



**CITY OF SAN FERNANDO
COUNCIL CHAMBERS
REGULAR MEETING
June 4, 2013**

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

June 4, 2013

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.

- Approval of the Planning and Preservation Commission minutes for the May 7, 2013 meeting.

7. NEW BUSINESS

A: Subject: Conditional Use Permit 2013-02 (CUP 2013-02) (RE: Site Plan Review 2012-13)

Location: 2013 Chivers Street, San Fernando, CA 91340

Applicant: Martin Mendez, 15225 Carey Ranch Lane, Sylmar, CA 91342

Proposal: The proposed project is a request for review and approval of a Conditional Use Permit (CUP) application to allow for the conversion of an existing 500-square-foot recreation room into a legal second-dwelling unit at the subject property located at 2012 Chivers Street, with certain exceptions from the applicable development standards pertaining to side and rear setbacks and distance from adjacent on-site and off-site structures. The subject property is an approximate 7,030-square-foot lot (52 feet in width by 135.21 feet in depth) located along the southerly portion of the 2000 block of Chivers Street, within the R-1 (Single Family Residential) zone.

Recommendation: **Staff recommends that the Planning and Preservation Commission approve Conditional Use Permit 2013-02, pursuant to Planning and Preservation Commission Resolution 2013-03 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. **STAFF COMMUNICATIONS**

9. **COMMISSION COMMENTS**

10. **ADJOURNMENT**

July 2, 2013

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.

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 COMMISSION**

**DRAFT MINUTES OF MAY 7, 2013 MEETING - 7:00 P.M.
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 7:03 P.M.

PLEDGE OF ALLEGIANCE

Led by Chairperson Theale Haupt

ROLL CALL

The following persons were recorded as present:

PRESENT:

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

ABSENT:

Commissioner Kevin Beaulieu

STAFF PRESENT:

City Planner Fred Ramirez, City Attorney Isabel Birrueta, Assistant Planner Edgar Arroyo, and Community Development Secretary Michelle De Santiago

APPROVAL OF AGENDA

Vice-chair A. Durham moved to approve the agenda of May 7, 2013. Seconded by Commissioner Y. Mejia, the motion carried with the following vote:

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

CONSENT CALENDAR

Commissioner Y Mejia, moved to approve the minutes of the March 5, 2013 and April 9, 2013 Planning and Preservation Commission meetings. Seconded by Vice-chair A. Durham, the motion carried with the following vote:

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

UNFINISHED BUSINESS

None

PUBLIC HEARING 7A:

Conditional Use Permit 2013-01 (CUP 2013-01) – 227 N. Maclay Avenue, San Fernando, CA 91340 – The proposed project is a request for approval of a conditional use permit to allow for the ancillary sale and on-site consumption of alcoholic beverages (“on-sale alcohol permit”) in conjunction with the operation of “Library Bistro,” a bona fide eating establishment. The existing restaurant occupies an approximate 1,007 square foot unit within “Library Plaza”, a multi-tenant commercial center located on the northerly portion of the 200 block of North Maclay Avenue, within the Downtown District (City Center Sub-District) of the SP-4 (Corridor Specific Plan) zone.

STAFF PRESENTATION

Assistant Planner Edgar Arroyo gave the staff presentation recommending that the Planning and Preservation Commission approve Conditional Use Permit 2013-01, to allow for the ancillary sale and on-site consumption of alcoholic beverages in conjunction with the operation of “Library Bistro,” a bona-fide eating establishment, pursuant to Planning and Preservation Commission Resolution 2013-02 and the conditions of approval attached as Exhibit “A” to the resolution (Attachment 1).

City Planner Fred Ramirez informed the commission of the following amendments to the conditions of approval for the proposed project:

- Section 4.D to read “New Personnel and/or new operators have 60 days to complete the education and training from Alcohol Beverage Control (ABC);
- Require that all persons who serve alcohol be a minimum of 21 years of age;
- Conditions of Approval for the project be made available upon request; and
- If the applicant wants to modify the license from Type #41 to #47 it can be modified administratively.

PUBLIC TESTIMONY

Olga Sanders – 219 N. Hagar Street, San Fernando – Ms. Sanders expressed concern with allowing for the consumption of alcohol at the Library Bistro because of its proximity to the County Library. She stated that she frequents the library along with the children who attend her home daycare facility and she feels that the hours allowed to serve alcohol should be restricted to when the library is closed.

