the applicant) made himself available if the Planning and Preservation Commission had questions.

**COMMISSION DISCUSSION**

K. Beaulieu asked if the property is being leased or will it be owned by the applicant.

B. Warner indicated the Russells Delivery (the future tenant) is currently located in Sylmar, CA and has been in business for 20 years and during that time the company has moved five times and so this will be the new permanent location with the purchase of the property.

F. Ramirez indicated that the property presents a unique situation with the parcel sitting between City of San Fernando and City of Los Angeles' jurisdiction. He stated that there is no memorandum of understanding with City of Los Angeles but that the cities will work together to confirm that the project's requirements are met since the majority of the structure is within the City of Los Angeles' boundaries.

K. Beaulieu asked if Cesar Chavez Learning Academy had been notified about the proposal and what their response was.

E. Arroyo indicated that the school was notified but no response for or against the project was received from the school.

K. Beaulieu stated he wants the applicant to pay special attention to the details at the corner of Eighth Street and Arroyo since that is the primary path of travel towards Foothill Boulevard.

B. Warner stated that there have been four different renderings because of the location and the one before you is the one that works best at the location. The site will start operations at 6:00 a.m. and there will be approximately 40 employees and 20 trucks.

T. Haupt stated he wanted to see the City of San Fernando help facilitate the project's development.

Y. Mejia asked for a timeline of activities.

B. Warner stated that he anticipated demolition of the existing structure would take place in February 2014 and permits for construction would be pulled by March 1, 2014. He indicated that Phase 1 has already taken place.

#### **7:54 p.m. Open public hearing**

No comments

#### **7:54 p.m. Closed public hearing**

Commissioner Y. Mejia moved to approve Conditional Use Permit 2013-09, Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

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

#### **PUBLIC HEARING 7C:**

**Determination of General Plan Conformance – City-owned properties at 1211 First Street (old fire station), and at 732 Mott Street, 700 and 713 Chatsworth Drive (Mission Community Hospital facility) – City of San Fernando – The purpose of this analysis is to document how the potential sale of City-owned properties are in conformance with City of San Fernando General Plan.**

#### **STAFF PRESENTATION**

Community Development Director Fred Ramirez provided the staff presentation recommending that the Planning and Preservation Commission:

1. Adopt Resolution 2013-13 (Attachment 1) finding that the potential sale of city-owned property at 1211 First Street (old first station site) as configured and shown as Resolution's Exhibit "A" conforms to the City of San Fernando General Plan; and
2. Adopt Resolution 2013-14 (Attachment 2) finding that the potential sale of city-owned properties at 732 Mott Street, 700 and 713 Chatsworth Drive (Mission Community Hospital facility) as configured and shown as Resolution's Exhibit "A", conforms to the City of San Fernando General Plan.

### **COMMISSION DISCUSSION**

T. Haupt asked if there is a potential buyer.

F. Ramirez indicated that there is a potential buyer for both properties. He stated that there were two proposals submitted at the City Council's Closed Session.

### **PUBLIC TESTIMONY**

None

### **8:09 p.m. Opened public hearing**

No Comments

### **8:09 p.m. Closed public hearing**

Chairperson T. Haupt moved to adopt Resolution 2013-13 and 2013-14 finding that the potential sale of City-owned properties at 1211 First Street and 732 Mott Street is consistent with the City of San Fernando General Plan. Seconded by Commissioner R. Salinas, the motion carried with the following vote:

<b>AYES:</b>	T. Haupt, R. Salinas, K. Beaulieu, A. Durham, and Y. Mejia
<b>NOES:</b>	None
<b>ABSENT:</b>	None
<b>ABSTAIN:</b>	None

### **COMMISSION COMMENTS**

None

### **STAFF COMMUNICATIONS**

F. Ramirez gave the Commission an update on current projects, i.e., (131-133 Park Avenue, Food 4 Less, and WSS)

### **PUBLIC STATEMENTS**

None

### **ADJOURNMENT:**

Vice-chair A. Durham moved to adjourn to December 6, 2013. Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

<b>AYES:</b>	A. Durham, K. Beaulieu, T. Haupt, Y. Mejia, and R. Salinas
<b>NOES:</b>	None
<b>ABSENT:</b>	None
<b>ABSTAIN:</b>	None

8:30 P.M.  
Fred Ramirez  
Planning Commission Secretary



**CITY OF SAN FERNANDO  
PLANNING AND PRESERVATION COMMISSION  
DRAFT MINUTES OF THE SPECIAL MEETING OF  
MARCH 18, 2014**

**CITY HALL COUNCIL CHAMBER**

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION. AUDIO OF THE ACTUAL MEETING ARE AVAILABLE FOR LISTENING IN THE COMMUNITY DEVELOPMENT DEPARTMENT.

**CALL TO ORDER**

The meeting was called to order by Chairperson Theale Haupt at 7:00 P.M.

**PLEDGE OF ALLEGIANCE**

Led by Theale Haupt

**ROLL CALL**

The following persons were recorded as present:

**PRESENT:**

Chairperson Theale Haupt, Commissioners Kevin Beaulieu, Y. Mejia, and Rudy Salinas

**ABSENT:**

Vice-chair Alvin Durham

**ALSO PRESENT**

Community Development Director Fred Ramirez and Community Development Secretary Michelle De Santiago

**APPROVAL OF AGENDA**

Commissioner Y. Mejia moved to approve the agenda for March 18, 2014. Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

<b>AYES:</b>	Y. Mejia, K. Beaulieu, T. Haupt, and R. Salinas
<b>NOES:</b>	None
<b>ABSENT:</b>	A. Durham
<b>ABSTAIN:</b>	None

**CONSENT CALENDAR**

No Items

**UNFINISHED BUSINESS**

None

**PUBLIC HEARING 7A:**

**Modification of Variance 2013-04 (RE: conditional Use Permit 2013-07 and Site Plan Review 2013-07) – 460 San Fernando Mission Blvd., San Fernando, CA – Robert Grosse, WSS, 13425 South Figueroa Street, Los Angeles, CA 90061 – The proposed project is a request to modify a previously approved Variance 2013-04 in order to allow the construction of a 4,696-square-foot addition to the existing 6,171-**

**square-foot commercial building with a reduced front and side setbacks, a primary lot coverage of 62 percent, and use of an off-site parking facility for a portion of the required parking. The project site at 460 San Fernando Mission Boulevard is an approximate 17,500-square-foot lot located on the easterly corner of San Fernando Mission Boulevard and Hollister Street, within the C-1(Limited Commercial) zone. The site planned off-site parking facility at 1136 Hollister Street is an approximate 10,000-square-foot lot located on the southwesterly portion of the 1100 block of Hollister Street, between San Fernando Mission Boulevard and South Maclay Avenue, within the R-2 (Multiple Family Residential) zone.**

**The request to modify the existing variance would allow for the proposed addition to the existing building at 460 San Fernando Mission Boulevard while maintaining a side yard setback of four feet and three inches along Hollister Street, exceeding the permissible lot coverage by two percent on the primary lot, and modification of the parking layouts on-site and at the off-site parking lot at 1136 Hollister Street in order to allow for the diagonal parking lot configuration with one-way through access from Hollister Street to Hewitt Street at said off-site parking facility. The total parking provided for the Project includes a total of 34 proposed parking space (i.e., 10 on-site and 24 at the off-site parking facility at the 1136 Hollister Street). The subject sites were previously entitled by the City on August 20, 2013, when the Planning and Preservation Commission approved Variance 2013-04 and Conditional Use Permit 2013-07.**

#### **STAFF PRESENTATION**

Community Development Director Fred Ramirez gave the staff presentation recommending that the Planning and Preservation Commission continue consideration of the proposed request to modify Variance 2013-04 to the next regularly scheduled meeting of April 1, 2014.

#### **COMMISSION DISCUSSION**

Michael Eschger (the applicant's representative) made himself available to answer any questions.

K. Beaulieu asked the applicant if the project would start soon.

M. Eschger stated that WSS is ready to start the project once it received approval from the city.

T. Haupt stated that the Commission had some reservations with approving the variance the first time, particularly because of the amount of proposed signage.

#### **7:10 p.m. Open Public Hearing**

No comments

#### **7:13 p.m. Closed Public Hearing**

Commissioner Y. Mejia moved to continue consideration of Modification of Variance 2013-04 to the regular meeting of April 1, 2014. Seconded by K. Beaulieu, the motion carried with the following vote:

<b>AYES:</b>	Y. Mejia, K. Beaulieu, T. Haupt, and R. Salinas
<b>NOES:</b>	None
<b>ABSENT:</b>	A. Durham
<b>ABSTAIN:</b>	None

### **STAFF COMMUNICATIONS**

F. Ramirez provided the commission with a brief update of the upcoming applications that are scheduled to be presented in the near future.

### **COMMISSION COMMENTS**

Y. Mejia asked staff if the window signage at Fiesta Insurance was approved.

### **PUBLIC STATEMENTS**

None

### **ADJOURNMENT:**

Commissioner K. Beaulieu moved to adjourn to April 1, 2014. The motion carried unanimously with the following vote:

<b>AYES:</b>	K. Beaulieu, T. Haupt, Y. Mejia, and R. Salinas
<b>NOES:</b>	None
<b>ABSENT:</b>	A. Durham
<b>ABSTAIN:</b>	None

7:37 P.M.  
Fred Ramirez  
Planning Commission Secretary

**MEETING DATE:** April 1, 2014

**PUBLIC HEARING:**

1. CHAIRPERSON TO OPEN THE ITEM AND REQUEST STAFF REPORT
2. STAFF PRESENTS REPORT
3. COMMISSION QUESTIONS ON STAFF REPORT
4. OPEN FOR PUBLIC HEARING
5. CLOSE PUBLIC HEARING
6. PLANNING AND PRESERVATION COMMISSION DISCUSSION
7. RECOMMENDED ACTION:
  - (a) **To Approve:**  
**“I move to approve the proposed Modification of Variance 2013-04 and Development Standards Modification 2014-01, pursuant to Planning and Preservation Commission Resolution 2014-04 and the Conditions of Approval attached as exhibit “A” to the resolution (Attachment1).”**
  - (b) **To Deny:**  
**“I move to deny the proposed Modification of Variance 2013-04 and Development Standards Modification 2014-01, based on the following ...” (Roll Call Vote)**
  - (c) **To Continue:**  
**“I move to continue the proposed Modification of Variance 2013-04 and Development Standards Modification 2014-01, to a specific date...” (Roll Call Vote)**

**PUBLIC HEARING:**

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

Roll Call: \_\_\_\_\_

**Item 7A:**

**Modification of Variance 2013-04 and Development Standards  
Modification 2014-01**





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## PLANNING AND PRESERVATION COMMISSION STAFF REPORT

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DATE: April 1, 2014

TO: SAN FERNANDO PLANNING AND PRESERVATION COMMISSION

FROM: Fred Ramirez, Community Development Director

SUBJECT: Modification of Variance 2013-04 & Development Standards Modification 2014-01  
(RE: Conditional Use Permit 2013-07 and Site Plan Review 2013-07)  
460 San Fernando Mission Boulevard and 1136 Hollister Street, San Fernando, CA  
91340 (Los Angeles County Assessors' Parcel Nos.: 2521-028-009, 2521-028-016,  
and 2521-029-037)

PROPOSAL: The proposed project is a request to modify previously approved Variance 2013-04 in order to allow the construction of a 4,696-square-foot addition to an existing 6,171 square foot commercial building located within the C-1 (Limited Commercial) zone at 460 San Fernando Mission Boulevard with reduced front and side setbacks of five feet-four inches and four feet-two inches, respectively while also constructing an off-site parking facility for a portion of the required parking at 1136 Hollister Street located in the R-2 (Multiple Family Dwelling) zone. The primary project site at 460 San Fernando Mission Boulevard is an approximate 17,500-square-foot lot located on the easterly corner of San Fernando Mission Boulevard and Hollister Street. The planned off-site parking facility at 1136 Hollister Street is an approximate 10,000-square-foot lot located on the southwesterly portion of the 1100 block of Hollister Street, between San Fernando Mission Boulevard and South Maclay Avenue. The total parking provided for the project includes 34 proposed parking spaces (i.e., 10 on-site and 24 at the off-site parking facility at the 1136 Hollister Street).

The project applicant has also requested that the City consider approval of a modification of the C-1 zone property development standards pursuant to City Code Section 106-212, Subsections 5(a) and 5(c) to allow for 62 percent lot coverage and a modification of on-site parking requirements reducing total required parking by five (5) percent in order to provide a total of 34 parking spaces for the project.

APPLICANT: Robert Grosse, WSS, 13425 South Figueroa Street, Los Angeles, CA 90061

### RECOMMENDATION:

Staff recommends that the Planning and Preservation Commission approve the proposed Modification of Variance 2013-04 and Development Standards Modification 2014-01, pursuant to

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April 1, 2014

Modification of Variance 2013-04 & Development Standards Modification 2014-01 (RE: CUP 2013-07 & SPR 2013-07)

460 San Fernando Mission Boulevard and 1136 Hollister Street

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Planning and Preservation Commission Resolution 2014-04 and the Conditions of Approval attached as Exhibit “A” to the resolution (Attachment 1).

## **PROJECT SUMMARY:**

Project applicant, Warehouse Shoe Sale (“WSS”), seeks the Planning and Preservation Commission approval to amend previously approved Variance 2014-03 to allow for an addition of 4,696 square feet to an existing 6,171 square foot commercial building at 460 San Fernando Mission Boulevard in the C-1 (Limited Commercial) zone, while maintaining a five feet-four inches front setback along San Fernando Mission Boulevard, a four feet-two inches side setback along Hollister Street and modification of the proposed parking layouts on-site and at the off-site parking facility located across the street at 1136 Hollister Street (an R-2 zoned property) including providing for a diagonal parking lot configuration with one-way through access from Hollister Street to Hewitt Street at said off-site parking facility (the “Project”). The total parking provided for the Project in compliance with applicable parking standards and includes a total of 34 proposed parking spaces (i.e., 10 on-site and 24 at the off-site parking facility at the 1136 Hollister Street).

The Project applicant has also requested that the City consider approval of a modification of the C-1 zone property development standards pursuant to City Code Section 106-212, Subsections 5(a) and 5(c) to allow for 62 percent lot coverage and a modification of on-site parking requirements reducing total required parking by five (5) percent. Per City Code Section 106-213(b), the City's chief planning official has deferred final approval of the requested development standards modification to the Commission in order to provide a comprehensive review of the entire Project.

The Planning and Preservation Commission previously approved Variance 2013-04 and Conditional Use Permit 2013-07 on August 20, 2013. There is no request to modify the previously approved Conditional Use Permit 2013-07, which will facilitate the future development of business identification signs for the Project through a Sign Program and associated sign permit.

## **BACKGROUND:**

On May 25, 2013, WSS submitted a site plan review application to construct an addition to an existing commercial building located at 460 San Fernando Mission Boulevard. The proposed building addition at the subject property would also include a complete renovation of the existing façade of the building currently occupied by WSS (formerly Warehouse Shoe Sale), a retail footwear and apparel store, with improved landscape areas and parking facilities. Additionally, the project proposal included the development of an off-site parking facility at 1136 Hollister Street in order to meet the total parking required for the project pursuant to the City's zoning code. The project site at 460 San Fernando Mission Boulevard is an approximate 17,500-square-foot lot (Los Angeles County Assessor Parcel No (APN): 2521-029-037) located on the easterly corner of San Fernando Mission Boulevard and Hollister Street, within the C-1 zone. The site of the proposed off-

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April 1, 2014

Modification of Variance 2013-04 & Development Standards Modification 2014-01 (RE: CUP 2013-07 & SPR 2013-07)

460 San Fernando Mission Boulevard and 1136 Hollister Street

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site parking facility at 1136 Hollister Street is an approximate 10,000-square-foot property comprised of two lots (APNs.: 2521-028-009 and 2521-028-016) located on the southwesterly portion of the 1100 block of Hollister Street, between San Fernando Mission Boulevard and South Maclay Avenue, within the R-2 zone.

Pursuant to City Code Section 106-696, the front setback for properties in the C-1 zone is 10 feet. Additionally, the side setback area for properties whose side setback area abuts the street right-of-way is five feet. However, pursuant to City Code Section 106-697, when a side property line abuts another property instead of the street right-of-way, a building may be developed at the property line with a zero side setback.

In staff's review of the project and the development of the site to date, the existing building was constructed in 1997 with a front setback of five feet and four inches to allow for the placement of the building toward the front of the property. The placement of the existing building toward the front of the property facing San Fernando Mission Boulevard also facilitated the development of a retail storefront with direct frontage to the street and provided an expanded area at the rear of the property to provide the required parking for the project. While the construction of the retail building was allowed at the aforementioned setbacks, the development standards and setback requirements applicable at the time of the project's review and development in 1997 required a 10-foot front setback along San Fernando Mission Boulevard for properties within the C-1 zone, pursuant to City Code Section 30.600.01. Under the City's current development standards, pursuant to City Code Section 106-696, a similar 10-foot front setback is required for C-1 zoned properties. As such, the existing commercial building developed at 460 San Fernando Mission Boulevard is not in compliance with previously or currently applicable front setback requirements for commercially zoned property. Upon staff's assessment of the discrepancy in front building setback, the applicant was advised by City staff that a variance would be required to legalize the existing portion of the building that extends into the front setback area, as well as to allow for the proposed additional encroachment of the building into the required front and side setbacks along San Fernando Mission Boulevard and Hollister Street.

As discussed above, the project included the use of an off-site parking facility at 1136 Hollister Street to provide a portion of the required parking for the project, with additional surplus parking for employees of the retail store. Pursuant to City Code Section 106-822(c)(7), retail uses within the C-1 zone are required to provide one parking space for every 300 square feet of gross floor area. In total, the previously proposed 10,013-square-foot building would have required a total of 33 parking spaces to be provided on-site at 460 San Fernando Mission Boulevard. As proposed, the project would have provided a total of 38 parking spaces, with 17 spaces provided at the subject property at 460 San Fernando Mission Boulevard and an additional 21 spaces provided across the street within the proposed off-site parking facility at 1136 Hollister Street. As such, the project would have provided a surplus of five spaces. Pursuant to City Code Section 106-827(a), off-site parking facilities used to provide all or a portion of the required parking for a project may be permitted though the Commission's review and consideration of a variance. Additionally, a residentially zoned lot may be used as an off-site parking facility for a commercial use if the proposed parking

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April 1, 2014

Modification of Variance 2013-04 & Development Standards Modification 2014-01 (RE: CUP 2013-07 & SPR 2013-07)

460 San Fernando Mission Boulevard and 1136 Hollister Street

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lot is located adjacent to or across the street from a nonresidential zone, pursuant to City Code Section 106-827(b) and subject to the review of a variance as noted above.

As proposed, the addition and associated improvements to the existing building at 460 San Fernando Mission Boulevard were intended to provide depth and articulation to the façade of the building, while providing a prominent and functional front entry and areas for windows and display cases along San Fernando Mission Boulevard, Hollister Street, and the rear of the building facing the parking lot. The proposed improvements would necessitate that portions of the existing building extend into the required front and side yard setback area to provide the desired architectural treatment throughout the building. As such, portions of the building facade would retain a front setback of five feet-four inches along San Fernando Mission Boulevard and a side setback of four feet-two inches along Hollister Street.

Finally, along with the improvements to the building façades, the Project was designed to include the installation of new signage along the elevations on San Fernando Mission Boulevard, Hollister Street, and the building elevation facing the parking lot at the rear. The applicant requested the approval of a Sign Program for all signage planned throughout the site. Pursuant to City Code Section 106-933(7)(c), the approval of a Sign Program requires the review and consideration of a Conditional Use Permit (CUP) by the Commission. The requested CUP would allow for the installation of approximately 229 square feet of signage on the building's front elevation facing San Fernando Mission Boulevard, approximately 150 square feet of signage on the building's side elevation facing Hollister Street, and approximately 235 square feet of signage on the building elevation facing the parking lot at the rear of the subject property. The proposed sign program throughout the site would also include for the removal of the existing deteriorated 156.66-square-foot dual-face pole sign (78.33 square feet per face) located on the corner of San Fernando Mission Boulevard and Hollister Street. Additionally, window graphic signage would also be installed on the building, with 236 square feet of window signage along San Fernando Mission Boulevard and Hollister Street, respectively, and 154 square feet of window signage facing the parking lot at the rear of the subject property.

Pursuant to City Code Section 106-933(1), the total sign area of per building frontage shall not exceed 20-percent of the area of the building elevation. Additionally, the maximum area allowed for signage shall not exceed 150 square feet per frontage. However, pursuant to City Code Section 106-933(7)(c), a sign program for the entire project site that requests additional sign area above the permitted maximum area under the City's sign regulations may be considered by the Commission as part of a conditional use permit request.

Subsequent to staff's review of the project, planning staff worked with the applicant to address concerns regarding building setbacks, the proposed off-site parking facility, building design, and the requested sign program for the project.

On July 25, 2013, the applicant submitted a variance application requesting reduced front and side building setbacks and the approval of an off-site parking facility to provide a portion of the required

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parking for the project, along with a conditional use permit for the proposed Sign Program for the Commission review and consideration.

On August 20, 2013, the Planning and Preservation Commission reviewed and approved Conditional Use Permit 2013-07, Variance 2013-04, and Site Plan Review 2013-07 pursuant to Planning and Preservation Resolution No. 2013-07 (Attachment 2), to allow for the construction of an approximate 3,842 square foot addition to the existing WSS retail commercial building at 460 San Fernando Mission Boulevard with reduced front and side setbacks and allowing for the construction of an off-site parking facility at 1136 Hollister Street and approval of conditional use permit to allow for a sign program with increased signage above the maximum permitted in the C-1 zone. As part of the project approval, the Commission added requirements to enhance onsite landscaping with five trees along the perimeter of the proposed commercial building at 460 San Fernando Mission Boulevard as well as requiring that all windows where graphic signage is to be displayed would be converted into functional display cases to display business merchandise. (See Attachment 3: August 20, 2013, City-approved Conceptual Plans.)

On December 23, 2013, Robert Grosse of WSS submitted a new site plan review application seeking to construct a 5,060 square foot addition to the existing WSS commercial building that would result in a total building size of 11,391 square feet while maintaining the reduced front setback, extending a non-conforming side setback to accommodate proposed building expansion, and providing 34 parking spaces through a combination of on-site and off-site parking facilities. In addition to the proposed changes to the building footprint and the available parking for the project, the applicant had also modified the proposed signage for the building significantly reducing the amount of proposed building signage in an effort to further reduce the Commission's prior concern with the overall proposed signage for the building, which was allowed pursuant to the Commission's Conditions of Approval for the Project. However, as part of the review process it was determined that the proposed project would have a parking shortfall of three less parking spaces than the required 37 for the Project and exceed the lot coverage maximum permissible under the code of 60 percent by proposing building footprint that covers 65 percent of primary lot at 460 San Fernando Mission Boulevard. As part of the site plan review process, staff continued to work with the applicant over a three month period to further refine the project and seek to address the parking deficiency and evaluate the proposed building lot coverage. As result, the Project's proposed building footprint was reduced to 62 percent.

On March 6, 2014, the public hearing notice for the Project was posted at two City Hall bulletins, at the County Public Library bulletin, and at the project site. A notice was also published in the March 7, 2014, print and online legal advertisement section of the *Los Angeles Daily News*. In addition, notices of this hearing were mailed to all property owners of record within 500-feet of the subject sites.

On March 18, 2014, the Planning and Preservation Commission approved a continuance of the public hearing considering the most recent request to modify Variance 2013-04 and allow the additional public notification of the request to modify the development standards (i.e., 5 percent increase in lot coverage and 5 percent reduction in number of required on-site parking spaces) for

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similarly zoned commercial property as provided for in City Code Section 106-211 and 106-212(5) subsections (a) and (c). (See Attachment 4: April 1, 2014, Proposed Conceptual Plans.) Per City Code Section 106-213, the chief planning official or by referral of said official, the Planning and Preservation Commission may make minor accommodations to development standards pertaining to lot coverage, landscaping, parking and loading, and signs. Subsequent to discussion, the Planning Preservation Commission voted to continue the project's consideration to Tuesday, April 1, 2014, in order to allow City planning staff the time necessary to complete the additional required public notification posting at the subject site and also re-notice the neighboring property owners regarding the additional modification request.

On Thursday, March 20, 2014, an amended public notice was mailed to all property owners within 500-feet of the subject site (Attachment 5) exceeding the City zoning code's minimum public notice requirements required for an application for a modification of City development standards. (City Code Section 106-214(b).)

On Friday, March 21, 2014, a "banner-size" public notice was posted at the subject site at 460 San Fernando Mission Boulevard (Attachment 6). (City Code Section 106-214(a).)

## ANALYSIS:

1. **General Plan Land Use and Zoning Designation:** The project site at 460 San Fernando Mission Boulevard (APN: 2521-029-037) is located within the C-1 (Limited Commercial) zone and maintains a Commercial (COM) land use designation in the City's General Plan Land Use Element. The proposed off-site parking facility at 1136 Hollister Street (APNs: 2521-028-009 and 2521-028-016) is located within the R-2 (Multiple Family Dwelling) zone and maintains a Medium Density Residential (MDR) land use designation (Attachment 7).
2. **Site Location and Description:** The subject property at 460 San Fernando Mission Boulevard is an approximate 17,500-square-foot lot (APN: 2521-029-037), with street frontages along San Fernando Mission Boulevard to the northwest and Hollister Street to the southwest. The project site is improved with an approximate 6,171-square-foot commercial building currently occupied by WSS, a retail footwear and apparel store. The subject property is in the vicinity of similar commercial uses with the C-1 zone located to the north and west and residentially zoned properties within the R-2 zone to the south and east.

The site of the proposed off-site parking facility at 1136 Hollister Street is an approximate 10,000-square-foot site comprised of two lots (APNs: 2521-028-009 and 016), with street frontages along Hollister Street to the northeast and Hewitt Street to the southwest. The proposed parking facility abuts similarly zoned residential uses within the R-2 zone to the east and south and commercially zoned property within the C-1 zone to the north and west (Attachments 8 and 9).

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3. **Environmental Review:** This project has been reviewed for compliance with the California Environmental Quality Act (CEQA). It is staff's assessment that this project proposal qualifies for a Categorical Exemption under Class 32 (In-Fill Development Project) of San Fernando's CEQA Guidelines. If the Planning and Preservation Commission concurs with staff's determination, no further environmental assessment is necessary.

4. **General Plan Consistency.** The requested variances to allow for reduced front and side building setbacks and for the use of an off-site parking facility to provide the required parking for the project, along with the conditional use permit to allow for increased signage as part of a sign program, is consistent with the following goals and objectives of the San Fernando General Plan Land Use Element by:

- ✓ Promoting economic viability of commercial areas;
- ✓ Attracting new commercial activities.

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

The requested variances and modification of the applicable lot coverage and parking development standards would allow for the improvement of the existing deteriorated commercial building façade and allow for the project to comply with the required parking for the retail store by providing a portion of the required parking within an off-site parking facility located directly across the street from the project site. The requested entitlements facilitate the planned building and site improvements, while promoting the economic viability of commercial areas and attracting new commercial activities. In addition, investment in this commercial property has the potential effect of encouraging additional investment to neighboring commercial properties along the San Fernando Mission Boulevard corridor.

5. **Zoning Consistency.** Pursuant to City Code Section 106-486, the purpose of the C-1 (Limited Commercial) zone is to establish areas for limited commercial uses that offer opportunities for retail and service uses. The existing retail store at 460 San Fernando Mission Boulevard is a use that is permitted within the C-1 zone pursuant to City Code Section 106-487(5). The proposed building and site improvement would allow for continued use of the site for retail uses, consistent with the purpose of the C-1 zone. Additionally, the requested variance for the use of an off-site parking facility would allow for the project to comply with the required parking for the Project in compliance with City Code Section 106-822(c)(7).