Dennia Jones – 14141 Polk Street #31, Sylmar – Ms. Jones indicated that dinner hours are slow at the Bistro. She has had dinners ask for a glass of wine with their meal. She stated that if the CUP is allowed it would bring something different to the city.

Bianca Ceballos – 17658 Bryan Place, Granada Hills – Ms. Ceballos stated that she has worked as a server at the age of 18 and at that time she was allowed to take request for alcohol and serve it to the customer. She wanted clarification on it the restriction is a uniform law or a restriction for the Library Bistro as part of the approval.

Vanessa Ceballos – 429 Newton Street, San Fernando – Ms. Ceballos stated that she is really excited about the project. She stated that she works in the city and it would be a place that she would take potential vendors to discuss business while spending dollars within the city limits.

Julie Cuellar – 432 Harps Street – San Fernando – Ms. Cuellar stated that she was there representing other parents of Nueva Esperanza Charter School and she expressed concerns with allowing liquor to be served at the Library Plaza because of the amount of children that visit the library and the proximity to the school. She stated

that the Planning and Preservation Commission should require the applicant to re-apply to the commission if the alcohol license type is going to be changed.

COMMISSION DISCUSSION

R. Salinas asked if the outside dining will continue if the CUP is approved?

F. Ramirez stated that the outdoor dining will continue, but alcohol sales would be allowed outdoors.

Y. Mejia stated that as a resident she is pleased to see the project proposal. Additionally, she asked how the applicant planned on advertising if there are rules regarding window signage and why the language on the license modification.

E. Arroyo indicated that in the past applicants who have wanted to change a license from #41 to #47 had to pay an application fee and required a public hearing before the Planning and Preservation Commission.

T. Haupt asked where on the conditions of approval does it specify what type of license the commission is considering.

F. Ramirez indicated that it had been left out of the report but would be listed as part of condition #2 and it will be amended to identify the license type.

T. Haupt asked about condition #4e and how it applies to the applicant and condition #7 regarding signage visible from the parking lot.

F. Ramirez indicated that condition #4e is standard language and that #7 can be revised to from parking lot to courtyard.

A. Durham indicated that he has heard good arguments for and against the proposal but that he doesn't have a specific reason to vote against it.

Y. Mejia stated that she understands the concern expressed about the children in the area. She stated that the owner, after ABC education and training would be responsible for using her best judgement when serving patrons.

R. Salinas stated that his younger brother attends Nueva Esperanza and that he hasn't heard a great deal of concern coming from the parents regarding the proposal.

T. Haupt reminded those in attendance that the proposal is not for a bar; the proposal is for a restaurant and that the beer and wine is to be served with meals. Additionally, he asked if staff can notify the commission if and when the applicant seeks to modify its license from #41 to # 47 and if the commission could change the education/training of employees from 60 days to 30 days.

I. Birrueta reminded the commission of the language or signage that the conditions of approval are available upon request.

Subsequent to discussion, Vice-chair A. Durham voted to approve Conditional Use Permit 2013-01, pursuant to Planning and Preservation Commission Resolution 2013-02 including the friendly amendments to the

conditions of approval attached as Exhibit “A” to the resolution (Attachment 1). Seconded by Commissioner Y. Mejia, the motion carried with the following vote:

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

STAFF COMMUNICATIONS

None

COMMISSION COMMENTS

None

PUBLIC STATEMENTS

None

ADJOURNMENT

Vice-chair A. Durham moved to adjourn to June 4, 2013. Seconded by Commissioner Y. Mejia, the motion carried with the following vote:

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

8:12 P.M.
Fred Ramirez
Planning Commission Secretary

MEETING DATE: June 4, 2013

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 Conditional Use Permit 2013-02, to allow for the conversion of an existing recreation room to a legal second-dwelling unit, pursuant to Planning and Preservation Commission Resolution 2013-03 and the conditions of approval attached as Exhibit “A”

(b) **To Deny:**

“I move to deny Conditional Use Permits 2013-02, based on the following findings of fact...”
(Roll Call Vote)

(c) **To Continue:**

“I move to continue consideration of Conditional Use Permit 2013-02 to a specific date...” (Roll Call Vote)

PUBLIC HEARING:

To Approve ()

To Deny ()

To Continue ()

Moved by: _____

Seconded by: _____

Roll Call: _____

**Item 7A:
CUP 2013-02**



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PLANNING AND PRESERVATION COMMISSION STAFF REPORT

DATE: June 4, 2013

TO: SAN FERNANDO PLANNING AND PRESERVATION COMMISSION

FROM: Fred Ramirez, City Planner 
Prepared by: Edgar Arroyo, Assistant Planner 

SUBJECT: **Conditional Use Permit 2013-02 and Site Plan Review 2012-13**
2012 Chivers Street, San Fernando, CA 91340
(Los Angeles County Assessors' Parcel Number: 2517-007-015)

PROPOSAL: The proposed project is a request for review and approval of a Conditional Use Permit (CUP) application to allow for the conversion of an existing 500-square-foot recreation room into a legal second-dwelling unit at the subject property located at 2012 Chivers Street, with certain exceptions from the applicable development standards pertaining to side and rear setbacks and distance from adjacent on-site and off-site structures. The subject property is an approximate 7,030-square-foot lot (52 feet in width by 135.21 feet in depth) located along the southerly portion of the 2000 block of Chivers Street, within the R-1 (Single Family Residential) zone.

APPLICANT: Martin Mendez, 15225 Carey Ranch Lane, Sylmar, CA 91342

RECOMMENDATION:

Staff recommends that the Planning and Preservation Commission approve Conditional Use Permit 2013-02, pursuant to Planning and Preservation Commission Resolution 2013-03 and the conditions of approval attached as Exhibit "A" to the resolution (Attachment 1).

PROJECT OVERVIEW:

On December 6, 2012, the applicant submitted a site plan review application to convert an existing 500-square-foot recreation room into a legal second dwelling unit at the subject property located at 2012 Chivers Street (Attachment 2). The new second dwelling unit would be located toward the rear of the property and consist of one bedroom and one bathroom. Parking for the proposed second dwelling unit would be provided within a new 200-square-foot one-car carport attached to the rear of the existing single-family dwelling. The subject property is an approximate 7,030-square-foot lot (52 feet in width by 135.21 feet in depth) located along the southerly portion of the 2000 block of Chivers Street, between Orange Grove Avenue and Hubbard Street. The property is also located within the R-1 (Single Family Residential) zone.

The property is currently improved with an approximate 1,294-square-foot single-family dwelling with a 560-square-foot detached two-car garage at the rear (Attachment 3).

Subsequent to staff's review of the project, comments were provided to the applicant to verify the building setbacks of all existing and proposed structures and to clarify the unit configuration of the proposed second-dwelling unit. Planning staff continued to work with the applicant to clarify those requirements that are applicable to the development of a second-dwelling unit on residentially zoned property, pursuant to City Code Section 106-358, et al.

City staff conducted a field inspection at the project site and determined that the existing 500-square-foot recreation room at the subject property currently maintains a side yard setback of five feet and a rear yard setback of 14 feet and two inches. Pursuant to City Code 106-967(1), accessory structures, including garages, carports, recreation rooms, storage sheds, and other similar non-habitable structures, shall have a minimum of a three-foot side yard and rear yard setback. The existing structure, under its current use as a recreation room, currently conforms to all applicable side and rear yard setback requirements that are applicable to non-habitable accessory structures.

As proposed, the existing permitted recreation room would be converted into a legal second-dwelling unit with one bedroom and one bathroom. When a structure is converted from a non-habitable accessory use to a second-dwelling unit, all applicable development standards, including building setbacks, unit size, and height, shall be complied with in their entirety for administrative review and approval of a second-dwelling unit project. Pursuant to City Code Section 106-358(b)(7), a second dwelling unit shall maintain a minimum five-foot side yard setback and a 15-foot rear yard setback, comparable to those minimum side and rear setbacks applicable to the development of a single-family dwelling on a similarly zoned R-1 lot. Additionally, pursuant to City Code Section 106-358(b)(8), a second-dwelling unit that is detached from the primary single-family dwelling shall maintain a distance separation of six feet from all existing on-site structures on the subject property and a minimum of 10 feet from any off-site structure located on an adjacent neighboring property.

In this case, the proposed second-dwelling unit would maintain a permitted side yard setback of five feet, but would not comply with the minimum 10-foot distance separation required from all off-site structures on adjacent properties. Specifically, the proposed second-dwelling unit would maintain a distance of eight feet from an existing accessory structure used as a garage on the neighboring property located to the southeast, at 2008 Chivers Street. This 10-foot distance separation requirement from structures on adjacent properties is only applicable to the development of a second-dwelling unit and is not applicable to the development of a single-family dwelling or related addition thereto.