Furthermore, the Project would meet the purpose and intent of the City's sign regulations, pursuant to City Code Section 106-926(a), as it relates to:

- ✓ Emphasize the importance of business activity to the economic vitality of the city;
  - ✓ Help improve the ability of business owners and operators to identify their businesses to the community in order to enhance the furtherance of commerce;
  - ✓ Foster varied and interesting places of trade; and,
  - ✓ Promote public safety by making business signing visible to the passing public.
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The requested approval of a sign program as part of a CUP would allow for the existing business to implement the company's corporate rebranding of this location in a manner that distributes the proposed signage evenly throughout each building façade. The even distribution of signage throughout the site would be architecturally compatible with the overall scale and design of the building, while allowing for the phasing out and removal of an existing pole sign on the easterly corner of San Fernando Mission Boulevard and Hollister Street.

**6. General Development Standards.** The proposed project would comply with the following site development standards for commercially zoned property, with discussion on specific development standards provided below.

- a) Use. Pursuant to City Code Section 106-487(5), retail uses are permitted uses within the city's C-1 (Limited Commercial) zone. The continued use of the subject property at 460 San Fernando Mission Boulevard as a retail store would continue to be compliance with those uses permitted in the C-1 zone. Pursuant to City Code Section 106-827(b), use of the R-2 zoned property at 1136 Hollister as a commercial parking lot serving the proposed retail use is not only consistent with the City's zoning regulations but is also consistent with prior use of the site as commercial parking for the former Sierra's Restaurant that was located at 500 San Fernando Mission Boulevard.
- b) Landscaping. Pursuant to City Code Section 106-968(3), a minimum of 10-percent of a commercially zoned lot shall be landscaped, with all areas not used for parking or building area also landscaped with permanent watering and maintenance. As required by the city's landscaping requirements, the subject property at 460 San Fernando Mission Boulevard with a lot size of 17,500 square feet is required to provide 1,750 square feet of landscaping. As proposed, the improvements to the site would provide a total of 1,750 square feet of landscaping, in compliance with City landscaping requirements.

Furthermore, the proposed off-site parking facility at 1136 Hollister Street with a lot size of 10,000 square feet would be required to provide 1,000 square feet of landscaping. As proposed, a total of 1,830 square feet of landscaping would be installed throughout the site, in compliance with City landscaping requirements for this facility.

- c) Height. Pursuant to City Code Section 106-968(4), the maximum building height permitted on commercially zoned property is 45 feet. As proposed, the improved commercial retail building at 460 San Fernando Mission Boulevard would provide a maximum height of 42 feet from the peak of the new corner tower feature on San Fernando Mission Boulevard and Hollister Street, in compliance with the applicable building height for commercial property.

**7. Signage.** In addition to the proposed building and site improvements, the Project also includes the installation of new signage along the elevations of San Fernando Mission Boulevard, Hollister Street, and the building elevation facing the parking lot at the rear. The

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planned signage along each visible elevation would be developed in line with WSS' new corporate branding standards for its retail outlets.

Pursuant to City Code Section 106-933(1), the total sign area per building frontage shall not exceed 20-percent of the area of the building elevation and is limited to no more than 150 square feet of signage when calculations result in greater area than this figure. Additionally, the maximum amount of window graphic signage allowed pursuant to City Code Section 106-933(9)(b) is 40-percent of the total window area per frontage. The calculation for total window signage is independent of the calculation of total sign area, which only includes the calculation of building mounted signs. The following comparison data table shows the total building area, maximum signage permitted, and the proposed signage per elevation:

**Window Signage Calculation Table**

**Building Mounted Signage (Section 1)**

<u>Elevation</u>	<u>Building Area</u>	<u>Sign Area (@ 20%)</u>	<u>Maximum Allowed</u>	<u>Proposed</u>
San Fernando Mission Blvd	2,424 Sq. Ft.	484.8 Sq. Ft.	150 Sq. Ft.	228.12 Sq.Ft.
Hollister Street	2,356 Sq. Ft.	471.2 Sq. Ft.	150 Sq. Ft.	149.04 Sq.Ft.
Rear Elevation (Parking Lot)	2,170 Sq. Ft.	434 Sq. Ft.	150 Sq. Ft.	234.62 Sq.Ft.

**Window Graphic Signage (Section 2)**

<u>Elevation</u>	<u>Window Area</u>	<u>Sign Area (@ 40%)</u>	<u>Maximum Allowed</u>	<u>Proposed</u>
San Fernando Mission Blvd	160 Sq. Ft.	N/A	64 Sq. Ft.	0 Sq.Ft.
Hollister Street	320 Sq. Ft.	N/A	128 Sq. Ft.	0 Sq.Ft.
Rear Elevation (Parking Lot)	N/A	N/A	N/A	0 Sq.Ft.

As provided in Section 1 of the Window Signage Calculation Table above, the project would include the installation of approximately 229 square feet of signage on the building's front elevation facing San Fernando Mission Boulevard, approximately 150 square feet of signage on the building's side elevation facing Hollister Street, and approximately 235 square feet of signage on the building elevation facing the parking lot at the rear of the subject property.

The proposed building mounted sign area would exceed the maximum permitted under the city's sign regulations for the elevations along San Fernando Mission Boulevard and the building elevation facing the parking lot at the rear of the subject property. In these cases, signage along these elevations would exceed the maximum permitted area of 150 square feet per frontage by approximately 79 square feet and 85 square feet, respectively. The sign area proposed along Hollister Street would not exceed the maximum 150 square feet and would be in compliance with the City's sign regulations. Pursuant to City Code Section 106-933(7)(c), the City code allows for an applicant to request and the Commission to consider other potential types of signage and configurations as part of a Sign Program for the entire site. The proposed business wall signs as noted above in Section 1 of the table are the same as previously approved by the Planning and Preservation Commission on August 20, 2013, pursuant to CUP 2013-07 and Commission Resolution No. 2013-07.

Also included as part of the Commission's prior approval of the conditional use permit and proposed sign program was the installation of the following window graphic signage: 236 square feet of window signage along San Fernando Mission Boulevard and Hollister Street,

respectively; and 154 square feet of window signage facing the parking lot at the rear of the subject property. The new proposal has removed six window display cases (two cases were removed from each of the three building elevations facing San Fernando Mission Boulevard, Hollister Street, and the on-site parking facility) as well as all previously proposed window signage that would have otherwise exceeded the City's maximum allowable window coverage of 40 percent. (See Attachment 3.)

It is staff's assessment that the proposed reduction in overall signage on each elevation is appropriate given the scale and massing of the improved building. The proposed signage would be evenly distributed along each of the building respective elevations to better integrate with the new modern architectural design of the building.

8. **Setbacks.** The new building addition and associated improvements at 460 San Fernando Mission Boulevard would be developed with a reduced front setback area along San Fernando Mission Boulevard and a reduced side setback area along Hollister Street. Pursuant to City Code Section 106-696, the front setback for properties in the C-1 zone is 10 feet. Additionally, the side setback for properties whose side setback area abuts the street right-of-way is five feet. However, pursuant to City Code Section 106-697, when a side property line abuts another property instead of the street right-of-way, a building may be developed at the property line with a zero side setback.

Along San Fernando Mission Boulevard, the improved building would maintain a front setback of five feet-four inches, in lieu of the required 10 feet. Similarly, along Hollister Street, the improved building would maintain a side setback of four feet-two inches, in lieu of the required five feet. The project would be in compliance with side setback requirements abutting the neighboring property at 456 San Fernando Mission Boulevard, with the proposed building addition to be built at the property line, with a zero side setback. (See Attachment 4.)

The proposed building improvements, with reduced front and side setback areas, would provide much needed depth and articulation to the building's facades while providing a prominent and functional front entry and areas for windows along San Fernando Mission Boulevard, Hollister Street, and the rear of the building facing the on-site parking lot. The proposed improvements would necessitate that portions of the existing building area extend into the required front and side setback areas to provide the desired architectural treatment throughout the existing and planned addition to the building. Furthermore, the applicant's submittal and request for approval of a variance to allow for the aforementioned reduced setback areas would also allow for five-foot portion of the existing building that is noncompliant with current setback requirement to be legalized as part this review.

It is staff's assessment that the proposed modern architectural treatment throughout the existing and proposed portions of the building would significantly upgrade the deteriorated and dated appearance of the current facades. Furthermore, the reduced front and side setback areas along San Fernando Mission Boulevard and Hollister Street would allow for the corner

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of those streets to become activated with the construction of a new functional entry on the corner of these streets that would be directly accessible to pedestrians from the public sidewalk. Additional discussion regarding the variance process and required findings for approval is provided in Section 11 of the Analysis of this report.

9. **Parking.** Pursuant to City Code Section 106-822(c)(7), retail uses within the C-1 zone are required to provide one parking space for every 300 square feet of gross floor area. In total, the proposed 10,867 square foot building would require a total of 36.22 parking spaces. Pursuant to City Code Section 106-212(5)(c), the Commission may allow a five percent reduction in the total required parking which in this case would result in a reduction of 1.81 parking spaces providing a total parking calculation of 34.41 parking spaces. Per City Code Section 106-823(b), the final parking number of parking spaces required after a five percent reduction in the total required parking count would be 34 parking spaces. As previously noted, the proposed project includes 10 on-site parking spaces (i.e., 8 standard and 2 handicap accessible parking spaces) and 24 off-site parking spaces (i.e., 10 compact and 14 standard parking spaces) proposed within an off-site parking facility located in the R-2 zone at 1136 Hollister Street. (See Attachment 4.)

Pursuant to City Code Section 106-827(a), the required parking for a use is required to be provided on the same lot that the use is located on. However, City zoning code does allow a request by an applicant be made to allow for all or a portion of the parking to be provided within an off-site parking facility through the Commission's review and consideration of a variance. Furthermore, a residentially zoned property may be utilized as an off-site parking lot for a commercial use, provided that off-site parking facility is located immediately adjacent to or across an alley, street, or easement from a nonresidential zoning district (City Code Section 106-827(b)). As such, the subject property at 1136 Hollister Street that is located within the R-2 zone and across the street from the commercially zoned subject property is consistent with the applicable criteria for the Commission to review and consider approval of the requested off-site parking facility.

Subject to the Commission's approval of the modification request to allow for a five percent reduction in the number of required parking, the Project would comply with the total required parking spaces needed to serve customer and employee needs. It is staff's assessment that the proposed five percent reduction in total required parking for the project will facilitate redevelopment of the commercial building and on-site parking facility and the construction of a new off-site parking facility consistent with the goal of the City to promote redevelopment of existing commercial buildings consistent with the City's commercial design guidelines and in manner that preserves the character of the surrounding residential neighborhood. Therefore, staff recommends that the Commission approve the minor modification to the applicable parking standards pursuant to City Code Section 106-212(5)(a) in order to facilitate redevelopment of the subject properties. Additional discussion regarding the parking variance process and required findings for approval to establish an off-site parking facility is provided in Section 11 of the Analysis of this report.

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**10. Lot Coverage.** Pursuant to City Code Section 106-968(6), the maximum lot coverage permitted on commercially zoned property is 60-percent. As proposed, the improved 10,867-square-foot commercial building at 460 San Fernando Mission Boulevard would occupy 62-percent of the 17,500-square-foot lot. Pursuant to City Code Section 106-212 (5)(a), the Commission may allow an increase of five percent in lot coverage. It is staff's assessment that the increase of two percent above the 60 percent lot coverage requirement is warranted in this instance as the minor adjustment would not have an adverse impact on the subject site and would be compatible with the existing pattern of development along the same block of San Fernando Mission Boulevard. Furthermore, when considering the primary site's 17,500 square feet and off-site parking facility's 10,000 square feet, the cumulative amount of land covered with total building area is 39.51 percent. Therefore, staff recommends Commission approval of the 62 percent lot coverage as a minor adjustment to the required lot coverage requirement facilitating redevelopment of the subject sites in a manner compatible with the surrounding residential and commercial land uses. (See Attachment 4.)

**11. Variance.** A variance is a discretionary permit issued by the Planning and Preservation Commission allowing a property owner to deviate from a development standard or to build a structure not otherwise permitted under the applicable development standards. The statutory justification for a variance is that the owner would otherwise suffer a unique hardship under the general zoning regulations because the particular parcel is different from the others to which the regulation applies due to its size, shape, topography, location and/or surroundings.

A variance is subject to discretionary review and allows the Commission the opportunity to assess the proposal's consistency with the city's general plan policies, goals and objectives, zoning development standards, and design guidelines. This process provides for a review of the quality of site design and building layout, and of compatibility of the proposed development within its immediate surroundings.

Conditions imposed on the applicant through the discretionary review process may call for any measures that are reasonably related to the project. This principal is applied in the form of seven findings of fact that the Commission must consider in making its decision. All findings must be justified and upheld in the affirmative for approval of the variance. A negative determination on any single finding will uphold a denial.

If the Planning and Preservation Commission concurs with staff's assessment, it would be the Commission's determination that the findings for approval of the variance could be made in this instance based on the aforementioned discussion, and as explained below.

- a) **There are special circumstances or exceptional characteristics applicable to the property involved, including size, shape, topography, location, or surroundings such that strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under the identical zoning classification.**
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The project site at 460 San Fernando Mission Boulevard is an approximate 17,500-square-foot lot that is currently improved with a 6,171-square-foot commercial building within the city's C-1 (Limited Commercial) zone. Originally developed in 1997, the intent of locating the existing building toward the front of the property along San Fernando Mission Boulevard was to provide a prominent storefront toward the street that would activate pedestrian activity, while locating areas for vehicle parking to rear. The requested variances for reduced front and side building setbacks along San Fernando Mission Boulevard and Hollister Street, respectively, would facilitate redevelopment and new investment to the site through the construction of a 4,696-square-foot addition to the existing building and the modernization of the existing building façade. The proposed front and side building setbacks would be in keeping with setbacks currently developed for similar commercial properties on the same block. The existing commercial structure located on the neighboring property at 456 San Fernando Mission Boulevard is currently built to the property line along its San Fernando Mission Boulevard front setback and Coronel Street side setback, with parking for the use provided toward the rear of the property. Furthermore, this neighboring facility includes a variance for off-site parking that allows the subject site to use a private parking facility located across the street on San Fernando Mission Boulevard.

Due to the size of the lot, strict application of development standards in this instance would reduce the building area of the commercial lot and impact the ability of the site to provide a portion of the required parking on-site. In addition, the requested variance for the use of an off-site parking facility to provide a portion of the required on-site parking and additional off-site surplus parking would allow for the project to comply with the City's parking regulations for the continued use of the site as a retail store, while mitigating the potential impacts related to under-parked commercial uses. The proposed layout of the project and configuration of the new building addition, with the proposed off-site parking facility, allows for improvements of the site that are of a high quality of architectural design and consistent with the San Fernando Commercial, Mixed-Use, Institutional Design Guidelines, while complying with the required parking for the project.

As a result, there are special circumstances or exceptional characteristics applicable to the property involved relating the size of the property and the existing location of commercial building that impair the ability to improve the existing building without encroaching into the required front and side setback and impair the ability of the site to provide the required parking for the project, without the use of the proposed off-site parking facility across the street from the project site in order to comply with the city's parking requirements. Therefore, based on this physical characteristics of the project site, strict application of the zoning ordinance and the development standards applicable to commercial property in the C-1 zone will deprive the subject property of privileges enjoyed by neighboring properties and other properties in the vicinity,

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including those properties under the identical zoning classification. Thus, it is staff's assessment that this finding can be made.

- b) The granting of such variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zone in which the property is located.**

The granting of the requested variance to allow for reduced front and side setbacks for the proposed building improvements at 460 San Fernando Mission Boulevard, along with the use of an off-site parking facility at 1136 Hollister Street, would allow for the redevelopment of the site with an improved architectural design and surplus parking through the combination of proposed on-site and off-site parking facilities. The proposed development of the site and all associated on-site and off-site improvements would not be detrimental to the public interest, safety, health or welfare as the planned improvements and site layout would allow for the project to comply with city's parking requirements and improve the aesthetic character of the commercial corridor along San Fernando Mission Boulevard. Additionally, the proposed project and requested variances would not be detrimental or injurious to the property or improvements in the same vicinity and zone as the project, as the proposed improvements to building would provide similar setbacks to the neighboring property at 456 San Fernando Mission Boulevard. Thus, it is staff's assessment that this finding can be made.

- c) The granting of such variance will not be contrary to or in conflict with the general purposes and intent of the zoning ordinance, nor to the goals and programs of the General Plan.**

The goals and objectives of the San Fernando General Plan Land Use Element seek to promote the economic viability of commercial areas and attract new commercial activities within the city. (San Fernando General Plan Land Use Element Goals and Objectives I-V, Pg. IV-6.)

The requested variances to allow for reduced front and side building setbacks and for the use of an off-site parking facility to provide the required parking for the project would facilitate the planned improvements to the project site and allow for the project to comply with the City's parking regulations. The requested variances will facilitate the planned building and site improvements, while promoting the economic viability of commercial areas and new commercial activities at the site through the construction of the new building addition to expand retail uses at the subject property. In addition, investment in this commercial property has the potential effect of encouraging additional investment to neighboring commercial properties along the San Fernando Mission Boulevard corridor. Thus, it is staff's assessment that this finding can be made.

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**d) The variance request is consistent with the purpose and intent of the zone in which the site is located.**

The purpose of the City's C-1 zone is to establish areas for limited commercial uses, which offer opportunities for retail and service uses (City Code Section 106-486). The existing retail store at 460 San Fernando Mission Boulevard is a use that is permitted within the C-1 zone pursuant to City Code Section 106-487(5) and consistent with the purpose of the zone. The requested variances for reduced front and side building setbacks would facilitate redevelopment and new investment to the site through the construction of a 4,696-square-foot addition to the existing building and the modernization of the existing building façade. The planned improvements would ensure the continued use of the subject property with commercial uses and a modern design that is of a high quality of architectural design, consistent with the San Fernando Commercial, Mixed-Use, Institutional Design Guidelines. The proposed facade improvements along both street frontages will also introduce architectural improvements that help promote walkability with a new prominent corner entrance and new window displays on both streets. Additionally, the requested variance for the use of an off-site parking facility would allow for the project to comply with the required parking for the project, along with providing surplus parking spaces, in compliance with the City's parking requirements. Thus, it is staff's assessment that this finding can be made.

**e) The subject site is physically suitable for the proposed variance.**

The subject property at 460 San Fernando Mission Boulevard is a corner property located on the easterly corner of San Fernando Mission Boulevard and Hollister Street. The site is fairly level, with no steep or severe changes in grade level. The requested variance to allow for reduced front and side building setbacks could be accommodated at the subject property while still retaining and improving landscaping along these setback areas. Furthermore, the requested variance to allow for the use of an off-site parking facility at 1136 Hollister Street to provide a portion of the required parking for the project, with additional surplus parking spaces, would allow for the project to comply with the City's parking requirements. The off-site parking facility provides sufficient lot area to physically accommodate the necessary vehicular area required for use as a parking lot. As such, the subject property at 460 San Fernando Mission Boulevard that is the subject of the reduced setbacks request and the off-site parking facility at 1136 Hollister Street are physically suitable for the proposed variance. Thus, it is staff's assessment that this finding can be made.

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

The existing commercial building, along with the proposed building addition and associated site improvements would continue to be adequately served by existing water, sanitation and public utilities services that are currently developed for the subject property. The project would be required to upgrade and install any new public utilities that are necessary for the proposed building improvements and continued operation of the retail store. Any infrastructure and utility upgrades required as part of the project would be developed in compliance with all applicable City building codes and any additional requirements from the Public Works Department. The requested variances to allow for reduced front and side setbacks and the use of the off-site parking facility would not impair the ability of the project site to provide adequate provisions for water, sanitation and public utilities and services. Furthermore, the requested variances and the project, as proposed, would ensure that the project would not be detrimental to public health and safety, both at the project site, the off-site parking facility, or in the vicinity of the subject property. Thus, it is staff's assessment that this finding can be made.

- g) There will be adequate provisions for public access to service the property which is the subject of the variance.**

The project site at 460 San Fernando Mission Boulevard would provide adequate provisions for public access to service the subject property with the proposed building and site improvements to be developed through the project's implementation. The improvements to the building would create a new primary front entry on the corner of San Fernando Mission Boulevard and Hollister Street that is accessible to pedestrians and an improved rear entry accessible from the on-site parking lot of the subject property. Adequate vehicular ingress and egress to the subject property via a 24-foot wide drive aisle for two-way vehicular access at 460 San Fernando Mission Boulevard and via a 15-foot wide drive aisle for one-way vehicular access for the off-site parking facility proposed at 1136 Hollister Street. Additionally, as part of the required off-site improvements, broken, damaged, and deteriorated portions of the sidewalk adjacent to the project site along San Fernando Mission Boulevard would be replaced, improving pedestrian safety along the project site. Thus, it is staff's assessment that this finding can be made.

## **CONCLUSION:**

In light of the forgoing analysis, it is staff's assessment that the proposed improvements to the subject property at 460 San Fernando Mission Boulevard, along with all proposed on-site and off-site public improvements, including the use of an off-site parking facility at 1136 Hollister Street, would significantly improve the site and provide a high quality of architectural design in a manner

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April 1, 2014

Modification of Variance 2013-04 & Development Standards Modification 2014-01 (RE: CUP 2013-07 & SPR 2013-07)

460 San Fernando Mission Boulevard and 1136 Hollister Street

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consistent with the City General Plan's goals and objectives and the *San Fernando Commercial, Mixed-Use, Institutional Design Guidelines*.

City Code Section 106-212(5), Subsections (a) and (c) allow for a five percent increase in lot coverage and a five percent reduction in required on-site parking. As such, the modification of these lot coverage and parking requirements would ensure that the proposed project complied with the applicable commercial development standards. Approval of these minor adjustments would also facilitate the Commission's consideration of the applicant's request to modify Variance 2013-04 and allowing the project to be built with the previously approved reduced front and side yard setbacks and off-site parking facility.

Therefore, staff recommends that the Planning and Preservation Commission approve Modification of Variance 2013-04 and Development Standards Modification 2014-01, pursuant to Planning and Preservation Commission Resolution 2014-04 and the Conditions of Approval attached as Exhibit "A" to the resolution (Attachment 1).

**Attachments (9):**

1. Planning and Preservation Commission Resolution 2014-04 and Exhibit "A": Conditions of Approval
  2. Planning and Preservation Commission Resolution 2013-07
  3. August 20, 2013 Conceptual Plans (City-approved)
  4. April 1, 2014, Conceptual Plans (proposed)
  5. March 20, 2014 Public Hearing Notice
  6. March 21, 2014 Public Notice Posted On-site
  7. Zoning Map
  8. Vicinity Map
  9. Project Site Photos
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**ATTACHMENT 1:**

**Planning and Preservation Commission  
Resolution 2014-04 and  
Exhibit “A”: Conditions of Approval**



## **RESOLUTION NO. 2014-04**

**A RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO APPROVING A MODIFICATION OF VARIANCE 2013-04 TO ALLOW FOR THE CONSTRUCTION OF A 4,696-SQUARE-FOOT ADDITION TO AN EXISTING COMMERCIAL BUILDING AT 460 SAN FERNANDO MISSION BOULEVARD WITH REDUCED FRONT AND SIDE SETBACKS AND AN OFF-SITE PARKING FACILITY AT 1336 HOLLISTER STREET AND APPROVING DEVELOPMENT STANDARDS MODIFICATION 2014-01 TO ALLOW FOR A 62 PERCENT LOT COVERAGE AND 5 PERCENT REDUCTION IN THE TOTAL REQUIRED PARKING FOR THE SUBJECT PROPERTIES LOCATED WITHIN THE C-1 (LIMITED COMMERCIAL) AND R-2 (MULTIPLE FAMILY DWELLING) ZONES.**

WHEREAS, on August 20, 2013, the Planning and Preservation Commission approved Variance 2013-04, Conditional Use Permit 2013-07, and Site Plan Review 2013-07) allowing Warehouse Shoe Sale ("WSS") to construct a 3,842-square-foot addition to an existing 6,171-square-foot commercial building with a reduced front setback along San Fernando Mission Boulevard, a reduced side setback along Hollister Street, and the use of an off-site parking facility located at 1136 Hollister Street to provide the required parking for the project through the combination of on-site and off-site parking. The project site at 460 San Fernando Mission Boulevard is an approximate 17,500-square-foot lot located within the C-1 (Limited Commercial) zone and the proposed off-site parking lot at 1136 Hollister Street is an approximate 10,000-square-foot lot located within the R-2 (Multiple Family Residential) zone. The Commission's approval of Conditional Use Permit 2013-07 will also allow WSS to install new signage as part of a Sign Program for the improved building commercial building at 460 San Fernando Mission Boulevard that exceeds the maximum sign area as permitted by City code.

WHEREAS, on April 1, 2014, the Planning and Preservation Commission considered a Modification of Variance 2013-04 and a Development Standards Modification 2014-01 (Re: Conditional Use Permit 2013-07 and Site Plan Review 2013-07) allowing WSS to construct a 4,696-square-foot addition to an existing 6,171-square-foot commercial building at 460 San Fernando Mission Boulevard with a reduced front setback along San Fernando Mission Boulevard, a reduced side setback along Hollister Street, and the use of an off-site parking facility located at 1136 Hollister Street to provide the required parking for the project through the combination of on-site and off-site parking that includes diagonal parking. The Commission also approved a modification of the C-1 (Limited Commercial) zone property development standards (Development Standards Modification No. 2014-01) pursuant to City Code Section 106-212, Subsections 5(a) and 5(c) to allow for 62 percent lot coverage and a modification of on-site parking requirements reducing total required parking by five (5) percent in order to provide a total of 34 parking spaces for the project.

WHEREAS, the Planning and Preservation Commission has considered all of the evidence presented in connection with the project, written and oral at the public hearing held on the 1st day of

April 2014.

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

SECTION 1: This project has been reviewed by the City for compliance with the California Environmental Quality Act (CEQA). Based on the City's environmental assessment, it is the Planning and Preservation Commission's assessment that this project proposal qualifies for a Categorical Exemption under Class 32 (In-Fill Development Project) of San Fernando's CEQA Guidelines;

SECTION 2: The proposed project is consistent with the objectives, policies, and general land uses and programs provided in the City's General Plan and the applicable development standards for commercially zoned property within the C-1 zone and residentially zoned property within the R-1 zone; and

SECTION 3: The Planning and Preservation Commission finds that the request for approval of Development Standards Modification 2014-01 is warranted pursuant to City Code Section 106-212, Subsections 5(a) and 5(c) to allow for 62 percent lot coverage and a modification of on-site parking requirements reducing total required parking by five (5) percent in order to provide a total of 34 parking spaces for the project, which would facilitate redevelopment of an existing shoe store in a manner consistent with applicable City Commercial Design Guidelines and compatible with the surrounding commercial and residential land uses.

SECTION 4: Pursuant to City Code Section 106-295, the Planning and Preservation Commission finds that the following findings for Modification of Variance 2013-04, to allow for the construction of a 4,696-square-foot addition to an existing 6,171-square-foot commercial building with a reduced front setback along San Fernando Mission Boulevard, a reduced side setback along Hollister Street, and the use of an off-site parking facility with diagonal parking spaces located at 1136 Hollister Street to provide the required 34 parking spaces for the project have been justified and upheld in the affirmative. The Planning and Preservation Commission finds are as follows:

- 1) There are special circumstances or exceptional characteristics applicable to the property involved, including size, shape, topography, location, or surroundings such that strict application of the zoning ordinance deprives such property of privileges, enjoyed by other property in the vicinity and under the identical zoning classification.**

The project site at 460 San Fernando Mission Boulevard is an approximate 17,500-square-foot lot that is currently improved with a 6,171-square-foot commercial building within the city's C-1 (Limited Commercial) zone. Originally developed in 1997, the intent of locating the existing building toward the front of the property along San Fernando Mission Boulevard was to provide a prominent storefront toward the street that would activate pedestrian activity, while locating areas for vehicle parking to rear. The requested variances for reduced front and side building setbacks along San Fernando Mission Boulevard and Hollister Street, respectively, would facilitate redevelopment and new investment to the site through the construction of a 4,696-square-foot addition to the existing building and the modernization of

the existing building façade. The proposed front and side building setbacks would be in keeping with setbacks currently developed for similar commercial properties on the same block. The existing commercial structure located on the neighboring property at 456 San Fernando Mission Boulevard is currently built to the property line along its San Fernando Mission Boulevard front setback and Coronel Street side setback, with parking for the use provided toward the rear of the property. Furthermore, this neighboring facility includes a variance for off-site parking that allows the subject site to use a private parking facility located across the street on San Fernando Mission Boulevard.