Pursuant to City Code Section 106-359, an applicant for a second-dwelling unit may request approval of one or more exceptions to the applicable second-dwelling unit development standards in City Code Sections 106-358(b)(1) through (b)(22) through an application for a Conditional Use Permit (CUP) pursuant to City Code Section 106-141. City code requires the Planning and Preservation Commission to review the proposed project and determine whether

the project merits consideration for approval of a CUP at a noticed public hearing. Planning staff discussed the options available to the applicant through the conditional use permit process to seek approval of the second-dwelling unit as proposed.

On April 29, 2013, the applicant submitted a CUP Application, pursuant to City Code Section 106-359, to request the Commission's approval of the CUP to allow for the conversion of the recreation room to a second-dwelling unit with a rear setback of less than 15 feet, a distance separation of less than six feet from all existing on-site structures, and a distance separation of less than 10 feet from all off-site structures located on an adjacent lot (Attachment 2). Specifically, the requested CUP would allow for the second-dwelling unit to be maintained with a five-foot side yard setback along its southeasterly property line and a distance of eight feet from an existing off-site accessory structure located at 2008 Chivers Street. Additionally, the second-dwelling unit would maintain a distance of four feet and six inches from the existing two-car garage and a rear setback of 14 feet and two inches.

BACKGROUND:

1. **General Plan Land Use and Zoning Designation:** The subject property at 2012 Chivers Street is located within the R-1 (Single Family Residential) zone (Attachment 4). Additionally, the property maintains a Low Density Residential (LDR) classification within the city's General Plan.
 2. **Site Location and Description:** The subject property is an approximate 7,030-square-foot lot located along the southerly portion of the 2000 block of Chivers Street, within the R-1 (Single Family Residential) zone. The site is currently improved within an approximate 1,294-square-foot single family dwelling with a 560-square-foot detached two-car garage at the rear, and a 500-square-foot recreation room that is proposed to be converted into a legal second-dwelling unit. The site is bound by similar and compatible residential uses within the R-1 (Single Family Residential) zone.
 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. **Legal Notification:** On May 23, 2013, the public hearing notice 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 May 25, 2013, print and online legal advertisement section of the *Los Angeles Daily News* (Attachment 5). In addition, notices of this hearing were mailed to all property owners of record within 500 feet of the subject site (Attachment 6).
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ANALYSIS:

- 1) **General Plan Consistency.** The requested CUP to allow for the conversion of an existing 500-square-foot recreation room to a second-dwelling unit, with certain exceptions from the applicable development standards pertaining to side and rear setbacks and distance from adjacent on-site and off-site structures, is consistent with the following goals and objectives of the San Fernando General Plan Land Use Element by:

- ✓ Retaining the small town character of San Fernando;
- ✓ Maintaining an identity that is distinct from surrounding communities; and,
- ✓ Conserving single family neighborhoods.

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

Additionally, the proposed project is consistent with the goals and policies of the San Fernando General Plan Housing Element by:

- ✓ Providing a range of housing types to meet the community need;
- ✓ Providing affordable housing opportunities for San Fernando's lower income population; and,
- ✓ Promoting the creation of second units within residential neighborhoods as a means of providing additional rental housing and addressing household overcrowding.

(San Fernando General Plan Housing Element Goals and Policies 2.0, Pg. V-11)

The requested CUP to allow for the conversion of an existing recreation room into a permitted second-dwelling unit would all allow for the creation of additional needed housing stock in the city, consistent with the housing element's goals and policies. The structure's proposed height, size, and placement would allow for the construction of a new dwelling unit at the rear of the property in keeping with the small town character of San Fernando, while providing additional rental housing to address household overcrowding issues within the city.

- 2) **Zoning Consistency.** Pursuant to City Code Section 106-352(8), the construction of a second-dwelling unit on a lot developed with a single-family dwelling is permitted, subject to administrative review by the city. The proposed conversion of the existing recreation room to allow for the creation of a new second-dwelling unit would comply with those uses permitted on properties within the R-1 zone, and any other residentially zoned property.

Additionally, to facilitate the development of second-dwelling units within residentially zoned properties and achieve the goals and policies of the general plan housing element to alleviate issues pertaining to overcrowding, City Code Section 106-359 provides an avenue for an applicant to request of the Commission exceptions of the development standards that are applicable to these types of units.