Due to the size of the lot, strict application of development standards in this instance would reduce the building area of the commercial lot and impact the ability of the site to provide a portion of the required parking on-site. In addition, the requested variance for the use of an off-site parking facility to provide a portion of the required on-site parking and additional off-site surplus parking would allow for the project to comply with the City's parking regulations for the continued use of the site as a retail store, while mitigating the potential impacts related to under-parked commercial uses. The proposed layout of the project and configuration of the new building addition, with the proposed off-site parking facility, allows for improvements of the site that are of a high quality of architectural design and consistent with the San Fernando Commercial, Mixed-Use, Institutional Design Guidelines, while complying with the required parking for the project.

As a result, there are special circumstances or exceptional characteristics applicable to the property involved relating the size of the property and the existing location of commercial building that impair the ability to improve the existing building without encroaching into the required front and side setback and impair the ability of the site to provide the required parking for the project, without the use of the proposed off-site parking facility across the street from the project site in order to comply with the city's parking requirements. Therefore, based on this physical characteristics of the project site, strict application of the zoning ordinance and the development standards applicable to commercial property in the C-1 zone will deprive the subject property of privileges enjoyed by neighboring properties and other properties in the vicinity, including those properties under the identical zoning classification. Thus, it is the commission's determination that this finding can be made in this case.

**2) The granting of such variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zone in which the property is located.**

The granting of the requested variance to allow for reduced front and side setbacks for the proposed building improvements at 460 San Fernando Mission Boulevard, along with the use of an off-site parking facility at 1136 Hollister Street, would allow for the redevelopment of the site with an improved architectural design and surplus parking through the combination of proposed on-site and off-site parking facilities. The proposed development of the site and all associated on-site and off-site improvements would not be detrimental to the public interest, safety, health or welfare as the planned improvements and site layout would allow for the project to comply with city's parking requirements and improve the aesthetic character of the commercial corridor along San Fernando Mission Boulevard. Additionally, the proposed

project and requested variances would not be detrimental or injurious to the property or improvements in the same vicinity and zone as the project, as the proposed improvements to building would provide similar setbacks to the neighboring property at 456 San Fernando Mission Boulevard. Thus, it is the commission's determination that this finding can be made in this case.

**3) The granting of such variance will not be contrary to or in conflict with the general purposes and intent of the zoning ordinance, nor to the goals and programs of the General Plan.**

The goals and objectives of the San Fernando General Plan Land Use Element seek to promote the economic viability of commercial areas and attract new commercial activities within the city. (San Fernando General Plan Land Use Element Goals and Objectives I-V, Pg. IV-6.)

The requested variances to allow for reduced front and side building setbacks and for the use of an off-site parking facility to provide the required parking for the project would facilitate the planned improvements to the project site and allow for the project to comply with the City's parking regulations. The requested variances will facilitate the planned building and site improvements, while promoting the economic viability of commercial areas and new commercial activities at the site through the construction of the new building addition to expand retail uses at the subject property. In addition, investment in this commercial property has the potential effect of encouraging additional investment to neighboring commercial properties along the San Fernando Mission Boulevard corridor. Thus, it is the commission's determination that this finding can be made in this case.

**4) The variance request is consistent with the purpose and intent of the zone in which the site is located.**

The purpose of the City's C-1 zone is to establish areas for limited commercial uses, which offer opportunities for retail and service uses (City Code Section 106-486). The existing retail store at 460 San Fernando Mission Boulevard is a use that is permitted within the C-1 zone pursuant to City Code Section 106-487(5) and consistent with the purpose of the zone. The requested variances for reduced front and side building setbacks would facilitate redevelopment and new investment to the site through the construction of a 4,696-square-foot addition to the existing building and the modernization of the existing building façade. The planned improvements would ensure the continued use of the subject property with commercial uses and a modern design that is of a high quality of architectural design, consistent with the San Fernando Commercial, Mixed-Use, Institutional Design Guidelines. The proposed facade improvements along both street frontages will also introduce architectural improvements that help promote walkability with a new prominent corner entrance and new window displays on both streets. Additionally, the requested variance for the use of an off-site parking facility would allow for the project to comply with the required parking for the project, along with providing surplus parking spaces, in compliance with the City's parking requirements. Thus, it is the commission's determination that this finding can be made in this case.

**5) The subject site is physically suitable for the proposed variance.**

The subject property at 460 San Fernando Mission Boulevard is a corner property located on the easterly corner of San Fernando Mission Boulevard and Hollister Street. The site is fairly level, with no steep or severe changes in grade level. The requested variance to allow for reduced front and side building setbacks could be accommodated at the subject property while still retaining and improving landscaping along these setback areas. Furthermore, the requested variance to allow for the use of an off-site parking facility at 1136 Hollister Street to provide a portion of the required parking for the project, with additional surplus parking spaces, would allow for the project to comply with the City's parking requirements. The off-site parking facility provides sufficient lot area to physically accommodate the necessary vehicular area required for use as a parking lot. As such, the subject property at 460 San Fernando Mission Boulevard that is the subject of the reduced setbacks request and the off-site parking facility at 1136 Hollister Street are physically suitable for the proposed variance. Thus, it is the commission's determination that this finding can be made in this case.

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

The existing commercial building, along with the proposed building addition and associated site improvements would continue to be adequately served by existing water, sanitation and public utilities services that are currently developed for the subject property. The project would be required to upgrade and install any new public utilities that are necessary for the proposed building improvements and continued operation of the retail store. Any infrastructure and utility upgrades required as part of the project would be developed in compliance with all applicable City building codes and any additional requirements from the Public Works Department. The requested variances to allow for reduced front and side setbacks and the use of the off-site parking facility would not impair the ability of the project site to provide adequate provisions for water, sanitation and public utilities and services. Furthermore, the requested variances and the project, as proposed, would ensure that the project would not be detrimental to public health and safety, both at the project site, the off-site parking facility, or in the vicinity of the subject property. Thus, it is the commission's determination that this finding can be made in this case.

**7) There will be adequate provisions for public access to service the property which is the subject of the variance.**

The project site at 460 San Fernando Mission Boulevard would provide adequate provisions for public access to service the subject property with the proposed building and site improvements to be developed through the project's implementation. The improvements to the building would create a new primary front entry on the corner of San Fernando Mission Boulevard and Hollister Street that is accessible to pedestrians and an improved rear entry accessible from the on-site parking lot of the subject property. Adequate vehicular ingress and egress to the subject property via a 24-foot wide drive aisle for two-way vehicular access at 460 San Fernando Mission Boulevard and via a 15-foot wide drive aisle for one-way



vehicular access for the off-site parking facility proposed at 1336 Hollister Street. Additionally, as part of the required off-site improvements, broken, damaged, and deteriorated portions of the sidewalk adjacent to the project site along San Fernando Mission Boulevard would be replaced, improving pedestrian safety along the project site. Thus, it is the commission's determination that this finding can be made in this case.

BE IT FURTHER RESOLVED that based upon the foregoing, the Planning and Preservation Commission hereby approves Modification of Variance 2013-04 and Development Standards Modification 2014-01, subject to the conditions of approval attached as Exhibit "A".

PASSED, APPROVED AND ADOPTED this 1st day of April 2014.

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THEALE E. HAUPT, CHAIRPERSON

ATTEST:

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FRED RAMIREZ, SECRETARY TO THE PLANNING  
AND PRESERVATION COMMISSION

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

I, FRED RAMIREZ, Secretary to the Planning and Preservation Commission of the City of San Fernando, do hereby certify that the foregoing Resolution was duly adopted by the Planning and Preservation Commission and signed by the Chairperson of said City at a meeting held on the 1st day of April 2014; and that the same was passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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FRED RAMIREZ, SECRETARY TO THE PLANNING AND  
PRESERVATION COMMISSION

**EXHIBIT “A”**  
**CONDITIONS OF APPROVAL**

**PROJECT NO.** : **Modification of Variance 2013-04 and Development Standard Modification 2014-01**

**PROJECT ADDRESS** : 460 San Fernando Mission Boulevard and 1136 Hollister Street, San Fernando, CA 91340  
(Los Angeles County Assessor’s Parcel No’s.: 2521-028-009, 2521-028-016, and 2521-029-037)

**PROJECT DESCRIPTION** : The proposed project is a request to modify a previously approved Variance 2013-04 in order to allow the construction of a 4,696-square-foot addition to an existing 6,171 square foot commercial building located within the C-1 (Limited Commercial) zone at 460 San Fernando Mission Boulevard with reduced front and side setbacks of five feet-four inches and four feet-two inches, respectively while also constructing an off-site parking facility for a portion of the required parking at 1136 Hollister Street located in the R-2 (Multiple Family Dwelling) zone. The primary project site at 460 San Fernando Mission Boulevard is an approximate 17,500-square-foot lot located on the easterly corner of San Fernando Mission Boulevard and Hollister Street. The planned off-site parking facility at 1136 Hollister Street is an approximate 10,000-square-foot lot located on the southwesterly portion of the 1100 block of Hollister Street, between San Fernando Mission Boulevard and South Maclay Avenue. The total parking provided for the project includes a total of 34 proposed parking spaces (i.e., 10 on-site and 24 at the off-site parking facility at the 1136 Hollister Street).

The project applicant has also requested that the City consider approval of a modification of the C-1 (Limited Commercial) zone property development standards pursuant to City Code Section 106-212, Subsections 5(a) and 5(c) to allow for 62 percent lot coverage and a modification of on-site parking requirements reducing total required parking by five (5) percent in order to provide a total of 34 parking spaces for the project.

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

1. Variance Entitlement. The Modification of Variance 2013-04 and Development Standards Modification 2014-01 are granted for the land described in this application and any attachments thereto including but not limited to site plan, exterior elevations, floor plans, and landscape plan (See “Attachment 1” of these Conditions of Approval), as reviewed by the Planning and Preservation Commission on April 1, 2014, except as herein modified to comply with these Conditions of Approval.

2. Conditional Use Permit Entitlement. Conditional Use Permit 2013-07 is granted for the land described in this application and any attachments thereto as noted in Planning Commission Resolution 2013-07 and the associated conditions of approval noted therein as “Attachment 1”, as previously reviewed and approved by the Planning and Preservation Commission on August 20, 2013, except as herein modified to comply with these Conditions of Approval.
3. Indemnification. The property owner and developer shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City to attack, set aside, void, annul, seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voter of the City, concerning the entitlement application. City shall promptly notify both the property owner and developer of any claim, action, or proceeding to which this condition is applicable and shall further cooperate fully in the defense of the action. The City reserves its right to take any and all action the City deems to be in the best interest of the City and its citizens in regard to such defense. The property owner and developer shall defend, indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending, any document (such as an environmental impact report or related environmental assessment) if made necessary through the initiation of the project.
4. Occupancy per Approval. The subject property shall be improved in substantial conformance with the site plan, exterior elevations, floor plans, and landscape plan, as reviewed by the Planning and Preservation Commission on April 1, 2014, except as herein modified to comply with these Conditions of Approval.
5. Attached Checklist. The applicant shall comply with the requirements as listed in the attached Public Works Department Development/Improvement Review Checklist included as Attachment 2 of the Planning Commission Resolution 2013-07, Conditions of Approval.
6. Construction Plans. A copy of the Conditions of Approval shall be printed on the final building plans submitted to the Community Development Department prior to the issuance of a building permit for the construction of a medical building and associated redesign of existing on-site parking facilities.
7. Building Code Requirements. The applicant shall comply with all applicable building and construction requirements of the City of San Fernando’s building codes, as specified by the Community Development Department.
8. Design. The construction plans shall provide details as necessary to accomplish the architectural design intent conveyed by the conceptual plans reviewed and approved by the Planning and Preservation Commission on April 1, 2014, in a manner consistent with the adopted *San Fernando Commercial, Mixed-Use, and Institutional Design Guidelines*. Any proposed variations or modifications to the site plan, exterior elevations, landscape plan, and grading and drainage plan approved by the commission on April 1, 2014, shall require prior review and approval by the Community Development Department.
9. Landscape. All proposed on-site and off-site plantings shall be kept in a healthy and growing condition, consistent with the design of a landscape and irrigation plan approved by the Community

Development Department. Fertilization, cultivation, tree pruning shall be a part of regular maintenance. Good horticultural practices shall be followed in all instances. The landscape design shall be further refined as necessary to improve the level of design quality by focusing on important design principles. Further landscape design refinements shall address, but not be limited to, the following:

- a) The landscaping shall be provided with an appropriate low-maintenance landscape design and material selection that is attractive, durable and drought-tolerant. All proposed landscape shall be arranged to emphasize visual attractiveness as viewed from the public right-of-way. To achieve a maximum visual impact and soften the appearance of exterior building walls, the landscape plan shall incorporate mature plants that are planted at high densities;
  - b) All proposed landscaped areas shall be served by well-balanced automatic irrigation system operated by an electrically timed controller station set for early morning irrigation and maintained in a manner consistent with the approved landscape plan. The final landscape/irrigation plan shall identify the size and location of all landscape materials and irrigation equipment. Water conservation measures shall be incorporated in the irrigation plan;
  - c) The landscape plan shall provide specifications for the following: design of hardscape elements, including pedestrian walkways, paved areas, common areas, seating, landscape planters, lighting, etc.; planting materials, including, trees, shrubs, ground cover, grass, miscellaneous plant materials, landscape containers and soil preparation; and, automatic irrigation plans, including materials and details; and,
  - d) A backflow preventer device shall be installed, tested, and inspected by the Public Works Department to protect water supplies from contamination or pollution.
  - e) Within 15 feet of the edge of a driveway, all vertical landscaping shall not exceed a maximum height of three (3) feet to maintain adequate visibility of pedestrians walking on the sidewalks abutting the project site.
10. Tree Planting. A total of five (5) trees shall be installed on-site at 460 San Fernando Mission Boulevard. Of the four required trees, three (3) trees shall be installed within the proposed landscape planter along San Fernando Mission Boulevard and two (2) trees shall be installed within the proposed landscape planter along Hollister Street. The proposed location and species of trees shall be noted on the landscape plan for the project and shall be reviewed by the Community Development Director prior to installation.
  11. Trash Enclosure. The trash enclosure shall include obscured doors with an exterior wall finish that is complementary to the overall design of the existing and proposed buildings on-site. Trash and recycling bins shall be kept within the trash enclosure area only, and the trash area shall be kept free of trash overflow and maintained in a clean manner at all times with no trash visible from the public right-of-way.
  12. Lighting. All exterior lighting shall be decorative cut-off fixtures (where no light is emitted above the horizontal plane) with the light source fully shielded or recessed to preclude light trespass or pollution up into the night sky. Also, any building-mounted luminaries shall be attached to walls or soffits, and

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

- a) The equivalent of one foot-candle of illumination shall be provided throughout the parking area;
- b) All lighting shall be on a time-clock or photo-sensor system;
- c) All lighting shall be designed to confine direct rays to the premises. No spillover beyond the property line shall be permitted; and,
- d) Illumination shall not include low or high pressure sodium lighting.

13. Mechanical and Utility Equipment. All roof-mounted and/or ground mounted mechanical and utility equipment, including but not limited to transformers, terminal boxes, risers, backflow devices, gas meters, electric meters, meter cabinets, and heating, ventilation, and air conditioning (HVAC) units shall be screened from public view and treated to match the materials and colors of the building. All Electrical service facilities and equipment on or adjacent to the site shall be planned and located, relocated or modified in a manner consistent with Southern California Edison Company guidelines to minimize human exposure to electromagnetic fields on the site and on adjacent properties, and with any other applicable requirements or guidelines of the California Public Utilities Commission or any other agency with jurisdiction, unless otherwise specified by the Community Development Department. All mechanical and utility equipment locations and screening/treatment shall be approved by the Community Development Department prior to installation or modification.
14. Automatic Fire-Extinguishing System. Prior to issuance of a building permit, the applicant shall obtain all the required fire safety clearances from the Los Angeles Fire Department and the City of San Fernando. The building shall be fully equipped with an automatic fire-extinguishing system reviewed and approved by the City of San Fernando and the Los Angeles Fire Department, unless determined otherwise by the Los Angeles Fire Department and the Community Development Department.
15. Property Maintenance. The subject site and its immediate surrounding area shall be maintained in a clean, neat, quiet and orderly manner at all times and shall comply with the property maintenance standards as set forth in the San Fernando City Code.
16. Graffiti Removal. The property owner(s), operator and all successors shall comply with the graffiti removal and deterrence requirements of the San Fernando City Code. The property owner(s), operator and all successors shall provide for the immediate removal of any graffiti vandalism occurring on the property and, where applicable, the restoration of the surface on which the graffiti exists. Such restoration shall entail repainting or refinishing of the surface with a color or finish that matches the color or finish of the remaining portions of the structure being painted, and including treatment of the surface or site with measures to deter future graffiti vandalism as approved or required by the

Community Development Department. Unless removed by the property owner or their designee within the specified time frame required by city code, property owner(s), operator and all successors shall grant the right of access to authorized agents of the City of San Fernando to remove graffiti from any surface on the property that is open and accessible from city property or public right-of-way, at the expense of the owner(s) or operator and all successors.

17. Permanent Signs. All proposed signs and sign fixtures shall comply with the approvals issued by the Planning and Preservation through the approval of the Conditional Use Permit 2013-07, as provided on the set of plans for the project (See "Attachment 1" of those Conditions of Approval), except as amendment by the Commission on August 20, 2013.

The signage provided for each elevation may be amended provided that the overall signage for a specific elevation does not exceed the area approved by the Commission. Prior to the installation of any signage, a sign permit application shall be submitted to the Community Development Department for review and approval. For purposes of this condition, all permanent signs detailed above shall not include the installation or placement of any window sign or any other graphic sign copy affixed directly onto the surface of a window.

The set of plans for the project shall be amended to be consistent with the Commission's approval and be reviewed by the Community Development Department prior to issuance of a building permit.

18. Window Signage. No signage, graphics, or similar business advertisement shall be installed or placed directly on the surface of a window and shall comply with applicable design requirements noted within the City's zoning code for similarly zoned C-1 (Limited Commercial) properties. Any proposed window signage shall be reviewed and approved by the Community Development Director prior to its installation.
19. Existing Pole Sign. The existing pole sign located within the landscape planter on the easterly corner of San Fernando Mission Boulevard and Hollister Street shall be removed in its entirety. A certificate of occupancy for the new building addition and associated site improvements shall not be issued until the pole sign is removed.
20. Directional Signage. Directional signage that is clearly visible, legible and unobstructed shall be installed within the on-site parking lot at 460 San Fernando Mission Boulevard and the off-site parking facility at 1136 Hollister Street. The directional signage shall inform all patrons of the business that the use of the crosswalk located at the intersection of San Fernando Mission Boulevard and Hollister Street is required to travel to and from the retail store.
21. Site Inspections. Prior to the issuance of a Certificate of Occupancy, the Community Development Department and Public Works Department shall inspect the site to assure compliance with these Conditions of Approval. Subsequent to occupancy, owners and all successors shall grant the right of access to authorized agents of the City of San Fernando to conduct periodic inspections of the property.
22. Modifications. Unless the Community Development Department approves a proposed change to the approved plans, all other modifications to the development plan, including these Conditions of Approval, shall require review and approval by the Planning and Preservation Commission.

23. Encroachment Permit. Under no circumstances shall any public right-of-way be obstructed during construction by materials, vehicles, equipment or other related objects without prior approval from the Public Works Department. An Encroachment Permit must be obtained from the Public Works Department prior to any demolition and/or new construction activity that would require staging and/or construction within the public right-of-way.
24. General Compliance. The applicant shall comply with all requirements of applicable federal, state, or local law, ordinance, or regulation.
25. Surface Runoff. All requirements of the National Pollutant Discharge Elimination System (NPDES) shall be complied with and an NPDES permit, including but not limited to the installation of any required clarifiers and/or on-site infiltration system, must be obtained prior to any occupation or use of the site. During construction, the project site shall comply with all applicable Best Management Practices (BMPs).
26. Construction Hours. Construction activity on Mondays through Saturdays shall comply with the current San Fernando City Code Section 34-28(10) standards for construction in commercial zones.
27. Acceptance. Within thirty (30) days of approval of the Modification of Variance 2013-04 and Development Standards Modification 2014-01 (Re: Conditional Use Permit 2013-07 and Site Plan Review 2013-07), the property owner(s) or their duly authorized representatives shall certify the acceptance of the conditions of approval or modifications thereto by signing a statement using an acceptance affidavit form provided by the Community Development Department that acknowledges acceptance and shall be bound by all of the conditions of project approval.
28. Recordation. Prior to the issuance of a Certificate of Occupancy, the applicant shall provide the Community Development Department with proof that the Conditions of Approval associated with Planning Commission Resolutions 2014-04 and 2013-07 have both been recorded with the Los Angeles Registrar Recorder/County Clerk's Office. Recordation of the Conditions of Approval shall occur on both 460 San Fernando Mission Boulevard and 1136 Hollister Street.
29. Expiration. Modification of Variance 2013-04, Development Standards Modification 2014-01, Conditional Use Permit 2013-07 shall be subject to expiration and Site Plan Review 2013-07 shall become null and void unless exercised by submitting construction plans in application for a building permit within twelve (12) months of final approval or until such additional time as may be granted by the Community Development Department, upon receipt of a written request for an extension received prior to such expiration date. Subsequent failure to obtain and exercise an active building permit shall also cause expiration of the variance and site plan review approvals.

**ATTACHMENT 2:**

**Planning and Preservation Commission  
Resolution 2013-07**



## **RESOLUTION NO. 2013-07**

**A RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO APPROVING VARIANCE 2013-04 TO ALLOW FOR THE CONSTRUCTION OF A 3,842-SQUARE-FOOT ADDITION TO AN EXISTING COMMERCIAL BUILDING AT 460 SAN FERNANDO MISSION BOULEVARD WITH REDUCED FRONT AND SIDE SETBACKS AND AN OFF-SITE PARKING FACILITY AT 1136 HOLLISTER STREET AND APPROVING CONDITIONAL USE PERMIT 2013-07 TO ALLOW FOR A SIGN PROGRAM WITH INCREASED SIGNAGE ABOVE THE MAXIMUM PERMITTED IN THE C-1 (COMMERCIAL) ZONE.**

WHEREAS, an application has been filed by William Argueta of WSS to request review and approval of a variance to allow for the construction of a 3,842-square-foot addition to an existing 6,171-square-foot commercial building with a reduced front setback along San Fernando Mission Boulevard, a reduced side setback along Hollister Street, and the use of an off-site parking facility located at 1136 Hollister Street to provide the required parking for the project through the combination of on-site and off-site parking. The project site at 460 San Fernando Mission Boulevard is an approximate 17,500-square-foot lot located within the C-1 (Limited Commercial) zone and the proposed off-site parking lot at 1136 Hollister Street is an approximate 10,000-square-foot lot located within the R-2 (Multiple Family Residential) zone.

WHEREAS, an application has been filed by the applicant to request review and approval of a conditional use permit to allow for the installation of signage on the improved building commercial building at 460 San Fernando Mission Boulevard that exceeds the maximum sign area permitted by City Code Sections 106-933(1) and 106-933(9)(b) as part of a Sign Program for the entire site.

WHEREAS, the applicant has requested approval of the requested variance pursuant to City Code Sections 106-295 and 106-827(a) to allow for reduced front and side building setbacks and allow for the use of an off-site parking facility for the project and requested approval of requested conditional use permit pursuant to City Code Sections 106-145 and 106-933(7)(c) to allow for a sign program with increased sign area.

WHEREAS, the Planning and Preservation Commission has considered all of the evidence presented in connection with the project, written and oral at the public hearing held on the 20th day of August 2013.

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

SECTION 1: This project has been reviewed by the City for compliance with the California Environmental Quality Act (CEQA). Based on the City's environmental assessment, it is the Planning and Preservation Commission's assessment that this project proposal qualifies for a

Categorical Exemption under Class 32 (In-Fill Development Project) of San Fernando's CEQA Guidelines;

SECTION 2: The proposed project is consistent with the objectives, policies, and general land uses and programs provided in the City's General Plan and the applicable development standards for commercially zoned property within the C-1 zone and residentially zoned property within the R-1 zone; and

SECTION 4: Pursuant to City Code Section 106-295, the Planning and Preservation Commission finds that the following findings for Variance 2013-04, to allow for the construction of a 3,842-square-foot addition to an existing 6,171-square-foot commercial building with a reduced front setback along San Fernando Mission Boulevard, a reduced side setback along Hollister Street, and the use of an off-site parking facility located at 1136 Hollister Street to provide the required parking for the project have been justified and upheld in the affirmative. The Planning and Preservation Commission finds are as follows:

- 1) There are special circumstances or exceptional characteristics applicable to the property involved, including size, shape, topography, location, or surroundings such that strict application of the zoning ordinance deprives such property of privileges, enjoyed by other property in the vicinity and under the identical zoning classification.**

The project site at 460 San Fernando Mission Boulevard is an approximate 17,500-square-foot lot that is currently improved with a 6,171-square-foot commercial building within the city's C-1 (Limited Commercial) zone. Originally developed in 1997, the intent of locating the existing building toward the front of the property along San Fernando Mission Boulevard was to provide a prominent storefront toward the street that would activate pedestrian activity, while locating areas for vehicle parking to rear. The requested variances for reduced front and side building setbacks along San Fernando Mission Boulevard and Hollister Street, respectively, would facilitate redevelopment and new investment to the site through the construction of a 3,842-square-foot addition to the existing building and the modernization of the existing building façade. The proposed front and side building setbacks would be in keeping with setbacks currently developed for similar commercial properties on the same block. The existing commercial structure located on the neighboring property at 456 San Fernando Mission Boulevard is currently built to the property line along its San Fernando Mission Boulevard front setback and Coronel Street side setback, with parking for the use provided toward the rear of the property. Furthermore, this neighboring facility includes a variance for off-site parking that allows the subject site to use a private parking facility located across the street on San Fernando Mission Boulevard.

Due to the size of the lot, strict application of development standards in this instance would reduce the building area of the commercial lot and impact the ability of the site to provide a portion of the required parking on-site. In addition, the requested variance for the use of an off-site parking facility to provide a portion of the required on-site parking and additional off-site surplus parking would allow for the project to comply with the city's parking regulations for the continued use of the site as a retail store, while mitigating the potential impacts related to under-parked commercial uses. The proposed layout of the project and configuration of the

new building addition, with the proposed off-site parking facility, allows for improvements of the site that are of a high quality of architectural design and consistent with the San Fernando Commercial, Mixed-Use, Institutional Design Guidelines, while complying with the required parking for the project.

As a result, there are special circumstances or exceptional characteristics applicable to the property involved relating the size of the property and the existing location of commercial building that impair the ability to improve the existing building without encroaching into the required front and side setback and impair the ability of the site to provide the required parking for the project, without the use of the proposed off-site parking facility across the street from the project site in order to comply with the city's parking requirements. Therefore, based on this physical characteristics of the project site, strict application of the zoning ordinance and the development standards applicable to commercial property in the C-1 zone will deprive the subject property of privileges enjoyed by neighboring properties and other properties in the vicinity, including those properties under the identical zoning classification. Thus, it is the commission's determination that this finding can be made in this case.

- 2) The granting of such variance will not be detrimental to the public interest, safety, health or welfare, and will not be detrimental or injurious to the property or improvements in the same vicinity and zone in which the property is located.**

The granting of the requested variance to allow for reduced front and side setbacks for the proposed building improvements at 460 San Fernando Mission Boulevard, along with the use of an off-site parking facility at 1136 Hollister Street, would allow for the redevelopment of the site with an improved architectural design and surplus parking through the combination of proposed on-site and off-site parking facilities. The proposed development of the site and all associated on-site and off-site improvements would not be detrimental to the public interest, safety, health or welfare as the planned improvements and site layout would allow for the project to comply with city's parking requirements and improve the aesthetic character of the commercial corridor along San Fernando Mission Boulevard. Additionally, the proposed project and requested variances would not be detrimental or injurious to the property or improvements in the same vicinity and zone as the project, as the proposed improvements to building would provide similar setbacks to the neighboring property at 456 San Fernando Mission Boulevard. Thus, it is the commission's determination that this finding can be made in this case.

- 3) The granting of such variance will not be contrary to or in conflict with the general purposes and intent of the zoning ordinance, nor to the goals and programs of the General Plan.**

The goals and objectives of the San Fernando General Plan Land Use Element seek to promote the economic viability of commercial areas and attract new commercial activities within the city. (San Fernando General Plan Land Use Element Goals and Objectives I-V, Pg. IV-6.)

The requested variances to allow for reduced front and side building setbacks and for the use of an off-site parking facility to provide the required parking for the project would facilitate the planned improvements to the project site and allow for the project to comply with the city's parking regulations. The requested variances will facilitate the planned building and site improvements, while promoting the economic viability of commercial areas and new commercial activities at the site through the construction of the new building addition to expand retail uses at the subject property. In addition, investment in this commercial property has the potential effect of encouraging additional investment to neighboring commercial properties along the San Fernando Mission Boulevard corridor. Thus, it is the commission's determination that this finding can be made in this case.

**4) The variance request is consistent with the purpose and intent of the zone in which the site is located.**

The purpose of the city's C-1 zone is to establish areas for limited commercial uses, which offer opportunities for retail and service uses (City Code Section 106-486). The existing retail store at 460 San Fernando Mission Boulevard is a use that is permitted within the C-1 zone pursuant to City Code Section 106-487(5) and consistent with the purpose of the zone. The requested variances for reduced front and side building setbacks would facilitate redevelopment and new investment to the site through the construction of a 3,842-square-foot addition to the existing building and the modernization of the existing building façade. The planned improvements would ensure the continued use of the subject property with commercial uses and a modern design that is of a high quality of architectural design, consistent with the San Fernando Commercial, Mixed-Use, Institutional Design Guidelines. The proposed facade improvements along both street frontages will also introduce architectural improvements that help promote walkability with a new prominent corner entrance and new window displays on both streets. Additionally, the requested variance for the use of an off-site parking facility would allow for the project to comply with the required parking for the project, along with providing surplus parking spaces, in compliance with the city's parking requirements. Thus, it is the commission's determination that this finding can be made in this case.

**5) The subject site is physically suitable for the proposed variance.**

The subject property at 460 San Fernando Mission Boulevard is a corner property located on the easterly corner of San Fernando Mission Boulevard and Hollister Street. The site is fairly level, with no steep or severe changes in grade level. The requested variance to allow for reduced front and side building setbacks could be accommodated at the subject property while still retaining and improving landscaping along these setback areas. Furthermore, the requested variance to allow for the use of an off-site parking facility at 1136 Hollister Street to provide a portion of the required parking for the project, with additional surplus parking spaces, would allow for the project to comply with the city's parking requirements. The off-site parking facility provides sufficient lot area to physically accommodate the necessary vehicular area required for use as a parking lot. As such, the subject property at 460 San Fernando Mission Boulevard that is the subject of the reduced setback request and the off-site

parking facility at 1136 Hollister Street are physically suitable for the proposed variance. Thus, it is the commission's determination that this finding can be made in this case.

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

The existing commercial building, along with the proposed building addition and associated site improvements would continue to be adequately served by existing water, sanitation and public utilities services that are currently developed for the subject property. The project would be required to upgrade and install any new public utilities that are necessary for the proposed building improvements and continued operation of the retail store. Any infrastructure and utility upgrades required as part of the project would be developed in compliance with all applicable city building codes and any additional requirements from the Public Works Department. The requested variances to allow for reduced front and side setbacks and the use of the off-site parking facility would not impair the ability of the project site to provide adequate provisions for water, sanitation and public utilities and services. Furthermore, the requested variances and the project, as proposed, would ensure that the project would not be detrimental to public health and safety, both at the project site, the off-site parking facility, or in the vicinity of the subject property. Thus, it is the commission's determination that this finding can be made in this case.

**7) There will be adequate provisions for public access to service the property which is the subject of the variance.**

The project site at 460 San Fernando Mission Boulevard would provide adequate provisions for public access to service the subject property with the proposed building and site improvements to be developed through the project's implementation. The improvements to the building would create a new primary front entry on the corner of San Fernando Mission Boulevard and Hollister Street that is accessible to pedestrians and an improved rear entry accessible from the on-site parking lot of the subject property. Adequate vehicular ingress and egress to the subject property and off-site parking facility at 1336 Hollister Street would be provided by a 24-foot wide driveway for two-way vehicular access on each site. Additionally, as part of the required off-site improvements, broken, damaged, and deteriorated portions of the sidewalk adjacent to the project site along San Fernando Mission Boulevard would be replaced, improving pedestrian safety along the project site. Thus, it is the commission's determination that this finding can be made in this case.

SECTION 4: Pursuant to City Code Section 106-145, the Planning and Preservation Commission finds that the following findings for Conditional Use Permit 2013-07 have been justified and upheld in the affirmative because of the recommended conditions of approval to allow for the installation of signage on the improved building commercial building at 460 San Fernando Mission Boulevard that exceeds the maximum sign area permitted by the city's sign regulation as part of a sign program for the project site. The Planning and Preservation Commission findings are as followed:

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

Pursuant to City Code Section 106-933(7)(c), the city code allows for applicants to request and the Commission to consider other potential types of signage and configurations as part of a sign program for the entire site. This includes requests for additional sign area above the maximum permitted under the respective zoning district, with the required findings for a CUP made in the affirmative by the Commission for the sign program's approval. Thus, it is the commission's determination that this finding can be made in this case.

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

The purpose of the city's C-1 zone is to establish areas for commercial uses that offer opportunities for retail and service uses. (City Code Section 106-486). The proposed building and site improvement would allow for continued use of the site for retail uses (i.e., retail shoe store) consistent with the purpose of the C-1 zone. Furthermore, the purpose and intent of the city's sign regulations are to emphasize the importance of business activity to the economic vitality of the city, help improve the ability of business owners and operators to identify their businesses to the community in order to enhance the furtherance of commerce, foster varied and interesting places of trade, and promote public safety by making business signing visible to the passing public. (City Code Section 106-926(a)).

The proposed sign program is consistent with the purpose and intent of the city's sign regulations would provide for signage that adequately advertises the retail store while being compatible with the architectural design of the building. The even distribution of signage throughout the site would be architecturally compatible with the overall scale and design of the building, while allowing for the phasing out and removal of an existing pole sign on the easterly corner of San Fernando Mission Boulevard and Hollister Street without impairing the integrity or character of the zone in which it is to be located. Thus, it is the commission's determination that this finding can be made in this case.

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

The subject property at 460 San Fernando Mission Boulevard with the planned improvements and addition to the existing commercial building would be suitable for the requested sign program. The proposed sign area would be distributed evenly throughout the San Fernando Mission Boulevard, Hollister Street, and rear parking lot elevations of the building in manner that complements the improved modern architectural design of the building. Thus, it is the commission's determination that this finding can be made in this case.

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

The installation of signage on a commercial building is customary and complementary to the use of the subject property as a retail footwear and apparel store. The proposed signage would adequately promote the existing business and be compatible with the overall design of the

improved building. Thus, it is the commission's determination that this finding can be made in this case.

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

The installation of signage on a commercial building would allow for continued use of the subject property located in the C-1 zone as a retail footwear and apparel store. Commercial uses, with the installation of signage customary and complementary similar commercial business, are compatible with the existing and future land uses envisioned in the C-1 zone and the commercial corridor along San Fernando Mission Boulevard. Thus, it is the commission's determination that this finding can be made in this case.

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

The requested entitlement to allow for the installation of signage as part of a sign program for the project site would not adversely impact water, sanitation, and public utilities developed for the existing commercial building. Thus, it is the commission's determination that this finding can be made in this case.

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

The requested sign program and subsequent installation of new signage on the improved building facades would not adversely impact or impair public access to the subject property. The new signage, rather, would adequately advertise the existing retail store and increase public awareness of its location. Thus, it is the commission's determination that this finding can be made in this case.

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

The installation of signage on a commercial building to effectively advertise a business is a customary activity that occurs throughout all of the city's commercially zoned districts. The requested sign program for the improved building would provide a greater area of signage than permitted by the city's sign regulations, however, the proposed signage would be appropriate for architectural design and building massing of the improved commercial building at 460 San Fernando Mission Boulevard. Furthermore, the purposed sign program would help improve the ability of the existing business to identify itself to the community in order to enhance the furtherance of commerce in the area and promote public safety by making business signage visible to the passing public, consistent with the purpose and intent of the city's sign regulations. Thus, it is the commission's determination that this finding can be made in this case.

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

The goals and objectives of the San Fernando General Plan Land Use Element seek to promote the economic viability of commercial areas, maintain an identity that is distinct from surrounding communities, and attract new commercial activities within the city. (San Fernando General Plan Land Use Element Goals and Objectives I-V, Pg. IV-6.)

The requested entitlement to allow for increased signage as part of a sign program would allow for WSS, the tenant of the commercial building, to implement current corporate branding standards while breaking up the proposed signage evenly throughout each elevation of the building. The proposed distribution of signage throughout the site helps complement the modern design of the building's rehabilitated façades, while phasing out the use of an existing pole sign through its removal. The requested entitlement facilitates the planned building and site improvements, while promoting the economic viability of commercial areas and attached new commercial activities. In addition, investment in this commercial property has the potential effect of encouraging additional investment to neighboring commercial properties along the San Fernando Mission Boulevard commercial corridor. Thus, it is the commission's determination that this finding can be made in this case.

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

The requested sign program would complement the new modern architectural design of the building and provide for additional improvements throughout the site. As part of the project, an existing deteriorated pole sign located on the corner of San Fernando Mission Boulevard and Hollister Street would be removed in order to accommodate a well defined tower feature and new front entry at the corner of San Fernando Mission Boulevard and Hollister Street. Thus, it is the commission's determination that this finding can be made in this case.

BE IT FURTHER RESOLVED that based upon the foregoing, the Planning and Preservation Commission hereby approves Variance 2013-04 and Conditional Use Permit 2013-07, subject to the conditions of approval attached as Exhibit "A".

PASSED, APPROVED AND ADOPTED this 20th day of August 2013.

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THEALE E. HAUPT, CHAIRPERSON

ATTEST:

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FRED RAMIREZ, SECRETARY TO THE PLANNING  
AND PRESERVATION COMMISSION



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

I, FRED RAMIREZ, Secretary to the Planning and Preservation Commission of the City of San Fernando, do hereby certify that the foregoing Resolution was duly adopted by the Planning and Preservation Commission and signed by the Chairperson of said City at a meeting held on the 20th day of August 2013; and that the same was passed by the following vote, to wit:

AYES:           5 – A. Durham, K. Beaulieu, T. Haupt, Y. Mejia, and R. Salinas

NOES:           0 - None

ABSENT:        0 - None

ABSTAIN:       0 - None

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FRED RAMIREZ, SECRETARY TO THE PLANNING AND  
PRESERVATION COMMISSION

**EXHIBIT “A”**  
**CONDITIONS OF APPROVAL**

- PROJECT NO.** : **Variance 2013-04 and Conditional Use Permit 2013-07**
- PROJECT ADDRESS** : 460 San Fernando Mission Boulevard and 1136 Hollister Street, San Fernando, CA 91340  
(Los Angeles County Assessor’s Parcel No’s.: 2521-028-009, 2521-028-016, and 2521-029-037)
- PROJECT DESCRIPTION** : The proposed project is a request for review and approval of variance and conditional use permit (CUP) applications to allow for the construction of a 3,842-square-foot addition to an existing 6,171-square-foot commercial building with reduced front and side setbacks, an off-site parking facility, and additional signage requested as part of a sign program. The project site at 460 San Fernando Mission Boulevard is an approximate 17,500-square-foot lot located on the easterly corner of San Fernando Mission Boulevard and Hollister Street, within the C-1 (Limited Commercial) zone. The site of the planned off-site parking facility at 1136 Hollister Street is an approximate 10,000-square-foot lot located on the southwesterly portion of the 1100 block of Hollister Street, between San Fernando Mission Boulevard and South Maclay Avenue, within the R-2 (Multiple Family Residential) zone.

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

1. Variance Entitlement. The variance is granted for the land described in this application and any attachments thereto including but not limited to site plan, exterior elevations, floor plans, and landscape plan (See “Attachment 1” of these Conditions of Approval), as reviewed by the Planning and Preservation Commission on August 20, 2013, except as herein modified to comply with these Conditions of Approval.
2. Conditional Use Permit Entitlement. The conditional use permit is granted for the land described in this application and any attachments thereto (See “Attachment 1” of these Conditions of Approval), as reviewed by the Planning and Preservation Commission on August 20, 2013, except as herein modified to comply with these Conditions of Approval.
3. Indemnification. The property owner and developer shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City to attack, set aside, void, annul, seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voter of the City, concerning the entitlement application. City shall promptly notify both the property owner and developer of any claim, action, or proceeding to which this condition is applicable and shall further cooperate fully in the defense of the action. The City reserves its right to take any and all action the City deems to be in the best interest of the City and its citizens in regard to

such defense. The property owner and developer shall defend, indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending, any document (such as an environmental impact report or related environmental assessment) if made necessary through the initiation of the project.

4. Occupancy per Approval. The subject property shall be improved in substantial conformance with the site plan, exterior elevations, floor plans, and landscape plan, as reviewed by the Planning and Preservation Commission on August 20, 2013, except as herein modified to comply with these Conditions of Approval.
5. Attached Checklist. The applicant shall comply with the requirements as listed in the attached Public Works Department Development/Improvement Review Checklist (See “Attachment 2” of these Conditions of Approval).
6. Construction Plans. A copy of the Conditions of Approval shall be printed on the final building plans submitted to the Community Development Department prior to the issuance of a building permit for the construction of a medical building and associated redesign of existing on-site parking facilities.
7. Building Code Requirements. The applicant shall comply with all applicable building and construction requirements of the City of San Fernando’s building codes, as specified by the Community Development Department.
8. Design. The construction plans shall provide details as necessary to accomplish the architectural design intent conveyed by the conceptual plans reviewed and approved by the Planning and Preservation Commission on August 20, 2013, in a manner consistent with the adopted *San Fernando Commercial, Mixed-Use, and Institutional Design Guidelines*. Any proposed variations or modifications to the site plan, exterior elevations, landscape plan, and grading and drainage plan approved by the commission on August 20, 2013, shall require prior review and approval by the Community Development Department.
9. Landscape. All proposed on-site and off-site plantings shall be kept in a healthy and growing condition, consistent with the design of a landscape and irrigation plan approved by the Community Development Department. Fertilization, cultivation, tree pruning shall be a part of regular maintenance. Good horticultural practices shall be followed in all instances. The landscape design shall be further refined as necessary to improve the level of design quality by focusing on important design principles. Further landscape design refinements shall address, but not be limited to, the following:
  - a) The landscaping shall be provided with an appropriate low-maintenance landscape design and material selection that is attractive, durable and drought-tolerant. All proposed landscape shall be arranged to emphasize visual attractiveness as viewed from the public right-of-way. To achieve a maximum visual impact and soften the appearance of exterior building walls, the landscape plan shall incorporate mature plants that are planted at high densities;
  - b) All proposed landscaped areas shall be served by well-balanced automatic irrigation system operated by an electrically timed controller station set for early morning irrigation and maintained in a manner consistent with the approved landscape plan. The final

landscape/irrigation plan shall identify the size and location of all landscape materials and irrigation equipment. Water conservation measures shall be incorporated in the irrigation plan;

- c) The landscape plan shall provide specifications for the following: design of hardscape elements, including pedestrian walkways, paved areas, common areas, seating, landscape planters, lighting, etc.; planting materials, including, trees, shrubs, ground cover, grass, miscellaneous plant materials, landscape containers and soil preparation; and, automatic irrigation plans, including materials and details; and,
  - d) A backflow preventer device shall be installed, tested, and inspected by the Public Works Department to protect water supplies from contamination or pollution.
  - e) Within 15 feet of the edge of a driveway, all vertical landscaping shall not exceed a maximum height of three (3) feet to maintain adequate visibility of pedestrians walking on the sidewalks abutting the project site.
10. Tree Planting. A total of five (5) trees shall be installed on-site at 460 San Fernando Mission Boulevard. Of the four required trees, three (3) trees shall be installed within the proposed landscape planter along San Fernando Mission Boulevard and two (2) trees shall be installed within the proposed landscape planter along Hollister Street. The proposed location and species of trees shall be noted on the landscape plan for the project and shall be reviewed by the Community Development Director prior to installation.
11. Trash Enclosure. The trash enclosure shall include obscured doors with an exterior wall finish that is complementary to the overall design of the existing and proposed buildings on-site. Trash and recycling bins shall be kept within the trash enclosure area only, and the trash area shall be kept free of trash overflow and maintained in a clean manner at all times with no trash visible from the public right-of-way.
12. Lighting. All exterior lighting shall be decorative cut-off fixtures (where no light is emitted above the horizontal plane) with the light source fully shielded or recessed to preclude light trespass or pollution up into the night sky. Also, any building-mounted luminaries shall be attached to walls or soffits, and the top of the fixture shall not exceed the height of the roof. All proposed light fixtures shall be designed in a manner that is consistent with the overall design of the building and shall not disturb or create glare towards neighboring properties. In addition, any decorative uplighting, such as those that illuminate building facades or landscaping, shall be operated on timers that turn off illumination no later than 12 midnight, nightly. The Community Development Department shall review and approve all light fixtures prior to installation. In addition, all lighting shall also comply with the following requirements:
- a) The equivalent of one foot-candle of illumination shall be provided throughout the parking area;
  - b) All lighting shall be on a time-clock or photo-sensor system;
  - c) All lighting shall be designed to confine direct rays to the premises. No spillover beyond the property line shall be permitted; and,

- d) Illumination shall not include low or high pressure sodium lighting.
13. Mechanical and Utility Equipment. All roof-mounted and/or ground mounted mechanical and utility equipment, including but not limited to transformers, terminal boxes, risers, backflow devices, gas meters, electric meters, meter cabinets, and heating, ventilation, and air conditioning (HVAC) units shall be screened from public view and treated to match the materials and colors of the building. All Electrical service facilities and equipment on or adjacent to the site shall be planned and located, relocated or modified in a manner consistent with Southern California Edison Company guidelines to minimize human exposure to electromagnetic fields on the site and on adjacent properties, and with any other applicable requirements or guidelines of the California Public Utilities Commission or any other agency with jurisdiction, unless otherwise specified by the Community Development Department. All mechanical and utility equipment locations and screening/treatment shall be approved by the Community Development Department prior to installation or modification.
14. Automatic Fire-Extinguishing System. Prior to issuance of a building permit, the applicant shall obtain all the required fire safety clearances from the Los Angeles Fire Department and the City of San Fernando. The building shall be fully equipped with an automatic fire-extinguishing system reviewed and approved by the City of San Fernando and the Los Angeles Fire Department, unless determined otherwise by the Los Angeles Fire Department and the Community Development Department.
15. Property Maintenance. The subject site and its immediate surrounding area shall be maintained in a clean, neat, quiet and orderly manner at all times and shall comply with the property maintenance standards as set forth in the San Fernando City Code.
16. Graffiti Removal. The property owner(s), operator and all successors shall comply with the graffiti removal and deterrence requirements of the San Fernando City Code. The property owner(s), operator and all successors shall provide for the immediate removal of any graffiti vandalism occurring on the property and, where applicable, the restoration of the surface on which the graffiti exists. Such restoration shall entail repainting or refinishing of the surface with a color or finish that matches the color or finish of the remaining portions of the structure being painted, and including treatment of the surface or site with measures to deter future graffiti vandalism as approved or required by the Community Development Department. Unless removed by the property owner or their designee within the specified time frame required by city code, property owner(s), operator and all successors shall grant the right of access to authorized agents of the City of San Fernando to remove graffiti from any surface on the property that is open and accessible from city property or public right-of-way, at the expense of the owner(s) or operator and all successors.
17. Permanent Signs. All proposed signs and sign fixtures shall comply with the approvals issued by the Planning and Preservation through the approval of the Conditional Use Permit 2013-07, as provided on the set of plans for the project (See "Attachment 1" of these Conditions of Approval), except as amendment by the Commission on August 20, 2013. Specifically, the improved commercial building at 460 San Fernando Mission Boulevard shall not exceed the square footage of permanent building mounted signage noted on Sheets A-3.0 and A-3.1 of the set of plans, as detailed below:
  - a) San Fernando Mission Boulevard: The total sign area for this frontage shall not exceed 229 square feet and shall be arranged in a manner so that the signage is distributed evenly

throughout the building elevation. The signage on this elevation shall include:

- i. Two 85.66-square foot “WSS Shoes. Style. Selection.” signs
  - ii. One 4.5 square-foot “DC” sign
  - iii. One 8.5-square foot “Puma” sign
  - iv. One 29-square foot “Converse” sign
  - v. One 4-square-foot “Jordan” sign
  - vi. One 12-square-foot “Nike Swoosh” sign
- b) Hollister Street: The total sign area for this frontage shall not exceed 150 square feet and shall be arranged in a manner so that the signage is distributed evenly throughout the building elevation. The signage on this elevation shall include:
- i. One 85.66-square foot “WSS Shoes. Style. Selection.” sign
  - ii. One 11-square-foot “Vans” sign
  - iii. One 4.38-square-foot “Adidas” sign
  - iv. One 10.6-square-foot “Skechers Footwear” sign
  - v. One 19-square-foot “Reebok” sign
  - vi. One 19-square-foot “Creative Recreation” sign
- c) Elevation Facing Parking Lot at Rear of Property: The total sign area for this frontage shall not exceed 235 square feet and shall be arranged in a manner so that the signage is distributed evenly throughout the building elevation. The signage on this elevation shall include:
- i. Two 85.66-square foot “WSS Shoes. Style. Selection.” sign
  - ii. One 12-square-foot “Fila” sign
  - iii. One 26-square-foot “Timberland” sign
  - iv. One 17-square-foot “Circa” sign
  - v. One 9.5-square-foot “Lugz” sign

The signage provided for each elevation may be amended provided that the overall signage for a specific elevation does not exceed the area approved by the Commission. Prior to the installation of any signage, a sign permit application shall be submitted to the Community Development Department for review and approval. For purposes of this condition, all permanent signs detailed above shall not include the installation or placement of any window sign or any other graphic sign copy affixed directly onto the surface of a window.

The set of plans for the project shall be amended to be consistent with the Commission’s approval and be reviewed by the Community Development Department prior to issuance of a building permit.

18. Window Signage. No signage, graphics, or similar business advertisement shall be installed or placed directly on the surface of a window. All windows where graphic signage is to be displayed, as noted on Sheets A-3.0 and A-3.1 of the set of plans shall be converted into functional display cases to display business merchandise. Graphic signage may serve as a backdrop to the displayed merchandise, but at no time may graphic signage be permitted within an empty display case not used for the active display of merchandise. The proposed display case dimensions shall be reviewed and approved by the Community Development Director prior to its installation.

19. Existing Pole Sign. The existing pole sign located within the landscape planter on the easterly corner of San Fernando Mission Boulevard and Hollister Street shall be removed in its entirety. A certificate of occupancy for the new building addition and associated site improvements shall not be issued until the pole sign is removed.
20. Directional Signage. Directional signage that is clearly visible, legible and unobstructed shall be installed within the on-site parking lot at 460 San Fernando Mission Boulevard and the off-site parking facility at 1136 Hollister Street. The directional signage shall inform all patrons of the business that the use of the crosswalk located at the intersection of San Fernando Mission Boulevard and Hollister Street is required to travel to and from the retail store.
21. Site Inspections. Prior to the issuance of a Certificate of Occupancy, the Community Development Department and Public Works Department shall inspect the site to assure compliance with these Conditions of Approval. Subsequent to occupancy, owners and all successors shall grant the right of access to authorized agents of the City of San Fernando to conduct periodic inspections of the property.
22. Modifications. Unless the Community Development Department approves a proposed change to the approved plans, all other modifications to the development plan, including these Conditions of Approval, shall require review and approval by the Planning and Preservation Commission.
23. Encroachment Permit. Under no circumstances shall any public right-of-way be obstructed during construction by materials, vehicles, equipment or other related objects without prior approval from the Public Works Department. An Encroachment Permit must be obtained from the Public Works Department prior to any demolition and/or new construction activity that would require staging and/or construction within the public right-of-way.
24. General Compliance. The applicant shall comply with all requirements of applicable federal, state, or local law, ordinance, or regulation.
25. Surface Runoff. All requirements of the National Pollutant Discharge Elimination System (NPDES) shall be complied with and an NPDES permit, including but not limited to the installation of any required clarifiers and/or on-site infiltration system, must be obtained prior to any occupation or use of the site. During construction, the project site shall comply with all applicable Best Management Practices (BMPs).
26. Construction Hours. Construction activity on Mondays through Saturdays shall comply with the current San Fernando City Code Section 34-28(10) standards for construction in commercial zones.
27. Acceptance. Within thirty (30) days of approval of Variance 2013-04 and Conditional Use Permit 2013-07, the property owner(s) or their duly authorized representatives shall certify the acceptance of the conditions of approval or modifications thereto by signing a statement using an acceptance affidavit form provided by the Community Development Department that acknowledges acceptance and shall be bound by all of the conditions of project approval.
28. Recordation. Prior to the issuance of a Certificate of Occupancy, the applicant shall provide the

Community Development Department with proof that the Conditions of Approval have been recorded with the Los Angeles Registrar Recorder/County Clerk's Office. Recordation of the Conditions of Approval shall occur on both 460 San Fernando Mission Boulevard and 1136 Hollister Street.

29. Expiration. Variance 2013-04 and Conditional Use Permit 2013-07 shall be subject to expiration and Site Plan Review 2013-07 shall become null and void unless exercised by submitting construction plans in application for a building permit within twelve (12) months of final approval or until such additional time as may be granted by the Community Development Department, upon receipt of a written request for an extension received prior to such expiration date. Subsequent failure to obtain and exercise an active building permit shall also cause expiration of the variance and site plan review approvals.





# CITY OF SAN FERNANDO



460 San Fernando Mission Blvd. San Fernando, CA. 91340

## DRAWING SCHEDULE

T-1	TITLE SHEET
R-1	RENDER PRESENTATION
A-1.0	EXISTING SITE PLAN
A-1.1	PROPOSED SITE PLAN
A-1.2	PARKING LOT SITE PLAN
A-2.0	FLOOR PLAN
A-3.0	ELEVATION
A-3.1	ELEVATION

PROJECT #116  
DATE PRINTED 04/11/2013



#22

EXISTING RETAIL STORE  
9 STORE #22  
JOB TITLE: 460 SAN FERNANDO MISSION BLVD.  
SAN FERNANDO, CA. 91340

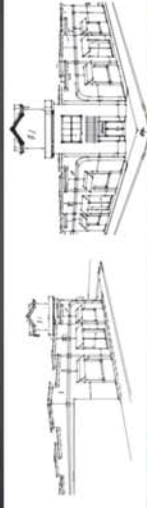
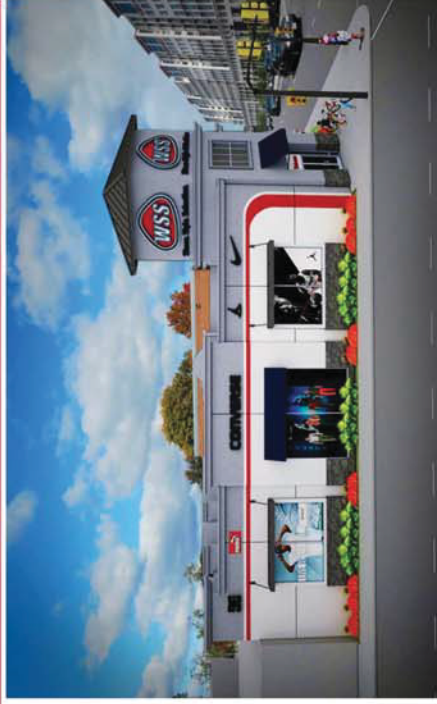
DESIGNED BY:  
ABIMAEEL G.  
DRAWN BY:  
EDGAR A.