- 3) **General Development Standards for Second-Dwelling Units.** The proposed project would comply with the following applicable site development standards for second-dwelling units, as provided below.
-

- a) Building Height. Pursuant to City Code Section 106-358(b)(4), the maximum building height for a second-dwelling unit is 25 feet. The proposed second-dwelling unit would maintain a height of 12 feet and five inches, below the maximum height permitted by city code.
- b) Front Entrance Orientation. Pursuant to City Code Section 106-358(b)(6), a second-dwelling unit shall be designed to provide the primary front door along the building's front elevation facing a public street. As proposed, the main entrance to the second dwelling unit would be provided along the building front elevation facing Chivers Street.
- c) Side Yard Setback. Pursuant to City Code Section 106-358(b)(7), a second-dwelling unit is required to maintain a five-foot side yard setback. The proposed unit would retain a five-foot setback along its southeasterly property line.
- d) Unit Size. Pursuant to City Code Section 106-358(b)(9), the maximum size of a detached second-dwelling unit is 640 square feet. As proposed, the detached second-dwelling unit would consist of a 500-square-foot unit with one-bedroom and one bathroom, and would not exceed the maximum area allowed by the development standards.
- e) Parking. Pursuant to City Code Section 106-358(b)(14), in addition to the required parking for the single-family dwelling, on-site parking is required to be provided for the second-dwelling unit. Parking for a second dwelling unit is calculated dependent on the number of bedrooms provided within the unit. As proposed, the one bedroom unit would require one covered parking space on-site that will be provided within a carport. To comply with the city's parking requirement, a new 200-square-foot one-car carport would be built to the rear of the property, attached to the existing single-family dwelling.
- f) Lot Coverage. Pursuant to City Code Section 106-967(6)(a), the maximum lot coverage in the R-1 zone is 50 percent. As proposed, the new second-dwelling unit, one-car carport, existing single-family dwelling and two-car garage would have a total lot coverage of 37.39 percent, in compliance with city code requirements.

4) Requested Exemptions.

- a) Rear Yard Setback. As discussed in the project overview section of this report, the proposed project consists of the conversion of a 500-square-foot recreation room into a second-dwelling unit located toward the rear of the property at 2012 Chivers Street. As part of the project, the applicant has submitted a CUP application to request that the Commission review and approve the proposed second-dwelling unit with certain exceptions from the applicable development standards, pursuant to City Code Section 106-359. One of the exceptions requested include approval of the second-dwelling unit with a rear setback of less than 15 feet.
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Pursuant to City Code Section 106-358(b)(7), a second-dwelling unit is required to maintain a 15-foot minimum rear setback. The existing recreation room that is to be converted for use as a second-dwelling unit currently maintains a rear setback of 14 feet and two inches. Pursuant to City Code 106-967(1), accessory structures, including garages, carports, recreation rooms, storage sheds, and other similar non-habitable structures, shall have a minimum of a three-foot side yard and rear yard setback. The existing structure, under its current use as a recreation room, currently conforms to all applicable side and rear setback requirements that are applicable to non-habitable accessory structures. The proposed conversion of the accessory structure to a habitable use would require that the structure conform to all applicable development standards.

Because the subject property is not rectangular in its shape, the rear setback for this building is varied and maintains a distance of 15 feet and eight inches at its longest point of distance from the rear property line. Because a portion of the building encroaches 10 inches into the required setback area, measured from the shortest point from the rear property line, it would require the consideration and approval of a conditional use permit to establish the new residential use within the structure.

It is staff's assessment that the proposed second-dwelling unit, with a 10-inch encroachment into the required rear yard setback, would not adversely affect owners of neighboring properties of their ability to rightfully develop their land with similar uses. Additionally, as noted in City Code Section 106-967(6)(a), buildings may not occupy more than 50 percent of required rear yard setback area. In total, portions of the proposed second dwelling unit and existing two-car garage would occupy an area of approximately 50.4-square feet, or six percent of the 780-square-foot rear setback area. Therefore, there would be sufficient rear yard area maximizing the amount of distance between these structures and those of neighboring property along the rear property line and providing more land available for the enjoyment of tenants of the subject property.

- b) Distance Separation: On-Site Structures. Pursuant to City Code Section 106-358(b)(8), a second-dwelling unit that is detached from the primary single-family dwelling shall maintain a distance separation of six feet from all existing on-site structures on the subject property. As currently exists, the recreation room that would be converted for use as a second-dwelling unit maintains a distance of four feet and six inches from the existing 516-square-foot two-car garage. As part of the project, the second-dwelling unit would be required to be retrofitted with any applicable building and fire code requirements, include fire rated walls and windows, to address issues concerning life and safety. As such, the door to the structure would be relocated from the side building to the front elevation of the second-unit facing Chivers Street. It is staff's assessment that measures required by the building and fire code to be implemented into the second-dwelling unit would adequately address the life and safety issues while providing for the development of a second-dwelling unit, as permitted within the R-1 zone.
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c) Distance Separation: Off-Site Structures.

Pursuant to City Code Section 106-358(b)(8), a second-dwelling unit that is detached from the primary single-family dwelling shall maintain a distance separation of 10 feet from any off-site structure located on an adjacent neighboring property. As proposed, the second dwelling unit would maintain a side yard setback of five-feet along its southeasterly property line. Additionally, the structure would maintain a distance of eight feet, in lieu of the required 10 feet, from a two-car garage located on the neighboring property at 2008 Chivers Street.

It is staff's assessment that approval of the second-dwelling unit with a distance less than 10 feet would not be injurious to the neighboring property at 2008 Chivers Street nor impact the opportunity for future development of the property with similar and comparable uses. The second-dwelling unit would retain a five-foot side yard setback, comparable to the required side yard setback for the construction of a single-family dwelling on a residentially zoned lot, pursuant to City Code 106-697. The 10-foot distance separation from structures on adjacent properties is only applicable to the construction a second-dwelling unit, and not applicable to the construction of a single-family dwelling, or any additions thereto.

Should the neighboring property owner desire to develop a second-dwelling unit or an addition to the existing single-family dwelling at 2008 Chivers Street in the future, the new development would be required to maintain a 5-foot side setback pursuant to City Code Section 106-358(b)(8). At that point in the future, the distance between each structure would equal a distance of 10 feet, and be compliant with city code requirements.

- 5) **Conditional Use Permit.** Pursuant to City Code Section 106-359, an applicant for a second-dwelling unit may request certain exceptions to the applicable second-dwelling unit development standards through the application of a conditional use permit, pursuant to City Code Section 106-141, et al. As the name implies, a Conditional Use Permit (CUP) allows the city the ability to consider specified uses that might not otherwise be allowed as a principally permitted use, provided the landowner or applicant meets certain conditions of approval. The basic goal of the CUP is to allow the full range of land uses required for the community to function, while still giving the community some control over individual situations that could result in land use conflicts and/or negative environmental impacts. Although usually dealing with the development standards and operating conditions of a facility or business, rather than its underlying land use, CUPs are important to land use planning because it allows the Commission to review the potential impacts associated with the discretionary review of the proposed development.

A CUP is subject to discretionary review by the Commission. Discretionary review is a process that permits the Commission to review individual cases for proposed uses of the land and approve a project subject to specific conditions or deny the CUP request. Conditions of project approval imposed on the applicant through the discretionary review

process may call for any measures that are reasonably related to preventing potential adverse land use and/or environmental impacts that might be associated with the project.

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

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

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

The development of the subject property located at 2012 Chivers Street with a second-dwelling unit is a principally permitted use within the R-1 (Single Family Residential) zone, pursuant to City Code Section 106-352(8). Additionally, to facilitate the development of a second-dwelling unit on a residentially zoned property, City Code Section 106-359 provides a procedure for an applicant to request certain exceptions to the applicable second-dwelling unit development standards through the application of a conditional use permit.

The requested exemptions from the development standards applicable to second-dwelling units to allow for the conversion of the recreation room to a second-dwelling unit with a rear setback of less than 15 feet, a distance separation of less than six feet from all existing on-site structures, and a distance separation of less than 10 feet from all off-site structures located on an adjacent lot, would not have an adverse impact to the subject property or neighboring properties. In addition, the proposed second-dwelling unit would not impact the ability for owners of neighboring properties abutting the project site to develop their land in similar fashion. Furthermore, the structure would be retrofitted, to the extent necessary, to comply with all applicable building and fire codes, while retaining 94 percent of the rear yard setback area free and unobstructed for the enjoyment of tenants of the second-dwelling unit. Thus, it is staff's assessment that this finding can be made.