SHEET

T-1

# RENDERS STORE #22

# 460 SAN FERNANDO MISSION CA.



## PERSPECTIVES



NEW RETAIL STORE  
STORE #22  
460 SAN FERNANDO MISSION CA.

DESIGNED BY:  
ABIMAEEL G.  
DRAWN BY:  
EDGAR A.  
SHEET

R.

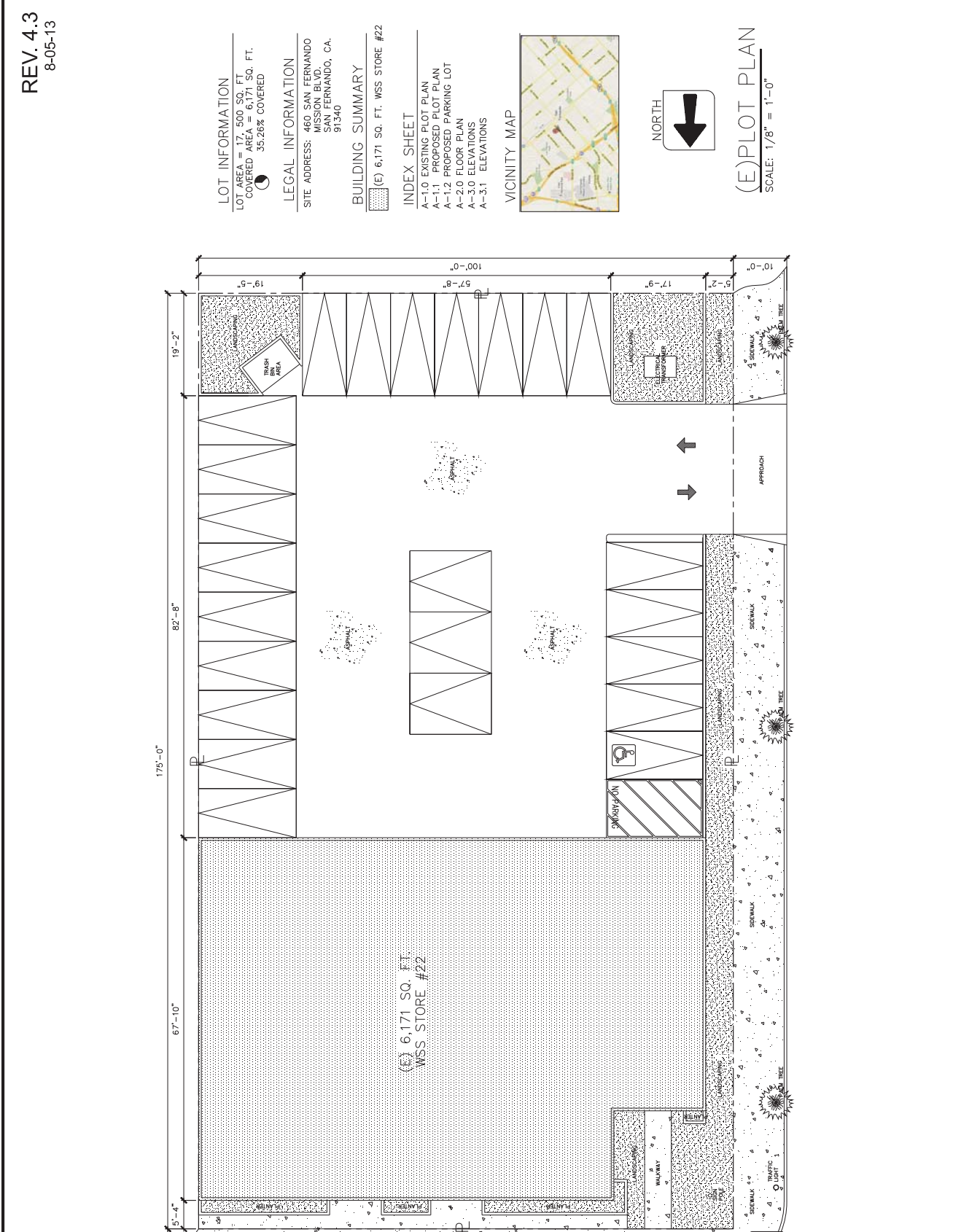
#22



Shoe, Style Selection  
13255 FIVEFIVE ST. LOS ANGELES, CA. 90061  
Tel: (213) 448-4487  
Fax: (213) 448-4487  
www.wss.com

PROJECT #--  
DATE PRINTED: April 11, 2011





REV. 4.3  
8-05-13

LOT INFORMATION  
LOT AREA = 17,500 SQ. FT.  
COVERED AREA = 6,171 SQ. FT.  
35.26% COVERED

LEGAL INFORMATION  
SITE ADDRESS: 460 SAN FERNANDO  
MISSION BLVD.  
SAN FERNANDO, CA.  
91340

BUILDING SUMMARY  
(E) 6,171 SQ. FT. WSS STORE #22

INDEX SHEET  
A-1.0 EXISTING PLOT PLAN  
A-1.1 PROPOSED PLOT PLAN  
A-1.2 PROPOSED PARKING LOT  
A-2.0 FLOOR PLAN  
A-3.0 ELEVATIONS  
A-3.1 ELEVATIONS

VICINITY MAP

(E) PLOT PLAN  
SCALE: 1/8" = 1'-0"

DESIGNED BY:  
ABINAEI G.  
DRAWN BY:  
EDGARA  
SHEET

JOB TITLE: 460 SAN FERNANDO MISSION BLVD.  
STORE #22  
EXISTING RETAIL STORE  
SAN FERNANDO, CA. 91340

PROJECT #116  
DATE PRINTED: August 15, 2013

#22

(E) SITE PLAN

LOT AREA = 17,500 SQ.FT.

TOTAL BUILDING AREA: 10,013 SQ. FT.  
LOT COVERAGE: 9,801 SQ. FT.  
% OF LOT COVERED: 57.2%

EXISTING 6,171 SQ. FT. RETAIL STORE  
PROPOSED 3,842 SQ. FT. ADDITION

PROPERTY INFORMATION

SITE ADD. 460 SAN FERNANDO MISSION BLVD.  
SAN FERNANDO, CA. 91340

BUILDING DATA

USE:	RETAIL
OCCUPANCY:	M
CONSTRUCTION TYPE:	V-II
TOTAL BUILDING AREA:	9,853
NUMBER OF STORIES:	1
SPRINKLERED:	
REQUIRED # OF EXITS:	2
LANDSCAPING REQUIRED:	1,750 SQ.FT.
LANDSCAPING PROVIDED:	1,777 SQ.FT.

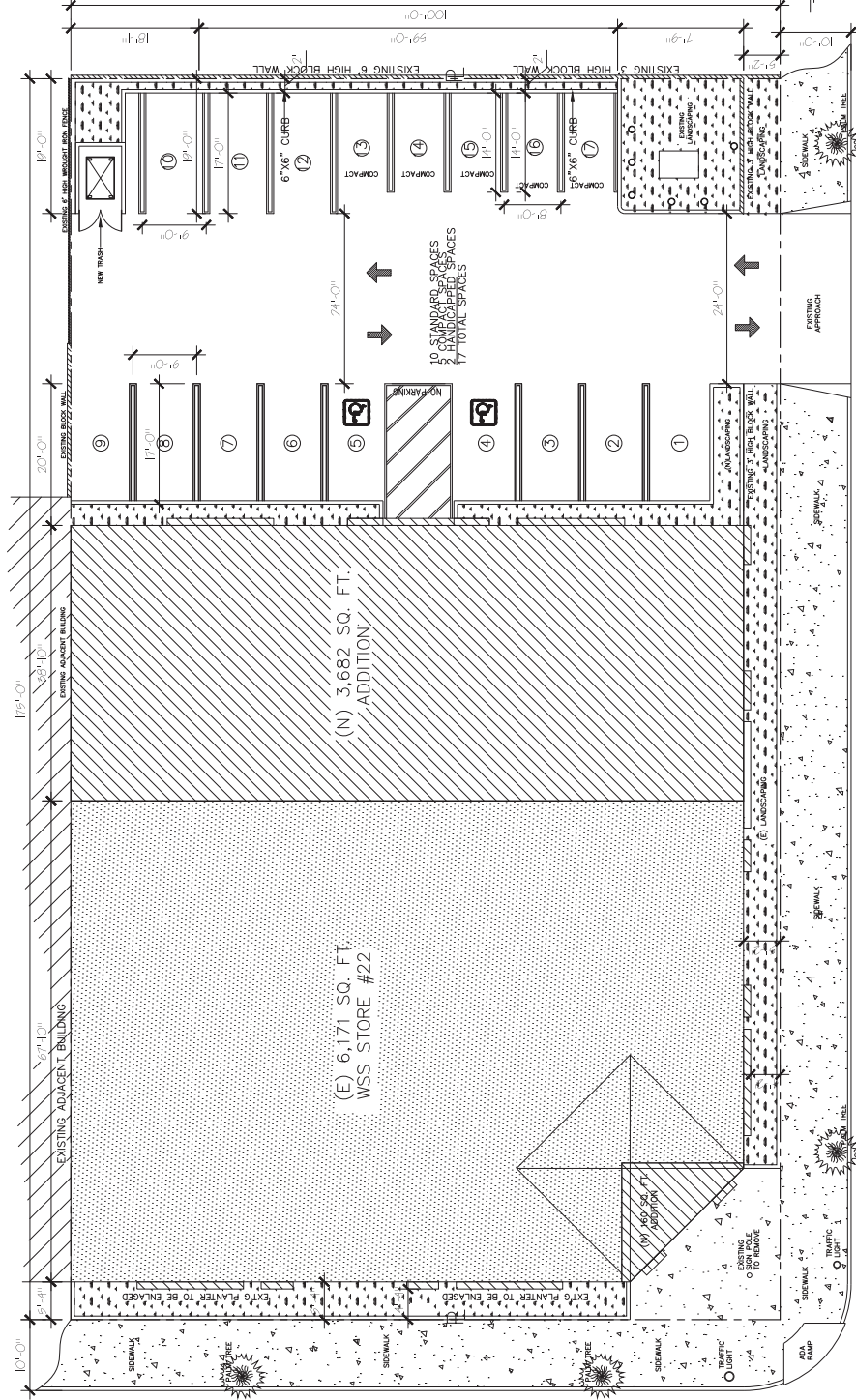
PARKING STALLS REQUIRED	33
PARKING STALLS PROVIDED	38
2 HANDICAP STALLS	
11 COMPACT STALLS	
25 STANDARD STALLS	

APPLICABLE CODES

2011 Los Angeles County Building Code  
2011 Los Angeles County Residential Code  
2011 Los Angeles County Energy Code  
2011 Los Angeles County Mechanical Code  
2011 Los Angeles County Electrical Code

SCOPE OF WORK

- EXISTING STORE TO BE EXPANDED
- PROPOSED 3,842 SQ. FT. ADDITION
- NEW PARKING LAYOUT & RESURFACE



HOLLISTER ST.

REV. 4.3  
8-05-13

SITE PLAN  
SCALE: 1/8" = 1'-0"

PROJECT #116  
DATE PRINTED August 5, 2013

DESIGNED BY:  
ABRAHAM G.  
DRAWN BY:  
EDGAR A.  
SHEET  
A-1.1  
PROPOSED  
SITE PLAN

EXISTING RETAIL STORE  
STORE #22  
JOB TITLE: 460 SAN FERNANDO MISSION BLVD.  
SAN FERNANDO, CA. 91340

#22

THE CONSTRUCTION OF ANY WORK, WHETHER EXISTING OR NEW, SHALL BE SUBJECT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK. THE DESIGNER SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE INFORMATION PROVIDED TO THE DESIGNER AND FOR THE CORRECTNESS OF THE INFORMATION PROVIDED TO THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE INFORMATION PROVIDED TO THE DESIGNER AND FOR THE CORRECTNESS OF THE INFORMATION PROVIDED TO THE DESIGNER. THE DESIGNER SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF THE INFORMATION PROVIDED TO THE DESIGNER AND FOR THE CORRECTNESS OF THE INFORMATION PROVIDED TO THE DESIGNER.

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14100 114000 EXT 138  
141000 1140000 EXT 138  
1410000 11400000 EXT 138

REV. 4.3  
8-05-13

PROPERTY INFORMATION

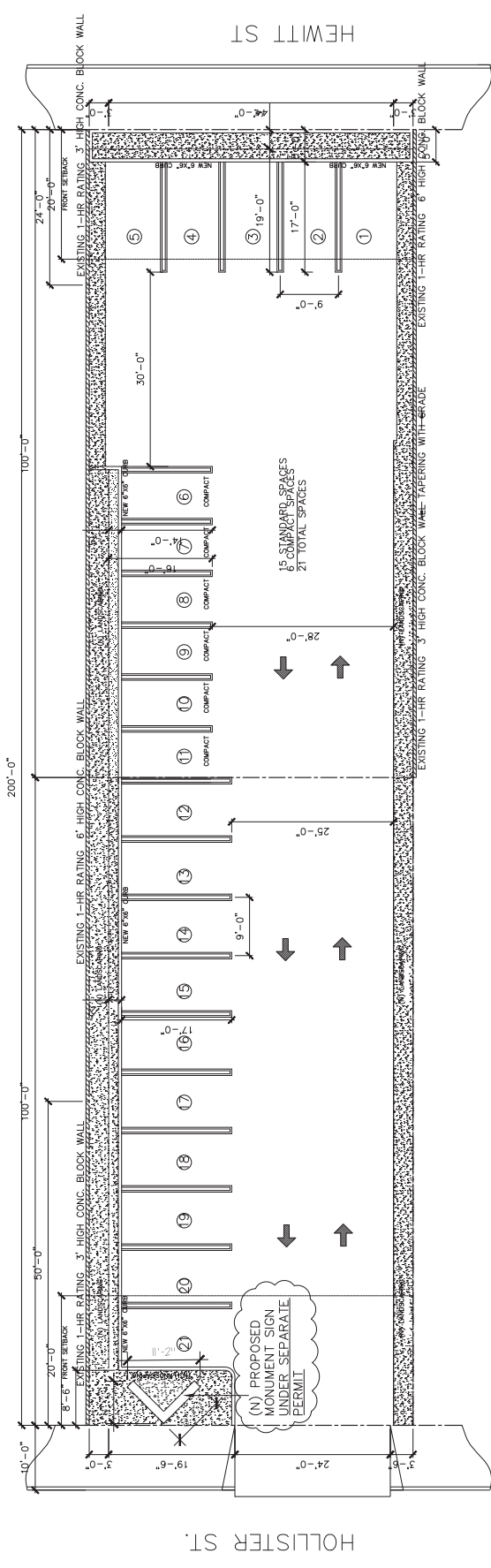
SITE ADD. NO ADDRESS

LANDSCAPING REQUIRED 1,000 SQ. FT.

LANDSCAPING PROVIDED 1,375 SQ. FT.

APN. 2521-028-016

LOT SIZE: 5,000 SQ. FT.



SITE PLAN  
SCALE: 1/8" = 1'-0"

PROJECT #116  
DATE PRINTED August 5, 2013

DESIGNED BY:  
ABIMAELE G.  
EDGAR A.  
SHEET  
A-1.2  
SITE PLAN

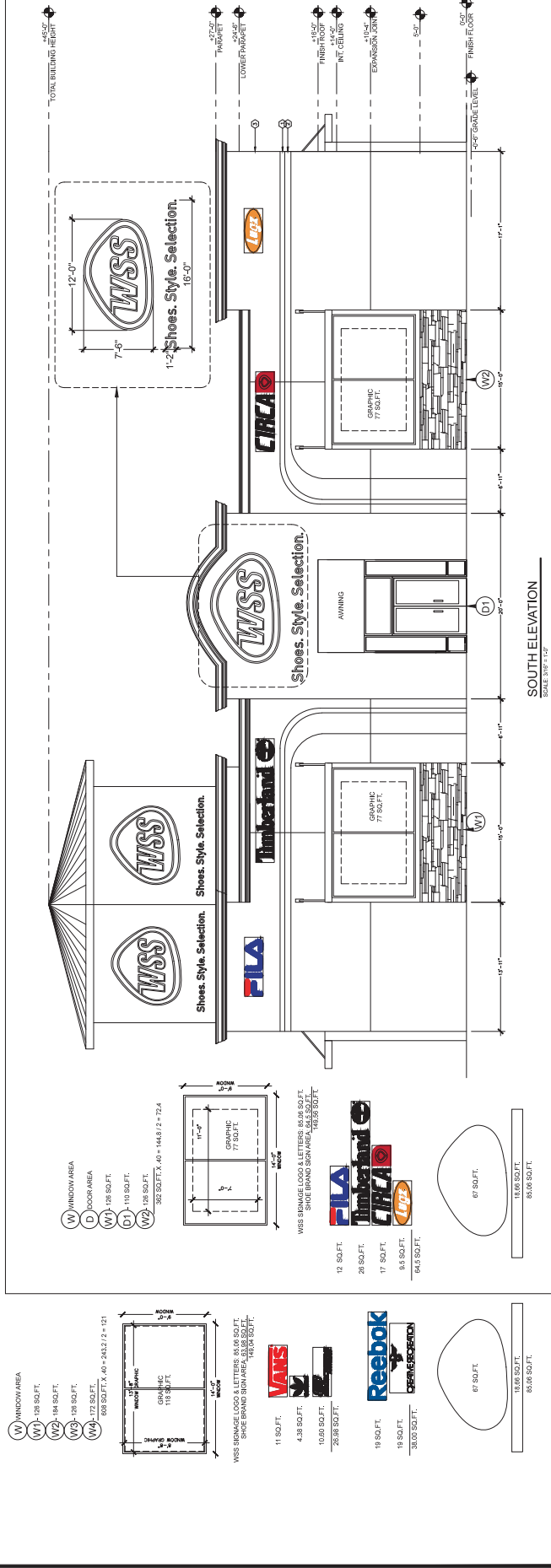
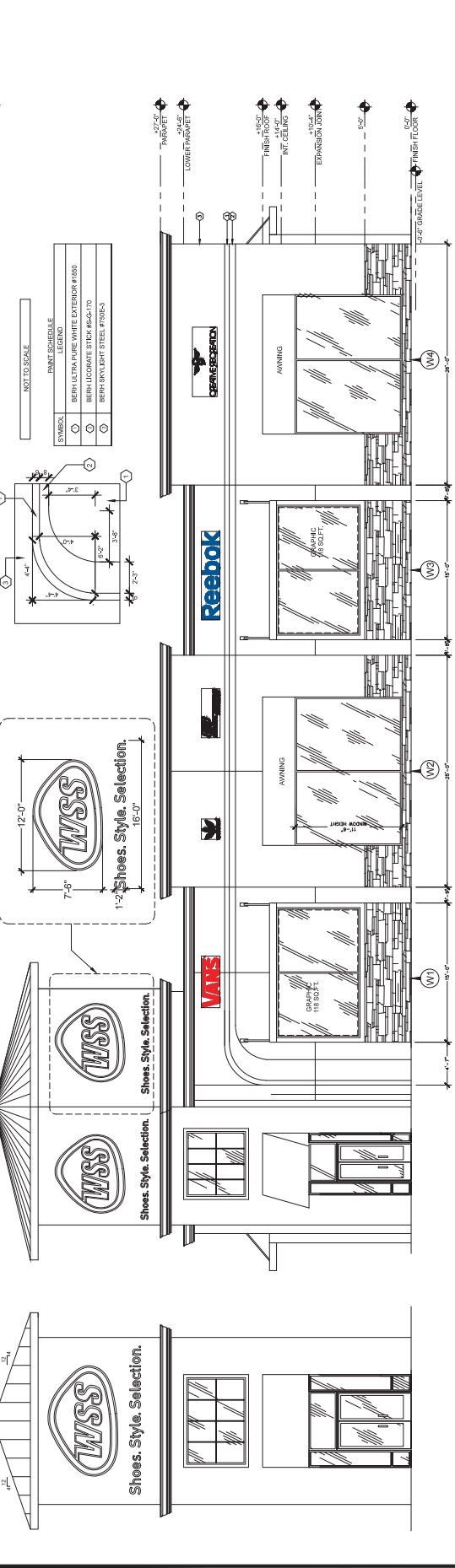
EXISTING RETAIL STORE  
STORE #22  
JOB TITLE: 460 SAN FERNANDO MISSION BLVD.  
SAN FERNANDO, CA. 91340

#22

1425 S FERNANDO ST. LOS ANGELES, CA. 90081  
APN: 2521-028-016  
LOT SIZE: 5,000 SQ. FT.

1425 S FERNANDO ST. LOS ANGELES, CA. 90081  
APN: 2521-028-016  
LOT SIZE: 5,000 SQ. FT.









**CITY OF SAN FERNANDO PUBLIC WORKS DEPARTMENT  
DEVELOPMENT / IMPROVEMENT REVIEW CHECK LIST**

**PROJECT: SPR 2013-07**

**Commercial Development Addition (WSS Footwear) DATE: 6/25/13**

**PROJECT ADDRESS: 460 San Fernando Mission Blvd and 1136 Hollister St.**

ITEM	REQUIRED?		COMPLIED?	COMMENTS
	YES	NO		
1. Site plan must show:				
a. Existing building or structure	✓			
b. Existing public improvements (concrete sidewalk driveways, curbs and gutters, parkway trees, street lights, hydrants, etc.) including existing and proposed dimensions, square footage, etc.	✓			
c. Existing utilities (gas, sewer, water, storm drains, catch basins, power poles).	✓			
2. Submit offsite improvement plan.	✓			See #28.
3. Prior to issuance of building permit:				
a. Pay sewer capital facility charge.	✓			Based on 3,682 sf retail 3,682 sf x \$527*/1,000sf= <b>\$1,940.41</b>
b. Pay water capital facility charge.	✓			Upgrade from a 1" WM to a 2" WM \$5,262 - \$1,644 = <b>\$3,618</b>
c. Pay water service installation charge.	✓			Installation deposit** based on 2" WM= <b>\$1,897</b>
d. Pay fire service installation deposit.	✓			Minimum 4" F.S.: Capital Fee= <b>\$5,416*</b> Installation Deposit= <b>\$9,330*</b> <b>\$14,746*</b>
e. Pay fire hydrant installation deposit.		✓		
f. Pay plan check fee (Offsite).	✓			
g. Pay inspection fee (Offsite).	✓			
h. Provide labor and material bond.		✓		
i. Provide performance bond.		✓		
4. Is there existing sewer house connection to property?	✓			
5. Is there existing water service to the property?	✓			
6. Provide separate water service for each building or separate ownership.		✓		
7. Provide separate sewer connection for each building.		✓		
8. Underground all utilities to each unit/building.	✓			
9. Cap off existing sewer connection that will no longer be used.	✓			
10. Replace existing old and substandard water service.		✓		

**PROJECT ADDRESS:** 460 San Fernando Mission Blvd and 1136 Hollister St.

ITEM	REQUIRED?		COMPLIED?	COMMENTS
	YES	NO		
11.	Upgrade existing substandard hydrant to 6-inch wet barrel hydrant (4"X 2.5" outlet).		✓	
12.	Install new hydrant per City standard.		✓	
13.	Satisfy City of Los Angeles Fire Dept. fire flow requirements.	✓		
14.	Provide City approved backflow device for the domestic water service and/or landscape irrigation, and provide proof that said equipment has been tested by a certified tester.	✓		<i>Provide one backflow device for every water service (for City water protection). Provide additional backflow device for irrigation-landscaping (for domestic water protection).</i>
15.	Remove existing driveway approach that will no longer be used. Replace depressed curb.		✓	
16.	Construct PCC driveway approach 6-inch thick per City Standard.		✓	
17.	Construct wheel chair ramp per City Standard.		✓	
18.	Remove and replace broken/damaged, lifted, or deteriorated concrete sidewalk adjacent to property per the discretion of Public Works..	✓		<i>Remove and replace sidewalk on San Fernando Mission Blvd. Approximately 100 sf.</i>
19.	Remove and replace broken curb/gutter adjacent to property.		✓	
20.	Plant parkway trees per City Standard and City Master Tree Plan.		✓	
21.	Construct tree wells per City Standard with tree grates.		✓	
22.	A permit from the Public Works Dept. (Engineering Division) is required for all offsite improvements.	✓		
23.	All on-site pavement shall be minimum of 3-inch AC on 4 inch CAB or 6-inch PCC pavement without soil recommendation.	✓		
24.	Construct trash enclosure, nominal size 5 feet X 9 feet with PCC slab and 6-inch PCC curb with 6-inch PCC apron.	✓		<i>Construct trash enclosure with roof.</i>
25.	Verify that clarifier/grease trap intercepts effluent before entry into the sewer lateral.		✓	
26.	Federal NPDES Requirements			
a.	Submit SWPPP Owners's Certification (form OC1 attached) that incorporates construction BMP's in compliance with Federal NPDES.	✓		<i>See attached BMP's suggested for use during construction.</i>
b.	Provide a SUSMP that incorporates design elements and facility BMP's in compliance with Federal NPDES.		✓	
27.	Comply with all applicable existing conditions of approval for the proposed development.	✓		



**PROJECT ADDRESS:**     460 San Fernando Mission Blvd and 1136 Hollister St.

ITEM	REQUIRED?		COMPLIED?	COMMENTS
	YES	NO		
28.	Additional requirements:*Sewer & Water Capital/Installation fees are subject to change. The latest fee will be assessed prior to sign off for building permit.			
	<ul style="list-style-type: none"><li>• Include <b>off site improvements</b> with <b>quantities</b> and <b>cost estimate</b>.</li><li>• Submit <b>drainage plan &amp; grading plan</b>. A <b>paving plan</b> could substitute the grading plan. Provide on-site drainage.</li><li>• Submit <b>utility plan</b> showing all existing utilities and any proposed relocations/realignments. Also show any proposed relocation of water service, water meter, and fire hydrant.</li><li>• Any unused utilities should be removed.</li><li>• Satisfy NPDES.</li></ul>			

  
PUBLIC WORKS DEPARTMENT

6/25/17  
DATE

**ATTACHMENT 3:**

**August 20, 2013  
Conceptual Plan (City-approved)**



# CITY OF SAN FERNANDO



460 San Fernando Mission Blvd. San Fernando, CA. 91340

## DRAWING SCHEDULE

T-1	TITLE SHEET
R-1	RENDER PRESENTATION
A-1.0	EXISTING SITE PLAN
A-1.1	PROPOSED SITE PLAN
A-1.2	PARKING LOT SITE PLAN
A-2.0	FLOOR PLAN
A-3.0	ELEVATION
A-3.1	ELEVATION

PROJECT #116

DATE PRINTED: April 11, 2013

THE CITY OF SAN FERNANDO  
14000 MISSION BLVD., SUITE 100  
SAN FERNANDO, CA 91340  
(818) 265-1000  
WWW.CITYOFSANFERNANDO.COM



## #22

EXISTING RETAIL STORE  
9 STORE #22  
JOB TITLE: 460 SAN FERNANDO MISSION BLVD.  
SAN FERNANDO, CA. 91340

DESIGNED BY:  
ABIMAELE G.  
DRAWN BY:  
EDGAR A.

SHEET

## T-1



# RENDERS STORE #22

460 SAN FERNANDO MISSION CA.



PROJECT #—  
DATE PRINTED April 11, 2013



#22

NEW RETAIL STORE  
STORE #22  
JOB TITLE: 460 SAN FERNANDO MISSION CA.