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

The proposed second-dwelling unit would be compatible with the residential character of the R-1 (Single Family Residential) zone and would not impair the integrity or character of the zone. The proposed second-dwelling unit is permitted on a residentially zoned property that is improved with a single-family dwelling. The new unit would complement the existing residential use and those that surround the subject

property. Furthermore, the requested conditional use permit for the consideration of exemptions from the development standards applicable to second-dwelling units to allow for the conversion of the recreation room to a second-dwelling unit with a rear setback of less than 15 feet, a distance separation of less than six feet from all existing on-site structures, and a distance separation of less than 10 feet from all off-site structures located on an adjacent lot, would not have an adverse impact to the subject property or neighboring properties and would not limit the ability for owners of neighboring properties abutting the project site to develop their land in similar fashion. Thus, it is staff's assessment that this finding can be made.

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

The subject property at 2012 Chivers Street is an approximate 7,030-square-foot lot (52 feet in width by 135.21 feet in depth) located along the southerly portion of the 2000 block of Chivers Street, within the R-1 (Single Family Residential) zone. The site is currently improved within an approximate 1,294-square-foot single-family dwelling with a 560-square-foot detached two-car garage at the rear, and a 500-square-foot recreation room that is proposed to be converted to a second-dwelling unit. The project site, is physically suitable for the residential type of land use being proposed and would complement the existing residential use of the property, consisting of the single-family residence. The proposed second-dwelling unit would maintain a five-foot side yard setback, comparable to the side yard required for development of a residentially zoned lot with a single-family dwelling. Additionally, 94 percent of the rear yard setback area would be maintained landscaped and free of structures for the enjoyment of tenants of the second-dwelling unit. Thus, it is staff's assessment that this finding can be made.

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

The proposed second-dwelling unit is compatible with the land uses that presently exist on the subject property. The subject property at 2012 Chivers Street is currently improved within an approximate 1,294-square-foot single-family dwelling with a 560-square-foot detached two-car garage at the rear, and a 500-square-foot recreation room that is proposed to be converted to a second-dwelling unit. The proposed second-dwelling unit, as permitted by City Code Section 106-352(8), would complement the existing residential uses at the subject property and allow for the development these types of units, consistent with the goals and policies of the San Fernando General Plan Housing Element. Thus, it is staff's assessment that this finding can be made.

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

The project site at 2012 Chivers Street is located within the R-1 (Single Family Residential) zone. Within the R-1 zone, the construction of a single-family dwelling and a second dwelling unit is principally permitted pursuant to City Code Section 106-

352, et al. The proposed second dwelling unit, as a residential use, is consistent with the existing residential use of the property for a single-family dwelling and would be compatible with future land uses permitted and conditionally permitted within the R-1 zone. Additionally, the proposed second-dwelling unit would be compatible to the existing and future land uses within the general area of the project site, which abuts similarly zoned properties currently developed with residential uses. Furthermore, the development standards applicable to neighboring residential properties that abut the project site also allow for the construction of a second-dwelling unit on lots with an established single-family dwelling. Thus, it is staff's assessment that this finding can be made.

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

The project will be adequately served by existing water, sanitation and public utilities services that currently service the single-family dwelling at the subject property. The project would be required to upgrade and install new public utilities for the new second-dwelling unit. 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. Thus, it is staff's assessment that this finding can be made.

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

The proposed second-dwelling unit project would retain adequate provision for public access to service the subject property. The property currently maintains a 10-foot driveway along the northwesterly property line that provides vehicular ingress and egress to the required on-site parking spaces for the single-family dwelling and the proposed second-dwelling unit. The existing driveway would provide direct access to the second-dwelling unit, garage, carport, and the rear of the existing single-family dwelling to emergency response personnel in the event of an emergency. Therefore, the proposed project would provide adequate provisions for safe public access to service the property. Thus, it is the staff's assessment that this finding can be made.

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

The proposed conversion of the existing recreation room for use as a new second-dwelling unit would allow for the development of the subject property with similar and compatible residential uses that currently existing at the site. The property is currently developed with a single-family dwelling and related on-site parking facilities within a two-car garage. As noted in the San Fernando General Plan Housing Element, providing a range of housing types to meet the community need, providing affordable

housing opportunities for San Fernando's lower income population, and promoting the creation of second units within residential neighborhoods as a means of providing additional rental housing and addressing household overcrowding are important goals and policies within the element. The goals and policies of the housing element take into effect the needs of the community, as assessed for the housing element period of 2008 – 2014.