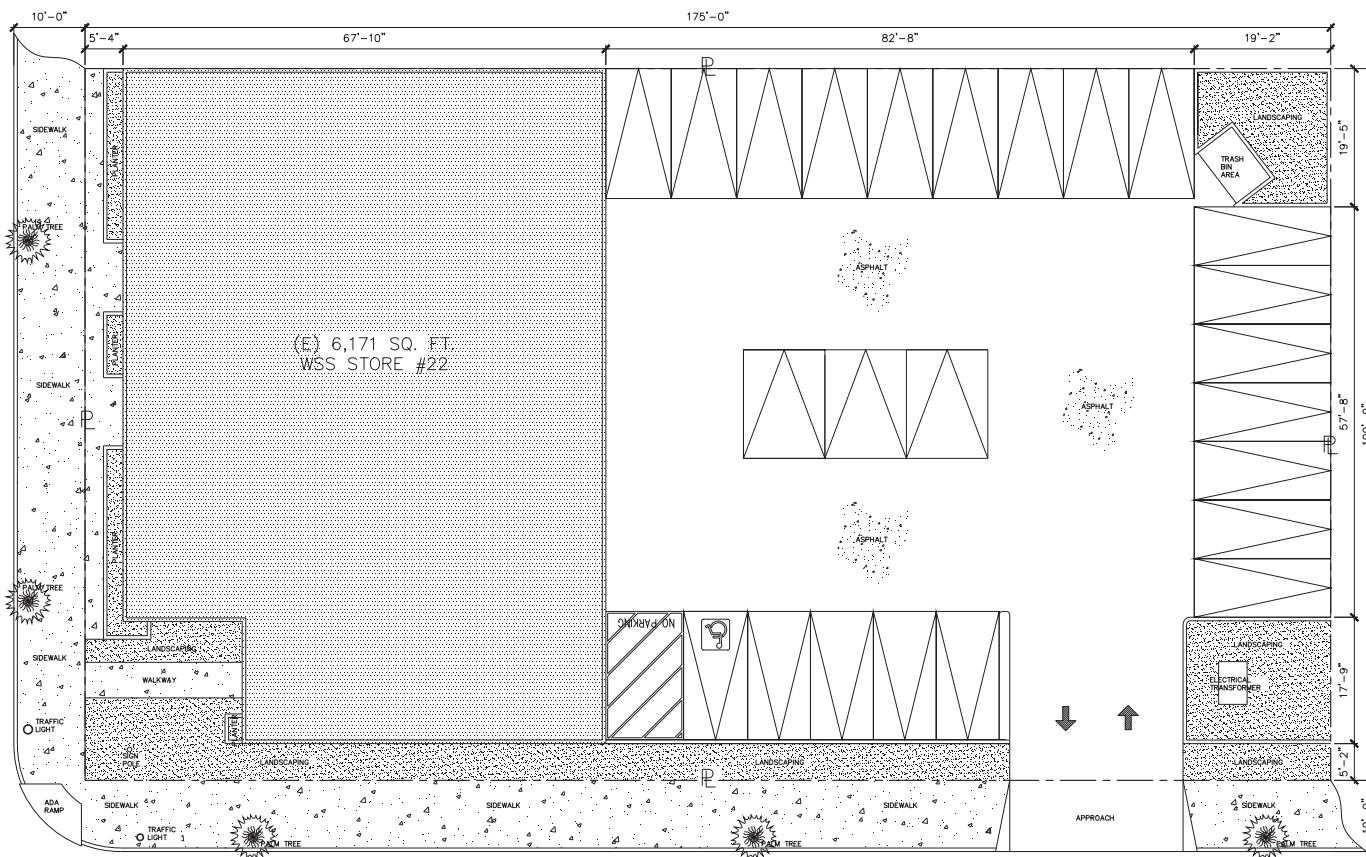
DESIGNED BY:  
ABIMAEI G.  
DRAWN BY:  
EDGAR A.

SHEET

R.



460 SAN FERNANDO MISSION BLVD



#### LOT INFORMATION

LOT AREA = 17,500 SQ. FT.  
COVERED AREA = 6,171 SQ. FT.  
35.26% COVERED

#### LEGAL INFORMATION

SITE ADDRESS: 460 SAN FERNANDO  
MISSION BLVD.  
SAN FERNANDO, CA.  
91340

#### BUILDING SUMMARY

(E) 6,171 SQ. FT. WSS STORE #22

#### INDEX SHEET

A-1.0 EXISTING PLOT PLAN  
A-1.1 PROPOSED PLOT PLAN  
A-1.2 PROPOSED PARKING LOT  
A-2.0 FLOOR PLAN  
A-3.0 ELEVATIONS  
A-3.1 ELEVATIONS

#### VICINITY MAP



(E) PLOT PLAN

SCALE: 1/8" = 1'-0"

REV. 4.3  
8-05-13

PROJECT #116

DATE PRINTED August 5, 2013

THIS PLAN WAS  
DESIGNED BY  
EDGAR A. GARCIA

THIS PLAN WAS  
DESIGNED BY  
EDGAR A. GARCIA

#22

EXISTING RETAIL STORE  
STORE #22  
JOB TITLE: 460 SAN FERNANDO MISSION BLVD.  
SAN FERNANDO, CA. 91340

DESIGNED BY:  
ABIMAEI G.

DRAWN BY:  
EDGAR A.

SHEET

A-1.0  
(E) SITE PLAN

LOT AREA = 17,500 SQ.FT.

TOTAL BUILDING AREA: 10,013 SQ. FT.  
LOT COVERAGE: 9,801 SQ. FT.  
% OF LOT COVERED: 57.2%

EXISTING 6,171 SQ. FT. RETAIL STORE  
PROPOSED 3,842 SQ. FT. ADDITION

### PROPERTY INFORMATION

SITE ADD. 460 SAN FERNANDO MISSION BLVD.  
SAN FERNANDO, CA. 91340

### BUILDING DATA

USE:	RETAIL
OCCUPANCY:	M
CONSTRUCTION TYPE:	V-II
TOTAL BUILDING AREA: 9,853	
NUMBER OF STORIES:	1
SPRINKLERED:	
REQUIRED # OF EXITS: 2	

LANDSCAPING REQUIRED 1,750 SQ.FT.  
LANDSCAPING PROVIDED 1,777 SQ.FT.

PARKING STALLS REQUIRED	33
PARKING STALLS PROVIDED	38
2 HANDICAP STALLS	
11 COMPACT STALLS	
25 STANDARDS STALLS	

### APPLICABLE CODES

2011 Los Angeles County Building Code  
2011 Los Angeles County Residential Code  
2011 Los Angeles County Energy Code  
2011 Los Angeles County Mechanical Code  
2011 Los Angeles County Electrical Code

### SCOPE OF WORK

- EXISTING STORE TO BE EXPANDED
- PROPOSED 3,842 SQ. FT. ADDITION
- NEW PARKING LAYOUT & RESURFACE

REV. 4.3  
8-05-13

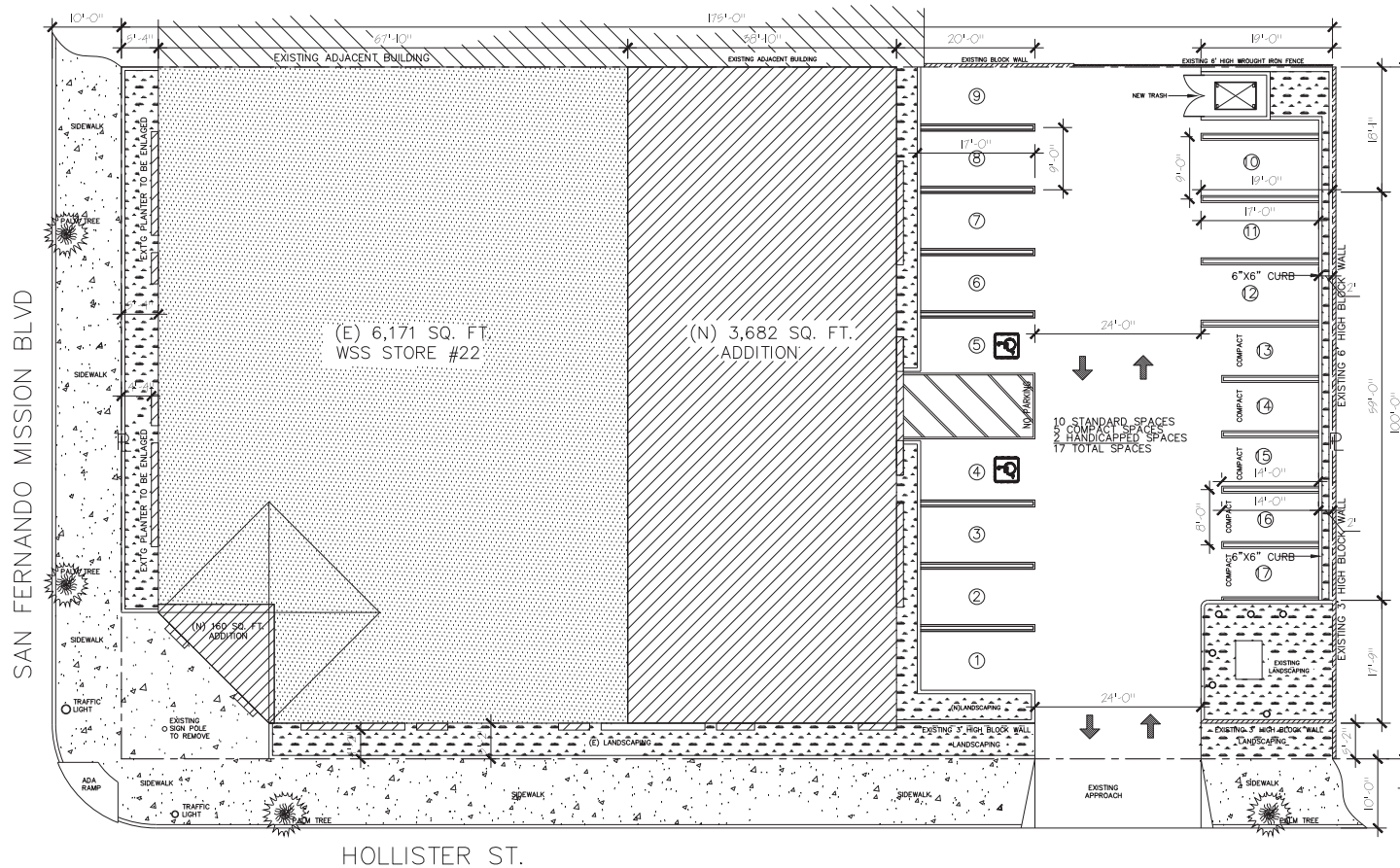
PROJECT #116  
DATE PRINTED August 5, 2013

#22

EXISTING RETAIL STORE  
STORE #22  
JOB TITLE: 460 SAN FERNANDO MISSION BLVD.  
SAN FERNANDO, CA. 91340

DESIGNED BY:  
ABIMAEI G.  
DRAWN BY:  
EDGAR A.

SHEET  
A-1.1  
PROPOSED  
SITE PLAN



REV. 4.3  
8-05-13

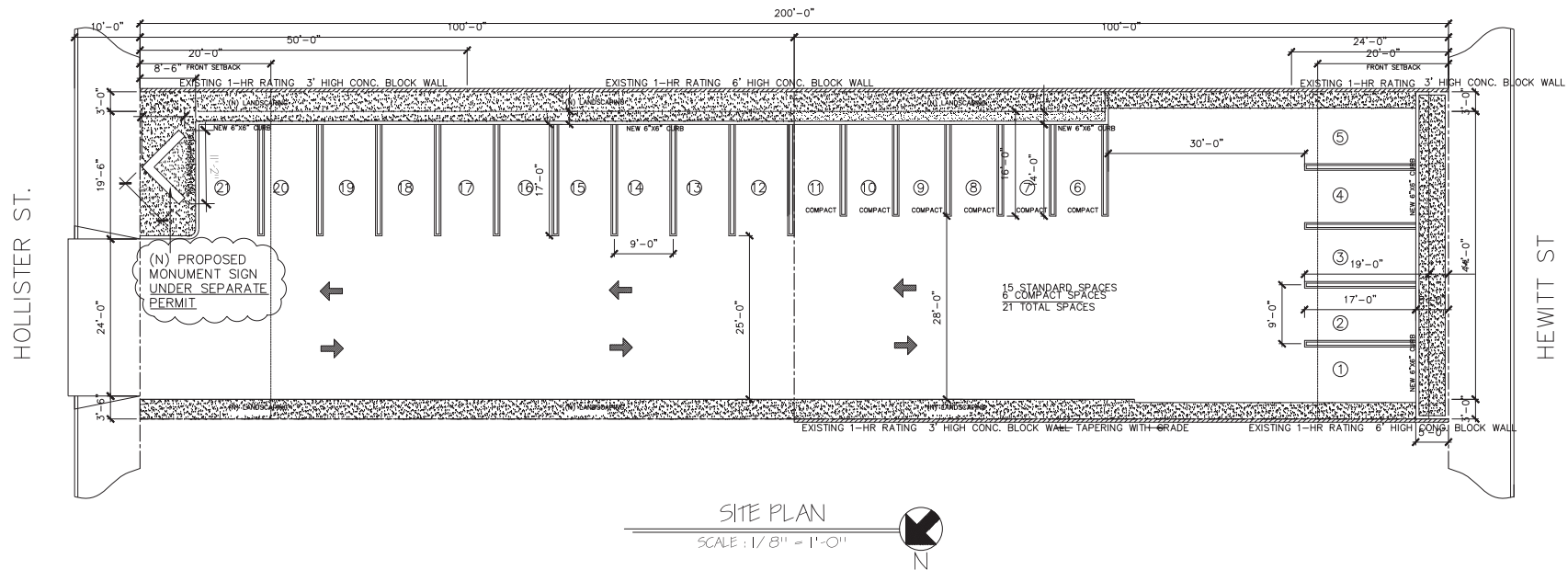
### PROPERTY INFORMATION

SITE ADD. 1136 HOLLISTER ST.  
SAN FERNANDO, CA. 91340  
APN. 2521-028-009  
LOT SIZE: 5,000 SQ. FT.

LANDSCAPING REQUIRED 1,000 SQ.FT.  
LANDSCAPING PROVIDED 1,375 SQ.FT.

### PROPERTY INFORMATION

SITE ADD.NO ADDRESS  
APN. 2521-028-016  
LOT SIZE: 5,000 SQ. FT.



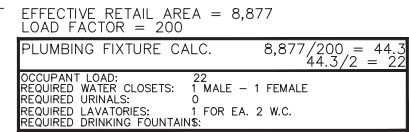
PROJECT #116  
DATE PRINTED August 5, 2013

#22

EXISTING RETAIL STORE  
STORE #22  
JOB TITLE: 460 SAN FERNANDO MISSION BLVD.  
SAN FERNANDO, CA. 91340

DESIGNED BY:  
ABIMAEI G.  
DRAWN BY:  
EDGAR A.

SHEET  
A-1.2  
SITE PLAN



SYM.	SIZE	STYLE	STATUS
1	6'-0" X 8'-0"	STORE FRONT	NEW
2	3'-0" X 6'-8"	SOLID CORE	NEW
3	3'-0" X 6'-8"	HOLLOW CORE	NEW

SYMBOL LEGEND	
	EXISTING WALLS TO BE REMOVED
	EXISTING CURB WALLS
	NEW WOOD FRAME WALLS W/ STUDS @ 16" O/C, 5/8" DR WALL @ INTERIOR
	NEW EXHAUST FAN CAPABLE OF PROVIDING 50 CFM.

FINISH SCHEDULE			
	SELLING OFFICE / FINING ROOM	RESTROOM	UTILITY / STORAGE
FLOOR	CONCRETE W/ CLEAR SEALER (VEHIC / UNPAVED)	EXPOSED REINFORCED CONCRETE (PAVED)	CONCRETE W/ CLEAR SEALER
BASE	8" MIN. CONCRETE BASE	CONCRETE OVER 8" PADDED BOARD OR MILL / REPL. TRAMPOLINE	NONE
WALLS	PAINTED SMOOTH FINISH 5/8" GYPSUM BOARD FLAME SPRINKLER - 5 SACKS DEVELOPED - 10	PAINTED SMOOTH FINISH 5/8" GYPSUM BOARD FLAME SPRINKLER - 5 SACKS DEVELOPED - 10	PAINTED SMOOTH FINISH 5/8" GYPSUM BOARD FLAME SPRINKLER - 5 SACKS DEVELOPED - 10
CEILING	EXPOSED REINFORCED CONCRETE FLAME SPRINKLER - 25 CLASS A	PAINTED SMOOTH FINISH 5/8" GYPSUM BOARD FLAME SPRINKLER - 5 SACKS DEVELOPED - 10	PAINTED SMOOTH FINISH 5/8" GYPSUM BOARD FLAME SPRINKLER - 5 SACKS DEVELOPED - 10

1. IN ACCESSIBLE CORRIDORS, THE BOTTOM OF CONCEALED SPACES OF SHED WALLS, CEILINGS AND FLOORS SHALL BE PROTECTED OR ORIENTED AS REQUIRED BY IRC 705.2.2.2.
2. THE FLOOR SHALL BE PROTECTED AND LUMINOUS BY THE LIGHTING FIXTURES.
3. THE LUMINOUS WALL SHALL BE PROVIDED IN CONFORMANCE WITH IRC 705.2.2.2.
4. EMERGENCY LIGHT ILLUMINATION SHALL BE PROVIDED BY THE LIGHTING FIXTURES AND OCCUPANT LOAD OF ONE MOVE, OR IRC 705.2.2.2.
5. WALL FLOOR TO OPERATE DOORS IN AN ACCESSIBLE PATH OF TRAVEL SHALL NOT EXCEED 105 LBS. FOR THE PROPOSED DOORS, THE PROPOSED DOORS INCLUDING OR NOT SHALL NOT EXCEED 105 LBS. IN THE PATH OF THE TRAVEL, OR IRC 705.2.2.2.
6. SHEDDING SHALL HAVE HANDLES ON EACH SIDE AND EVERY SHEDDING SHALL BE MORE THAN 10 INCHES HIGH. THE WALL SHALL BE LESS THAN ONE INCH THICK. HANDLES SHALL BE 36" OF THE SHEDDING.
7. THE WALL AND ACCESS DOORS OF AN OCCUPANCY SHALL NOT BE PROVIDED WITH ALUMINUM OR OTHER METAL FRAME, HANDLES, OR LOCKS. THE HANDLES SHALL BE 36" OF THE SHEDDING WITH 36" OF THE SHEDDING.
8. PROVIDE A SMOOTH-HAND NONSPARKING SURFACE FROM THE ROOM TO THE SURFACE OF THE SHEDDING AND PROVIDE A LOCK ON EACH SIDE OF THE SHEDDING.
9. TOILET AND BATH ROOMS SHALL HAVE A SMOOTH-HAND NONSPARKING SURFACE FROM THE ROOM TO THE SURFACE OF THE SHEDDING AND PROVIDE A LOCK ON EACH SIDE OF THE SHEDDING.



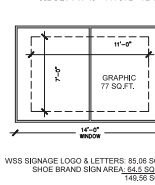
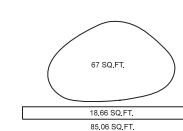
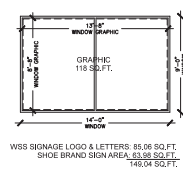
## #22

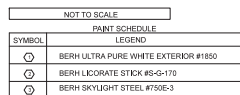
EXISTING RETAIL STORE  
STORE #22  
JOB TITLE: 460 SAN FERNANDO MISSION BLVD.  
SAN FERNANDO, CA. 91340

DESIGNED BY:  
ABIMAEI G.  
DRAWN BY:  
EDGAR A.

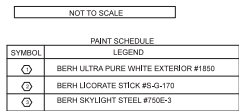
SHEET

A-2.0  
FLOOR PLAN





SCALE: 3/16" = 1'-0"



SCALE: 3/16" = 1'-0"

**ATTACHMENT 4:**

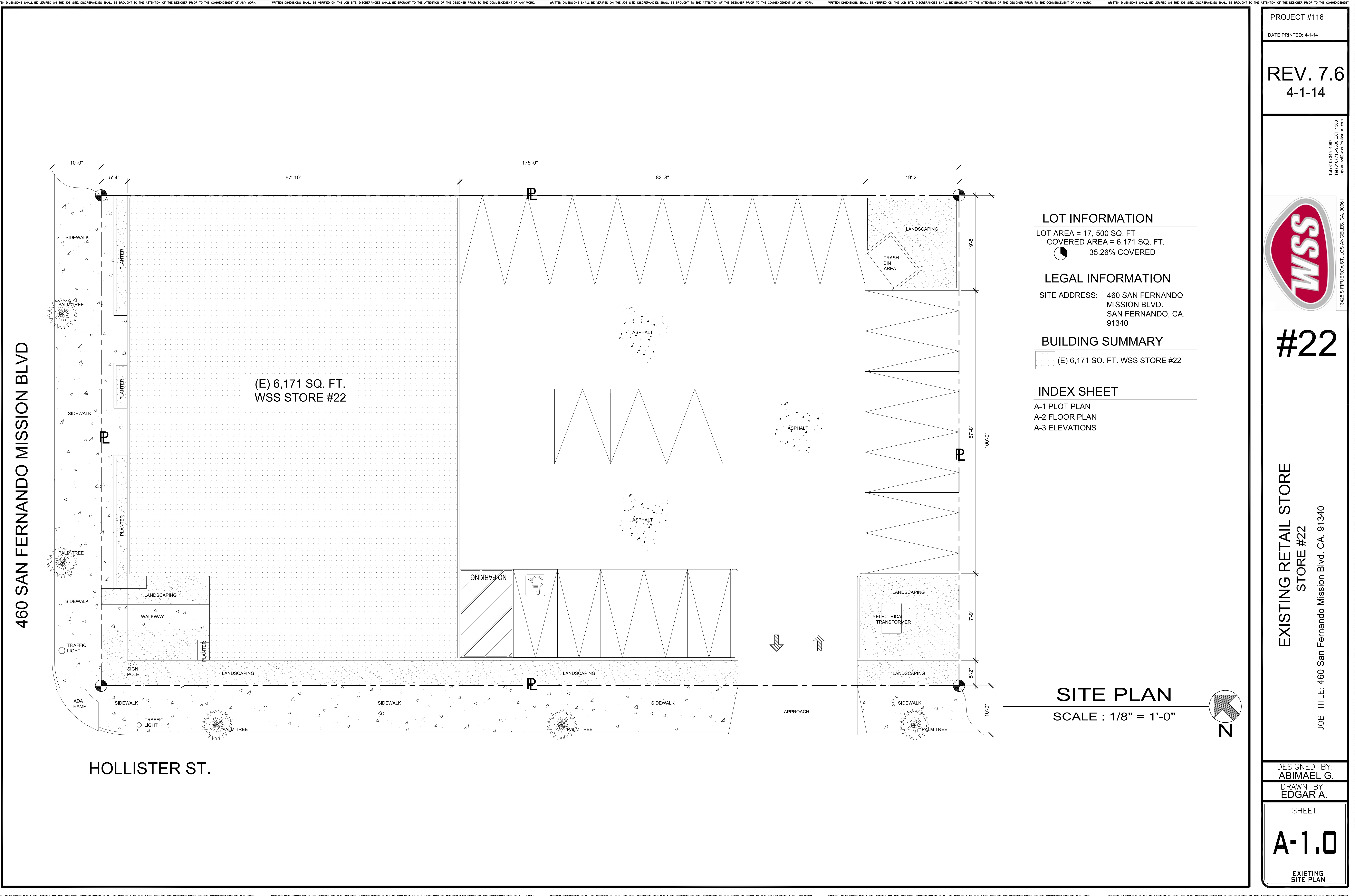
**April 1, 2014  
Conceptual Plans (proposed)**







Store #22 460 San Fernando Mission Blvd. CA. 91340



LOT INFORMATION

LOT AREA = 17, 500 SQ. FT.  
COVERED AREA = 6,171 SQ. FT.  
35.26% COVERED

LEGAL INFORMATION

SITE ADDRESS: 460 SAN FERNANDO  
MISSION BLVD.  
SAN FERNANDO, CA.  
91340

BUILDING SUMMARY

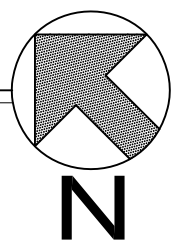
(E) 6,171 SQ. FT. WSS STORE #22

INDEX SHEET

A-1 PLOT PLAN  
A-2 FLOOR PLAN  
A-3 ELEVATIONS

SITE PLAN

SCALE : 1/8" = 1'-0"



PROJECT #116

DATE PRINTED: 4-1-14

REV. 7.6  
4-1-14

Tel (310) 345-4087  
Tel (310) 715-5000 EXT. 1368  
apomez@wss-forever.com



#22

EXISTING RETAIL STORE  
STORE #22

JOB TITLE: 460 San Fernando Mission Blvd. CA. 91340

DESIGNED BY:  
ABIMAEEL G.

DRAWN BY:  
EDGAR A.

SHEET

A-1.0

EXISTING  
SITE PLAN



SITE ADDRESS: 460 SAN FERNANDO MISSION BLVD.  
SAN FERNANDO, CA. 91340

TOTAL PROPOSED BUILDING AREA: 10,867 SQ. FT.  
TOTAL PROPOSED BUILDING AREA: 62.0 %

TOTAL PROPOSED RETAIL AREA: 10,327 SQ. FT.  
TOTAL EXISTING RETAIL AREA: (E) 5,938 SQ. FT.  
TOTAL PROPOSED RETAIL AREA: (N) 4,389 SQ. FT.

USE:	RETAIL
OCCUPANCY:	M
CONSTRUCTION TYPE:	V-II
NUMBER OF STORIES:	1
SPRINKLERED:	NO
REQUIRED # OF EXITS:	2

PARKING STALLS REQUIRED	34
PARKING STALLS PROVIDED	34
2 HANDICAP STALLS 10 COMPACT STALLS 22 STANDARDS STALLS	



DATE PRINTED: 4-1-14

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4-1-14

Tel (310) 345-4087  
Tel (310) 715-9300 EXT. 1368  
agomez@wss-footwear.com



13425 S FIFUEROA ST. LOS ANGELES, CA. 90061

# #22

EXISTING RETAIL STORE  
STORE #22

JOB TITLE: 460 San Fernando Mission Blvd. CA. 91340

DESIGNED BY:  
**ABIMAEL G.**

DRAWN BY:  
EDGAR A.

SHEET

## A-1.0

## PROPOSED SITE PLAN



SITE ADD. 1136 HOLLISTER ST.  
SAN FERNANDO, CA. 91340

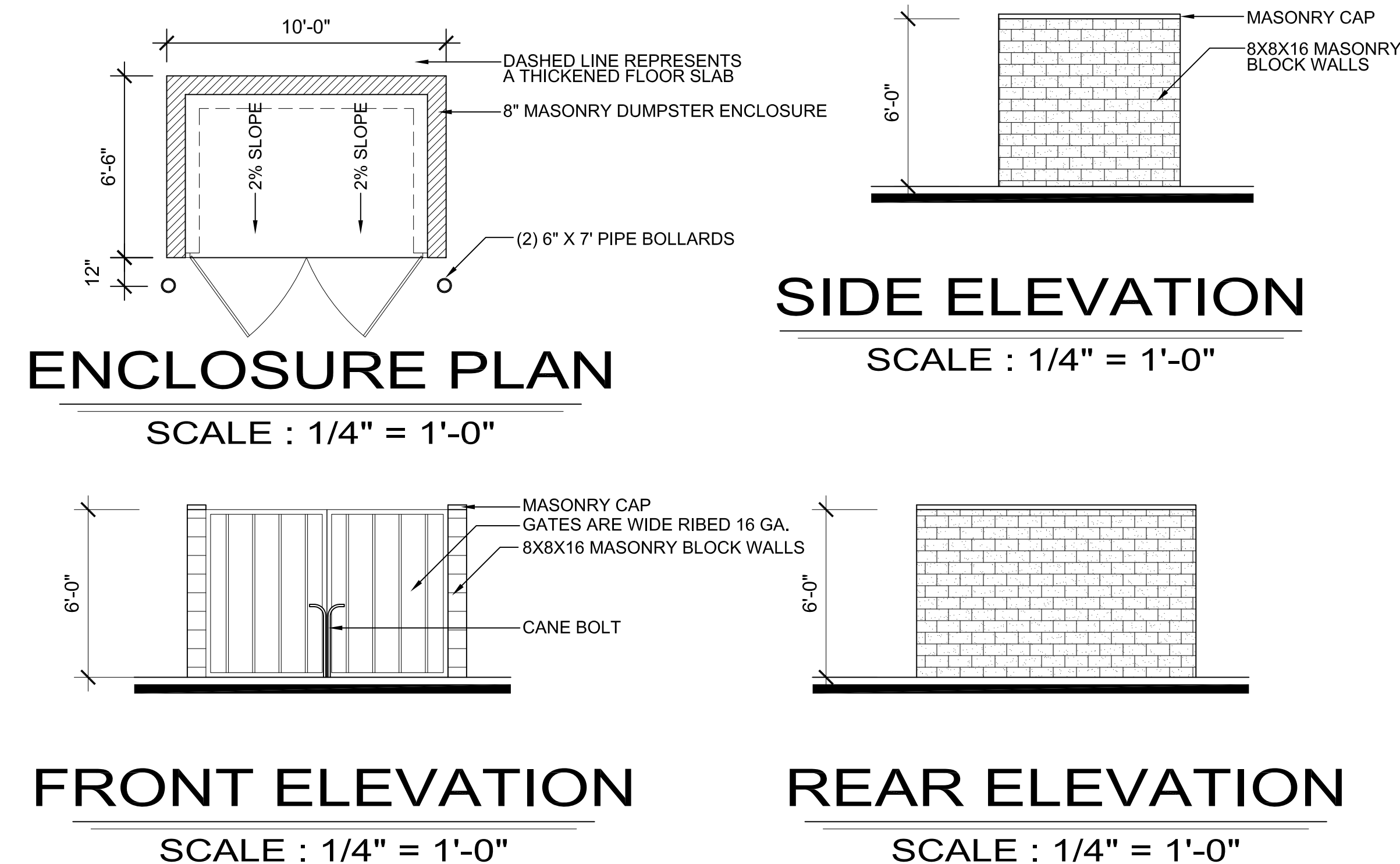
---

APN. 2521-026-009  
LOT SIZE: 5,000 SQ. FT.

SITE ADD. NO ADDRESS

---

APN. 2521-028-016  
LOT SIZE: 5,000 SQ. FT.



## SITE PLAN



WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK.

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK.

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK.

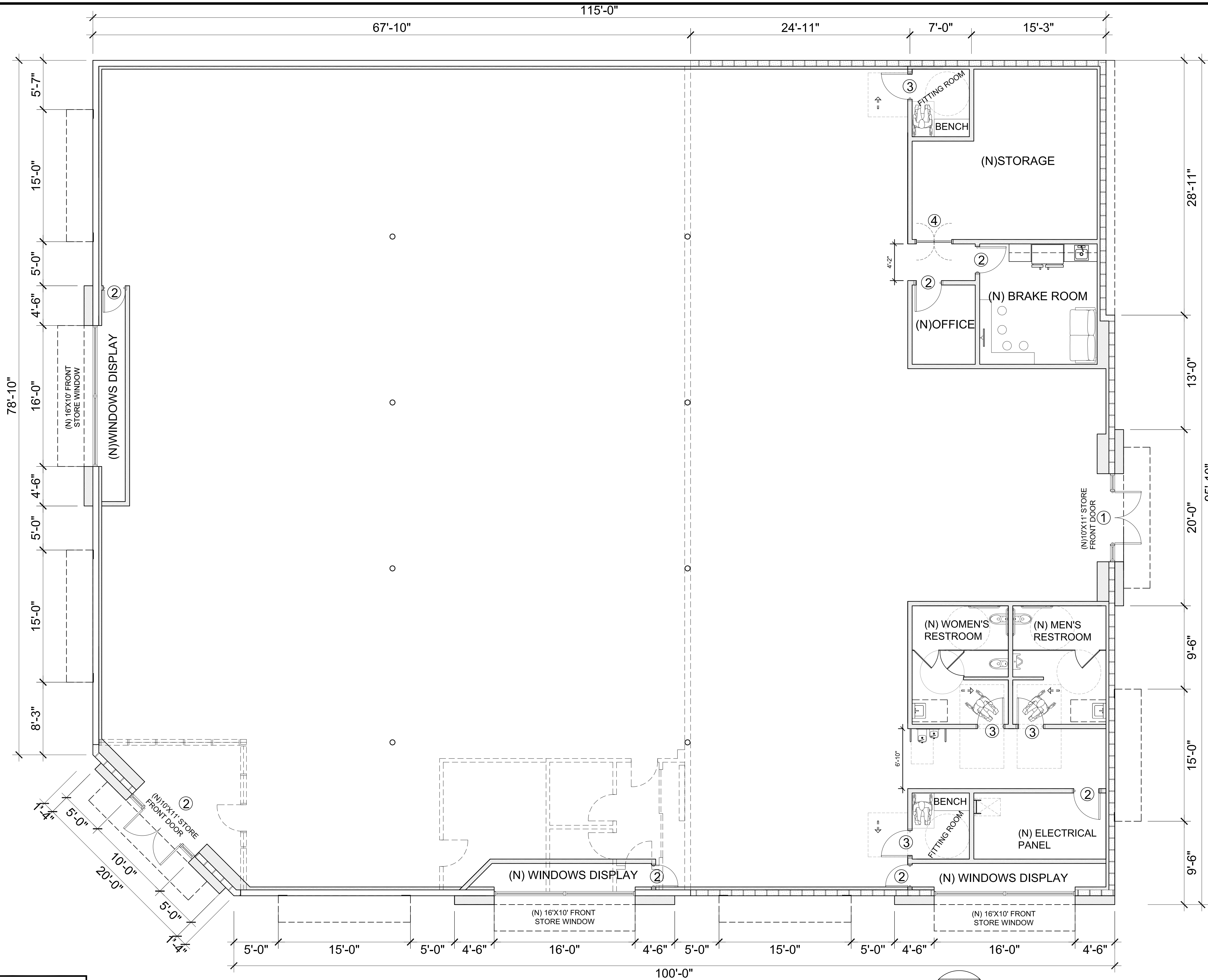
SYMBOL LEGEND	
	EXISTING WALLS TO BE REMOVED
	EXISTING CMU WALLS
	NEW CONCRETE BLOCK WALLS
	NEW WOOD FRAME WALLS W/STUDS @ 16" O/C, 5/8" DRYWALL @ INTERIOR
	NEW EXHAUST FAN CAPABLE OF PROVIDING 50 CFM.

- NOTES:
- IN COMBUSTIBLE CONSTRUCTION, FIRE BLOCKING IN CONCEALED SPACES OF STUD WALLS, CEILINGS AND FLOORS AT 10' O/C MAX, AND AL OTHER LOCATIONS AS REQUIRED BY CBC 708.2.1
  - EXIT SIGNS SHALL BE PROVIDED AND ILLUMINATED IN CONFORMANCE WITH CBC 1003.2.8
  - EXIT ILLUMINATION SHALL BE PROVIDED IN CONFORMANCE WITH CBC 1003.2.9
  - EMERGENCY EXIT ILLUMINATION SHALL BE PROVIDED WHEN THE EXIT SYSTEM SERVES AN OCCUPANT LOAD OF 100 OR MORE, CBC 1003.2.9.2
  - MAX EFFORT TO OPERATE DOORS IN AN ACCESSIBLE PATH OF TRAVLE SHALL NOT EXCEED 5 LBS. FOR EXTERIOR DOORS AND 5 LBS. FOR INTERIOR DOORS. FIRE DOORS UNLATCHING FORCE SHALL NOT EXCEED 15 LBS. IN THE DIRECTION OF EXIT TRAVEL. CBC 1133B.2.5
  - STAIRWAYS SHALL HAVE HANDRAILS ON EACH SIDE AND EVERY STAIRWAY REQUIRED TO BE MORE THAN 88" IN WIDTH SHALL BE PROVIDED WITH NOT LESS THAN ONE INTERMEDIATE HANDRAIL FOR EA. 88" OF REQUIRED WIDTH. CBC 1003.3.6.1.a
  - EXIT AND EXIT ACCESS DOORS SERVING GROUP A OCCUPANCIES SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE. CBC 1007.2.5. ONE INTERMEDIATE HANDRAIL FOR EA. 88" OF REQUIRED WIDTH. CBC 1003.3.6.1.a
  - PROVIDE A SMOOTH HARD NONABSORBENT SURFACE FOR TOILET ROOM WALLS AND FLOOR IN CONFORMANCE WITH CBC 807.1.1 AND 807.1.2. (PAINT ON MOISTURE RESISTANT GYPSUM BOARD IS NOT ACCEPTABLE).
  - TOILET AND BATHING ROOMS SHALL HAVE A SMOOTH, HARD, NONABSORBANT SURFACE SUCH AS PORTLAND CEMENT, CERAMIC TILE OR OTHER APPROVED MATERIAL THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 4"

EFFECTIVE RETAIL AREA = 8,877  
LOAD FACTOR = 200

PLUMBING FIXTURE CALC.		11,631/200 = 58.15
		58.15/2 = 29.07
OCCUPANT LOAD:	29	
REQUIRED WATER CLOSETS:	1 MALE - 2 FEMALE	
REQUIRED URINALS:	1	
REQUIRED LAVATORIES:	1 FOR EA. 2 W.C.	
REQUIRED DRINKING FOUNTAINS:	1	

DOOR SCHEDULE			
SYM.	SIZE	STYLE	STATUS
1	6'-0" X 8'-0"	STORE FRONT	NEW
2	3'-0" X 6'-8"	SOLID CORE	NEW
3	3'-0" X 6'-8"	HOLLOW CORE	NEW

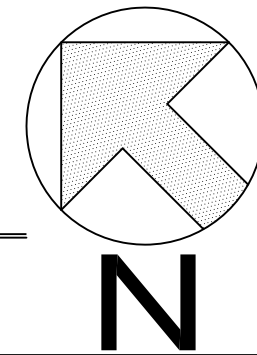


### PROPOSED FLOOR PLAN

SCALE: 3/16" = 1'-0"

0 2' 4' 8' 16'

SCALE: 3/16"=1'-0"



PROJECT #116  
DATE PRINTED: 4-1-14  
**REV. 7.6**  
4-1-14



**#22**

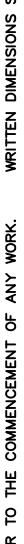
EXISTING RETAIL STORE  
STORE #22  
JOB TITLE: 460 San Fernando Mission Blvd. CA. 91340

DESIGNED BY:  
**ABIMAEL G.**  
DRAWN BY:  
**EDGAR A.**

SHEET  
**A-2.0**  
FLOOR PLAN



agomez@wss-footwear.com

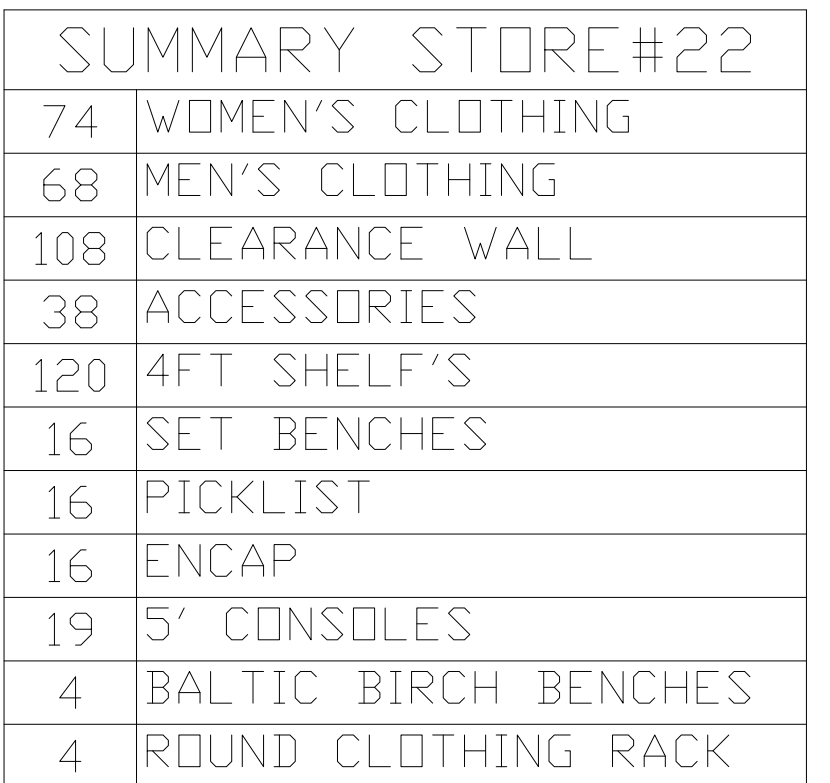


EXISTING RETAIL STORE  
STORE #22  
Fernando Mission Blvd. CA. 91340

2  
2  
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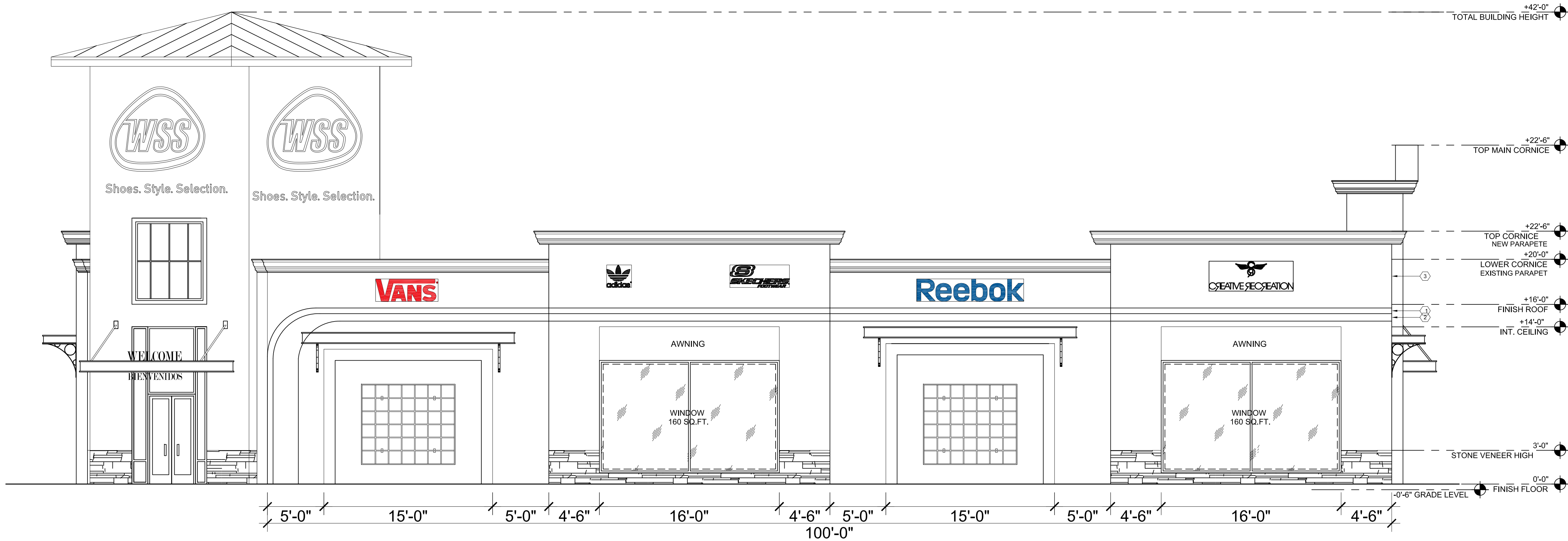
HEET

## TEXTURE PLAN





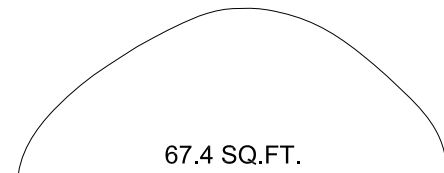
WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK.



**SOUTH WEST ELEVATION**  
SCALE : 3/16" = 1'-0"

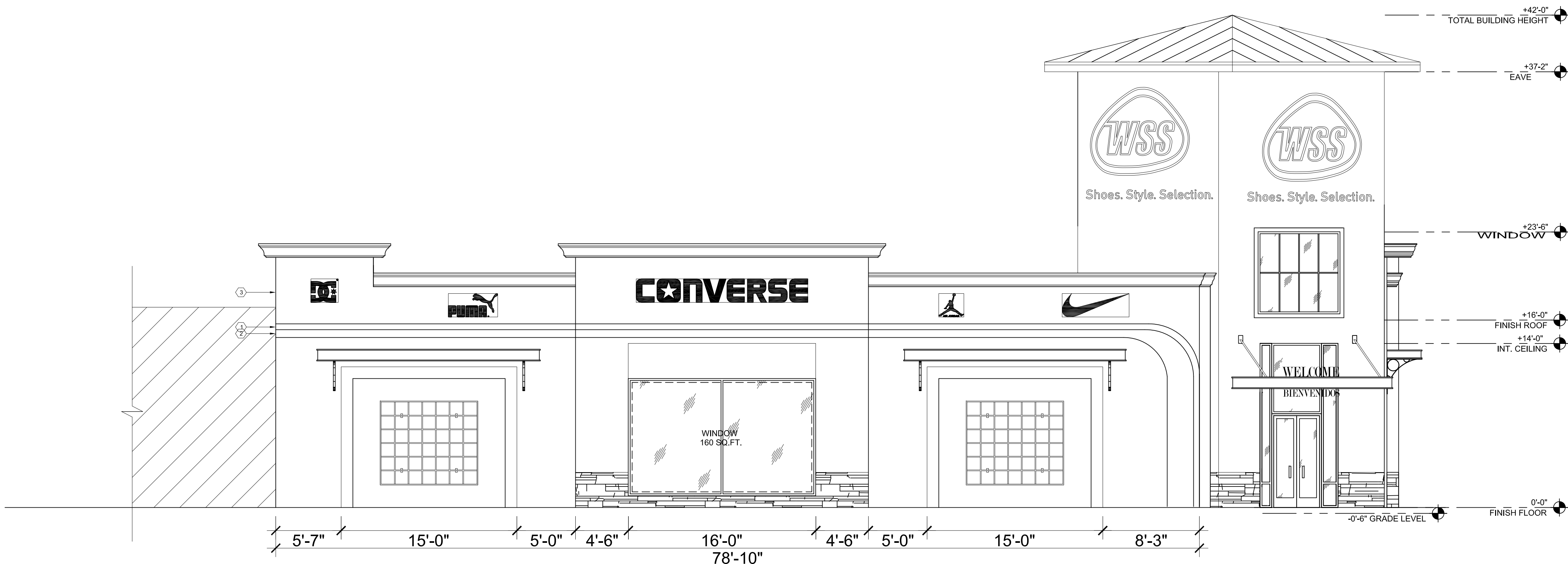
**CALCULATION SQ. FT.  
WSS SIGNAGE & LETTERS  
SHOE BRAN SIGN AREA**

11.12 SQ.FT.	
4.42 SQ.FT.	
10.60 SQ.FT.	
19.04 SQ.FT.	
11.27 SQ.FT.	
56.45 SQ.FT.	



18.66 SQ.FT.  
86.06 SQ.FT.

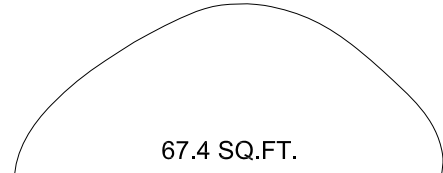
**TOTAL:142.51 SQ.FT.**



**NORTH WEST ELEVATION**  
SCALE : 3/16" = 1'-0"

**CALCULATION SQ. FT.  
WSS SIGNAGE & LETTERS  
SHOE BRAN SIGN AREA**

4.68 SQ.FT.	
8.43 SQ.FT.	
29.32 SQ.FT.	
4.29 SQ.FT.	
11.44 SQ.FT.	
58.16 SQ.FT.	



18.66 SQ.FT.  
86.06 SQ.FT.

**TOTAL:144.22 SQ.FT.**

PROJECT #116

DATE PRINTED: 4-1-14

**REV. 7.6**  
4-1-14



**#22**

**EXISTING RETAIL STORE  
STORE #22**

JOB TITLE: 460 San Fernando Mission Blvd. CA. 91340

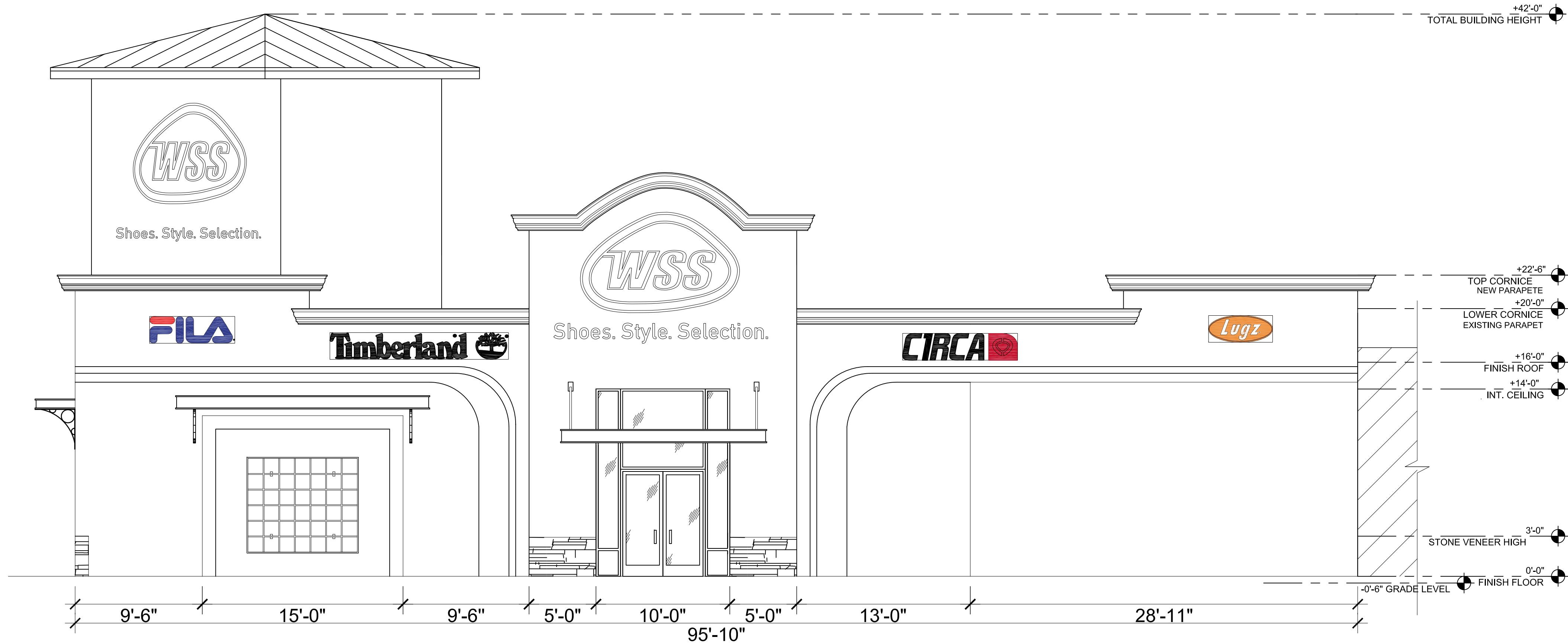
DESIGNED BY:  
**ABIMAE L. G.**  
DRAWN BY:  
**EDGAR A.**

SHEET

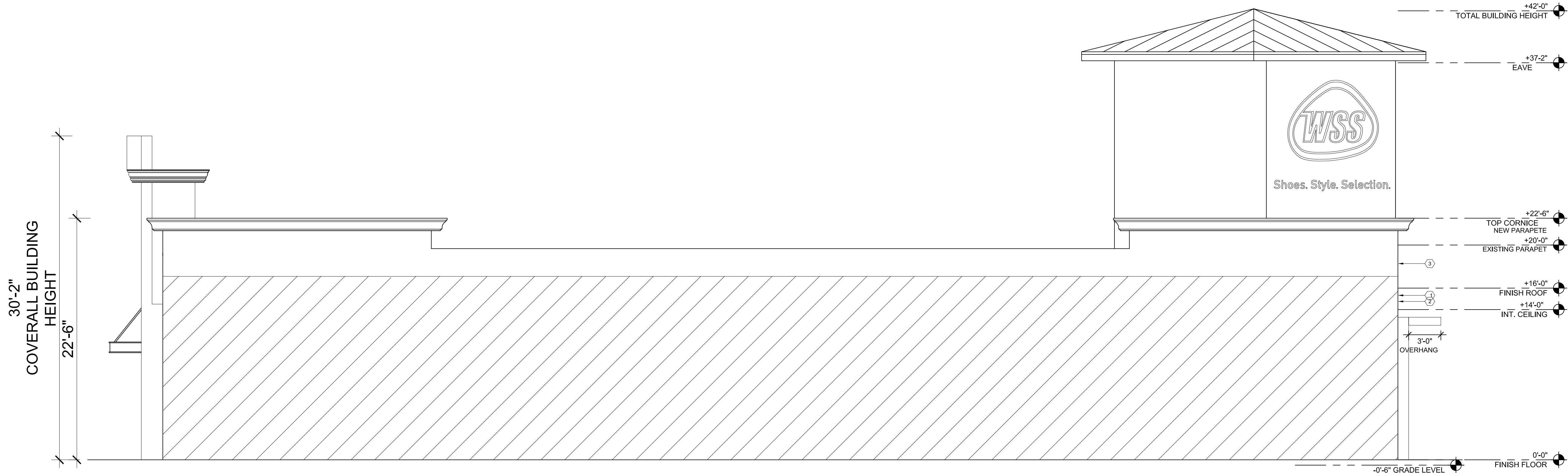
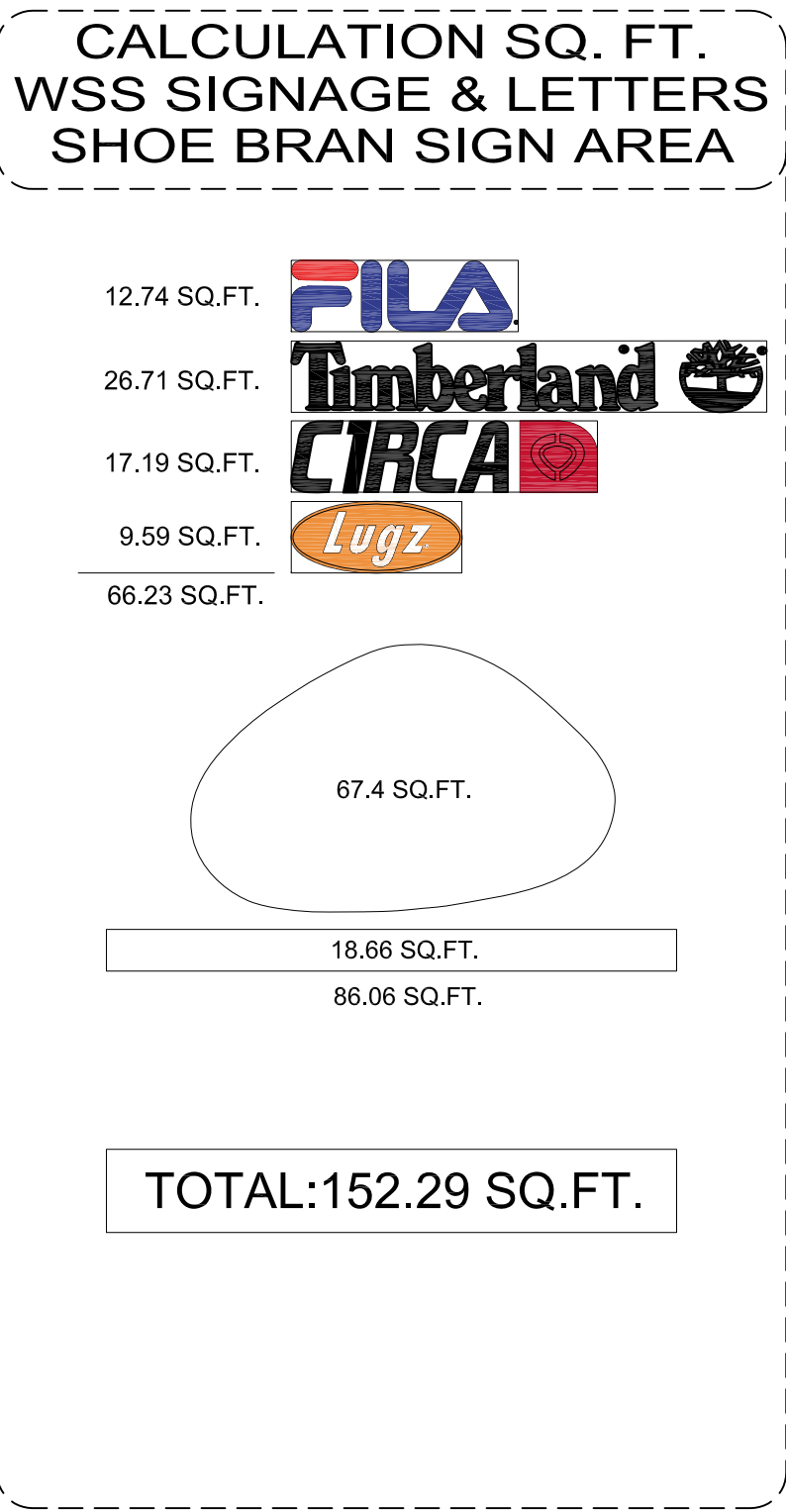
**A-3.0**

ELEVATIONS

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK.



**SOUTH EAST ELEVATION**  
SCALE : 3/16" = 1'-0"



**NORTH EAST ELEVATION**  
SCALE : 3/16" = 1'-0"

PROJECT #116

DATE PRINTED: 4-1-14

**REV. 7.6**  
4-1-14

Tel (310) 345-4087  
Tel (310) 715-6300 EXT. 1388  
agomez@wss-footwear.com



**#22**

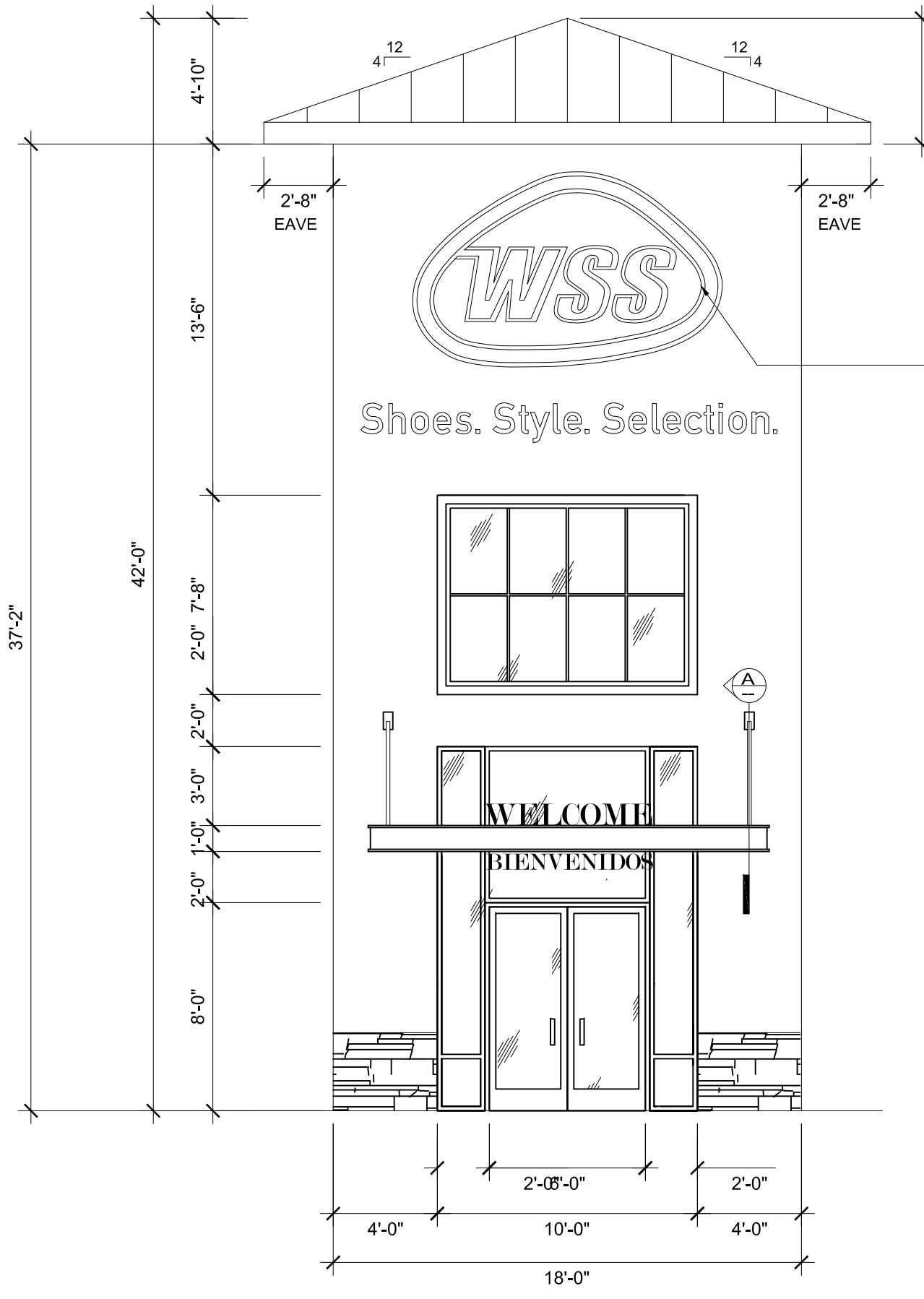
**EXISTING RETAIL STORE  
STORE #22**

JOB TITLE: 460 San Fernando Mission Blvd. CA. 91340

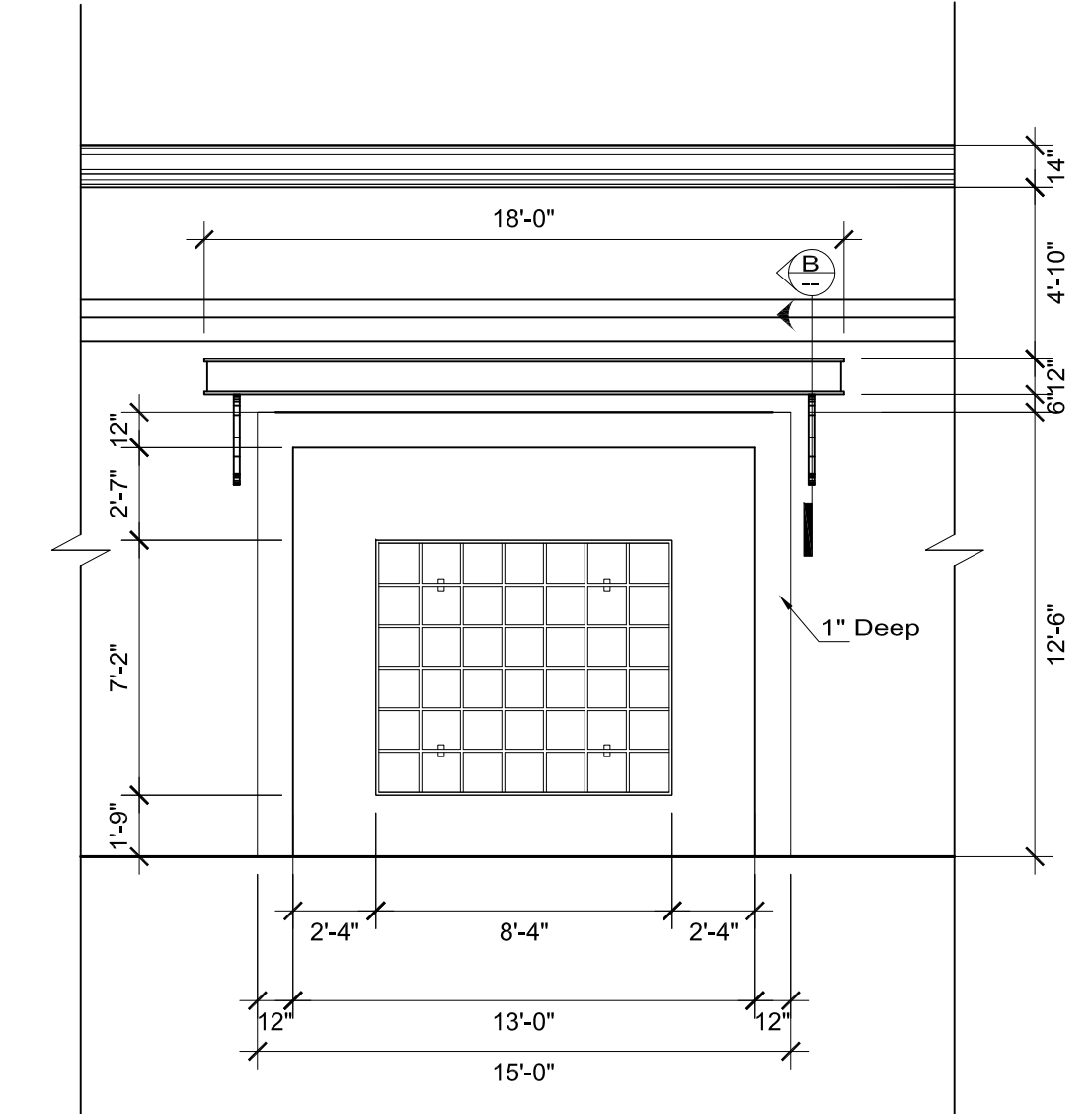
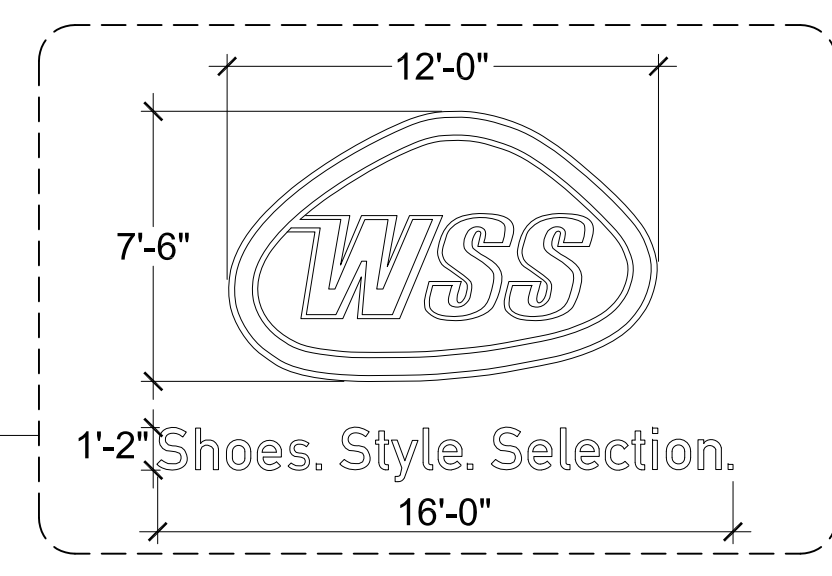
DESIGNED BY:  
**ABIMAEEL G.**  
DRAWN BY:  
**EDGAR A.**

SHEET  
**A-3.1**  
ELEVATIONS

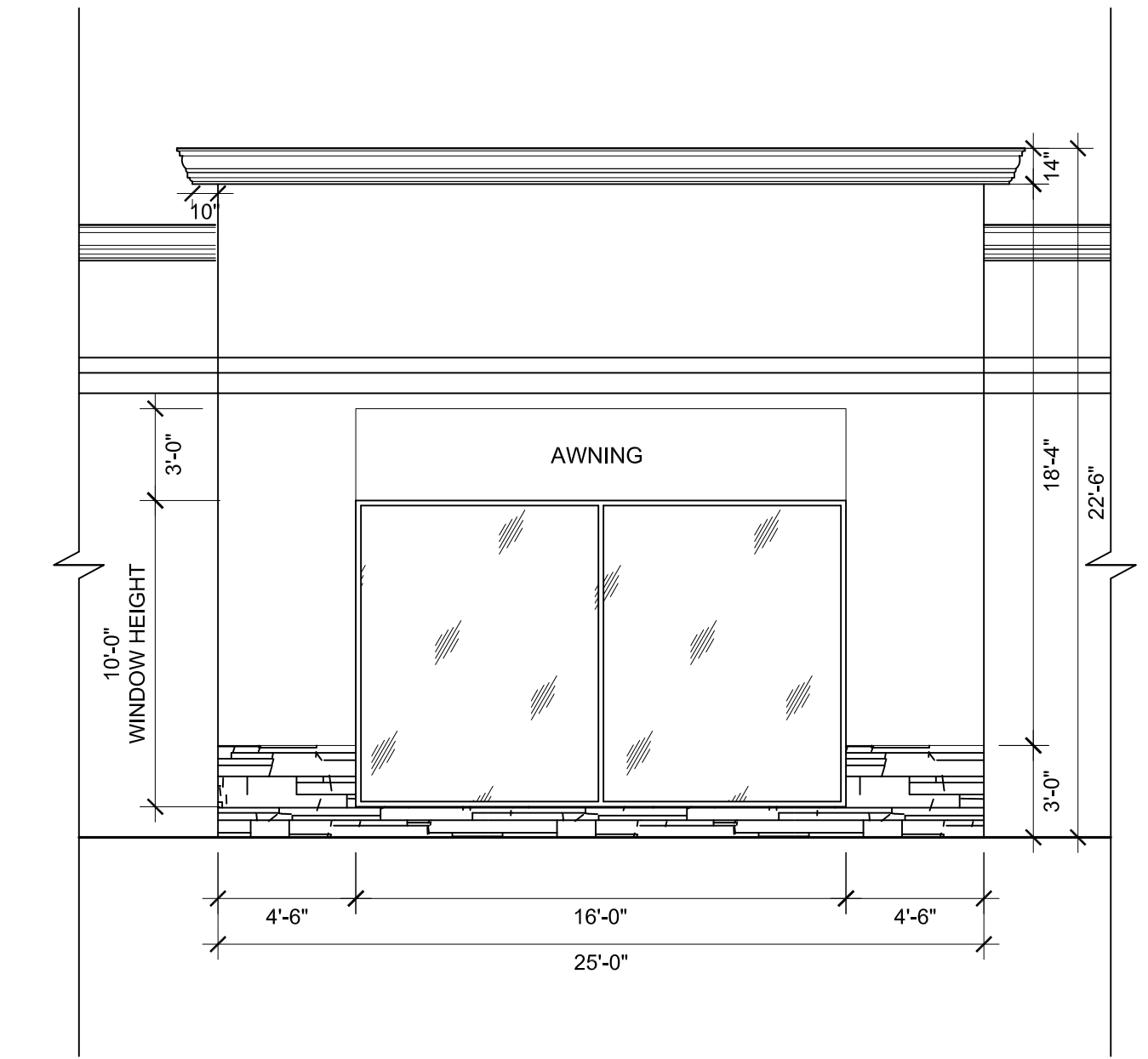




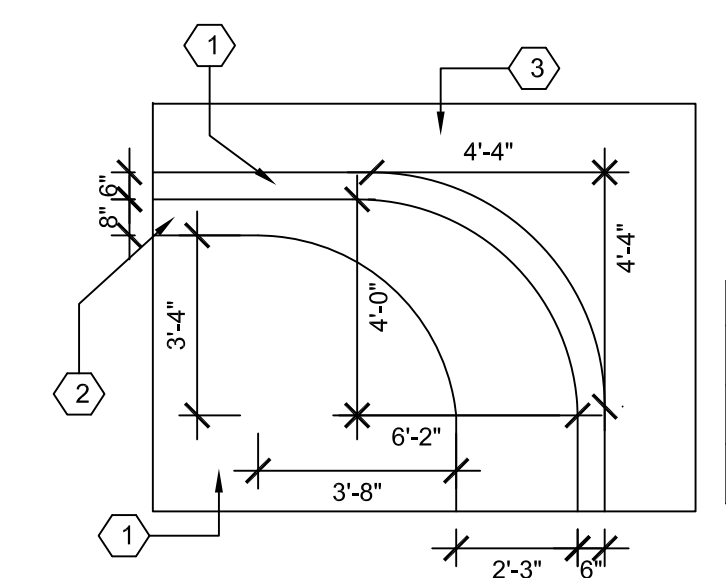
**Tower Facade Detail**  
SCALE : 3/16" = 1'-0"



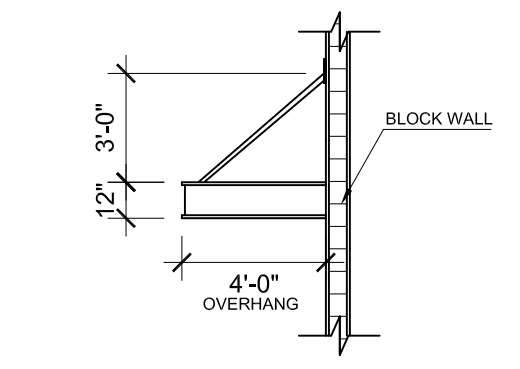
**Wall Trellis Detail**  
SCALE : 3/16" = 1'-0"



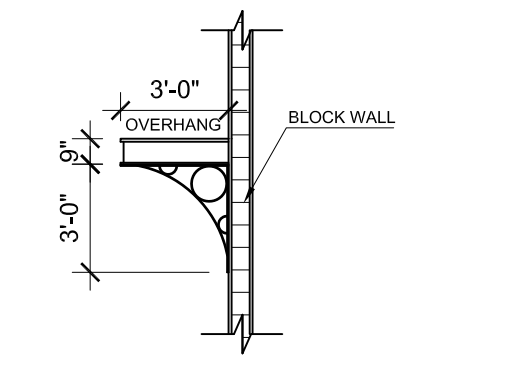
**Display Window**  
SCALE : 3/16" = 1'-0"



PAINT SCHEDULE	
LEGEND	
①	BERH ULTRA PURE WHITE EXTERIOR #1850
②	BERH LICORATE STICK #S-G-170
③	BERH SKYLIGHT STEEL #750E-3



**AWNING SECTION "A"**  
SCALE : 3/16" = 1'-0"



**AWNING SECTION "B"**  
SCALE : 3/16" = 1'-0"

PROJECT #116  
DATE PRINTED: 4-1-14  
**REV. 7.6**  
4-1-14

Tel (310) 345-4087  
Tel (310) 715-6303 EXT. 1388  
agomez@wss-footwear.com



**#22**

**EXISTING RETAIL STORE**  
**STORE #22**  
JOB TITLE: 460 San Fernando Mission Blvd. CA. 91340

DESIGNED BY:  
**ABIMAEEL G.**  
DRAWN BY:  
**EDGAR A.**

SHEET  
**A-3.2**  
ELEVATIONS DETAIL

**ATTACHMENT 5:**

**March 20, 2014  
Public Hearing Notice**





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## AMENDED NOTICE OF A PUBLIC HEARING

### THE CITY OF SAN FERNANDO PLANNING AND PRESERVATION COMMISSION

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

**DATE:** Tuesday, April 1, 2014

**TIME:** 7:00 p.m.

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

**PROJECT LOCATION:** 460 San Fernando Mission Boulevard and 1136 Hollister Street, San Fernando, CA 91340 (Los Angeles County Assessor's Parcel Nos.: 2521-028-009 and 2521-028-016, and 2521-029-037)

**APPLICATION:** Modification of Variance 2013-04 and Development Standards Modification 2014-01  
(RE: Site Plan Review 2013-07)

**PROJECT PROPONENT:** Robert Grosse, WSS, 13425 South Figueroa Street, Los Angeles, CA 90061

**PROJECT DESCRIPTION:**

The proposed project is a request to modify a previously approved Variance 2013-04 in order to allow the construction of a 4,696-square-foot addition in retail space to the commercial building with an existing 6,171-square-foot of retail area with reduced front and side setbacks, and use of an off-site parking facility for a portion of the required parking. The project site at 460 San Fernando Mission Boulevard is an approximate 17,500-square-foot lot located on the easterly corner of San Fernando Mission Boulevard and Hollister Street, within the C-1 (Limited Commercial) zone. The site of the planned off-site parking facility at 1136 Hollister Street is an approximate 10,000-square-foot lot located on the southwesterly portion of the 1100 block of Hollister Street, between San Fernando Mission Boulevard and South Maclay Avenue, within the R-2 (Multiple Family Residential) zone. The request to modify the existing variance would allow for the proposed addition to the existing building at 460 San Fernando Mission Boulevard while maintaining a side yard setback of four feet three inches along Hollister Street and modification of the parking layouts on-site and at the off-site parking lot at 1136 Hollister Street in order to allow for a diagonal parking lot configuration with one-way through access from Hollister Street to Hewitt Street at said off-site parking facility. The total parking provided for the Project in compliance with applicable parking standards and includes a total of 34 proposed parking spaces (i.e., 10 on-site and 24 at the off-site parking facility at the 1136 Hollister Street. The subject sites were previously entitled by the City on August 20, 2013, when the Planning and Preservation Commission approved Variance 2013-04 and Conditional Use Permit 2013-07. There is no request to modify the previously approved Conditional Use Permit 2013-07, which will facilitate the future development of business identification signs for the Project through a sign permit. The project applicant has also requested that the City consider approval of a modification of the C-1 (Limited Commercial) zone property development standards pursuant to City Code Section 106-212, Subsections 5(a) and 5(c) to allow for 62 percent lot coverage and a modification of on-site parking requirements reducing total required parking by five (5) percent. This amended public notice is provided in order to meet the notification requirements required under City Code Section 106-214(a).

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

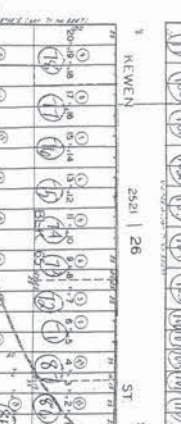
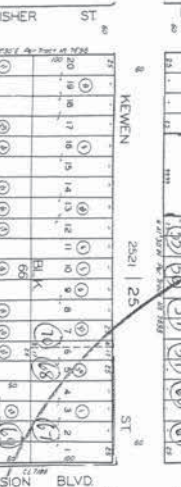
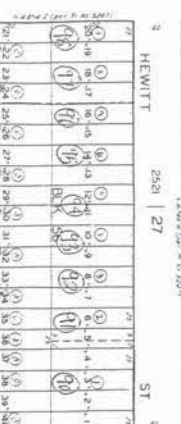
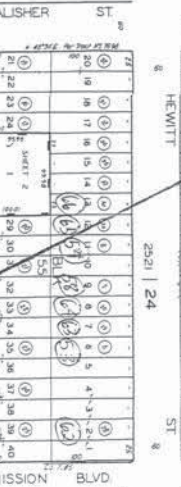
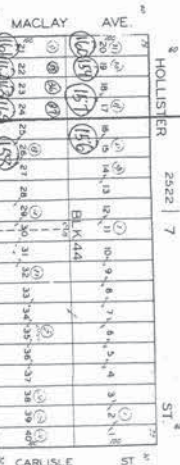
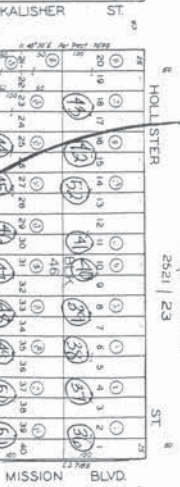
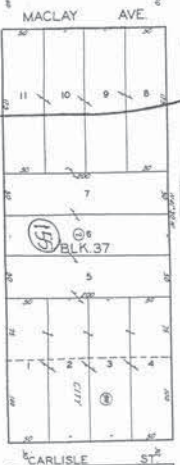
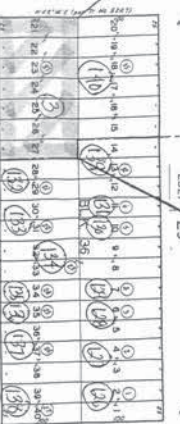
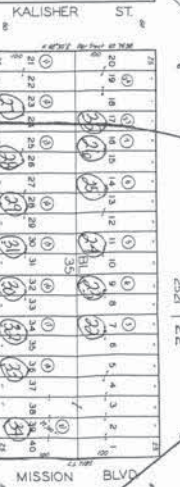
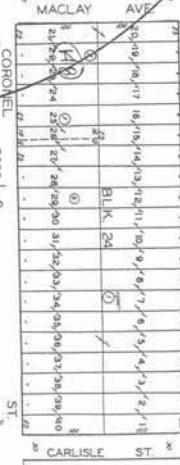
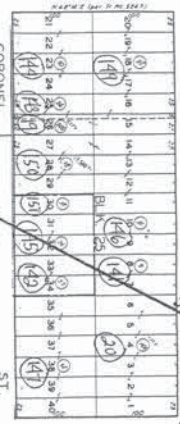
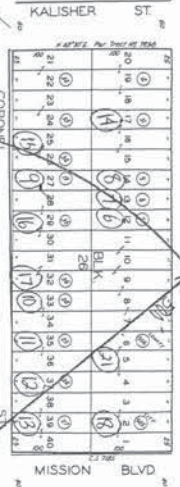
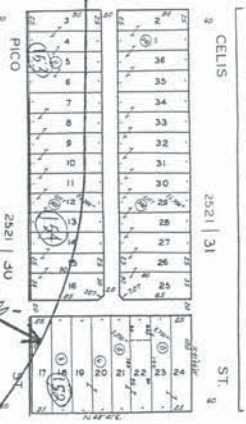
**If you wish to challenge the action taken on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of San Fernando at, or prior to, the public hearing.**

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

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**FRED RAMIREZ,**  
City Planner





**ATTACHMENT 6:**

**March 21, 2014  
Public Notice Posted On-site**



(Notice was posted at 11:37 am Friday, March 21, 2014)





**ATTACHMENT 7:**

**Zoning Map**







**ZONING MAP**

**460 San Fernando Mission Boulevard and 1136 Hollister Street**



**ATTACHMENT 8:**

**Vicinity Map**







**PROJECT SITE**  
460 San Fernando Mission Blvd  
APN: 2521-029-037  
Lot Size: 17,500  
Existing Building: 6,171 Sq.Ft.

**OFF-SITE PARKING  
FACILITY**  
1136 Hollister Street  
APNs: 2521-028-009 and 016  
Lot Size: 10,000 Sq.Ft.

**VICINITY MAP**

**460 San Fernando Mission Boulevard and 1136 Hollister Street**



**ATTACHMENT 9:**

**Project Site Photos**



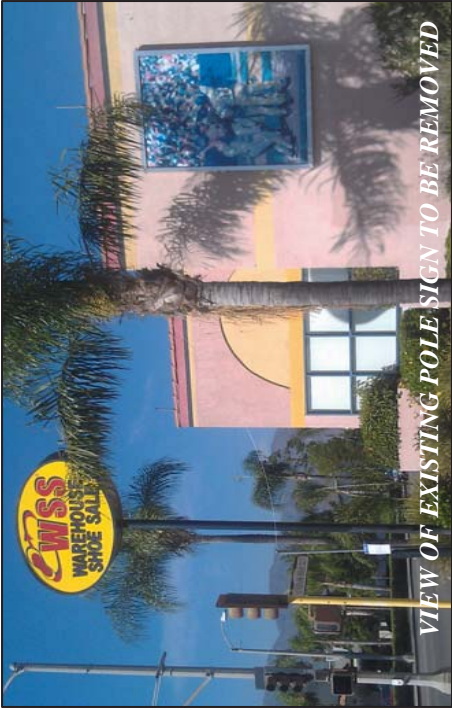




CORNER OF SAN FERNANDO MISSION BOULEVARD  
AND HOLLISTER STREET



VIEW FACING SAN FERNANDO MISSION BLVD



VIEW OF EXISTING POLE SIGN TO BE REMOVED



VIEW FACING HOLLISTER STREET



OFF-SITE PARKING FACILITY – HOLLISTER ST VIEW



OFF-SITE PARKING FACILITY – HEWITT ST VIEW

**SITE PHOTOS**  
**460 San Fernando**  
**Mission Boulevard**  
**&**  
**1336 Hollister Street**