Approval of the second-dwelling unit, with the requested exemptions of the development standards, is anticipated to assist in alleviating issues related to overcrowding within the city and work toward accomplishing the goals and implementing the policies of the city's general plan. Therefore, the proposed second-dwelling unit would be appropriate in light of an established need for the use at the proposed location. Thus, it is staff's assessment that this finding can be made.

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

The requested CUP to allow for the conversion of an existing 500-square-foot recreation room to a second-dwelling unit, with certain exceptions from the applicable development standards pertaining to side and rear setbacks and distance from adjacent on-site and off-site structures, is consistent with the following goals and objectives of the San Fernando General Plan Land Use Element by: retaining the small town character of San Fernando; maintaining an identity that is distinct from surrounding communities; and, conserving single family neighborhoods (San Fernando General Plan Land Use Element Goals and Objectives I-V, Pg. IV-6).

Additionally, the proposed project is consistent with the goals and policies of the San Fernando General Plan Housing Element by: providing a range of housing types to meet the community need; providing affordable housing opportunities for San Fernando's lower income population; and, promoting the creation of second units within residential neighborhoods as a means of providing additional rental housing and addressing household overcrowding (San Fernando General Plan Housing Element Goals and Policies 2.0, Pg. V-11).

The requested CUP to allow for the conversion of an existing recreation room into a permitted second-dwelling unit would allow for the creation of additional needed housing stock within the city, consistent with the housing element's goals and policies. The structure would comply with all applicable height, size, and design standards that would be in keeping with the small town character of San Fernando, while providing additional housing to address household overcrowding issues within the city. Thus, it is staff's assessment that this finding can be made.

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

The proposed conversion of an existing recreation room for residential use as a second-dwelling unit at 2012 Chivers Street would not be detrimental to the public interest, health, safety, convenience or welfare of the those properties within the general vicinity of the subject property. Pursuant to City Code Section 106-352(8), the construction of a second-dwelling unit is permitted on residentially zoned properties improved with a single-family dwelling. As such, the proposed second-dwelling unit would be consistent with the type of residential development that is envisioned and permitted within the R-1 zone.

The requested exemptions from the development standards applicable to second-dwelling units, pursuant to City Code Section 106-359, to allow for the conversion of the recreation room to a second-dwelling unit with a rear setback of less than 15 feet, a distance separation of less than six feet from all existing on-site structures, and a distance separation of less than 10 feet from all off-site structures located on an adjacent lot, would not have an adverse impact to the subject property or neighboring properties. In addition, the proposed second-dwelling unit would not impact the ability for owners of neighboring properties abutting the project site to develop their land in similar fashion. Furthermore, the structure would be retrofitted, to the extent necessary, to comply with all applicable building and fire codes, while retaining 94 percent of the rear yard setback area free and unobstructed for the enjoyment of tenants of the second-dwelling unit. 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 second-dwelling unit project, along with all proposed on-site and off-site public improvements, would significantly improve the site in a manner consistent with the City General Plan's goals and objectives and the development standards and design guidelines for residentially zoned property within the R-1 (Single-Family Residential) zone.

Therefore, staff recommends that the Planning and Preservation Commission approve Conditional Use Permit 2013-02, pursuant to Planning and Preservation Commission Resolution 2013-03 and the Conditions of Approval attached as Exhibit "A" to the resolution (Attachment 1).

Attachments (8):

1. Planning and Preservation Commission Resolution 2013-03 and Exhibit "A": Conditions of Approval
 2. Conditional Use Permit and Site Plan Review Applications
 3. Vicinity Map
-

4. Zoning Map
 5. Notice of Public Hearing Published in the Los Angeles Daily News
 6. Mailed Notice of Public Hearing
 7. Project Site Photos
 8. Site Plan, Floor Plans, and Elevations
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ATTACHMENT 1:

**Planning and Preservation Commission
Resolution 2013-03 and
Exhibit “A”: Conditions of Approval**

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RESOLUTION NO. 2013-03

A RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO APPROVING CONDITIONAL USE PERMIT 2013-02 TO ALLOW FOR THE CONVERSION OF AN EXISTING 500-SQUARE-FOOT GARAGE INTO A SECOND DWELLING UNIT WITH CERTAIN EXCEPTIONS FROM THE APPLICABLE DEVELOPMENT STANDARDS AT 2012 CHIVERS STREET.

WHEREAS, an application has been filed by Martin Mendez to request review and approval of a conditional use permit to allow for the conversion of an existing 500-square-foot recreation room into a legal second-dwelling unit at the subject property located at 2012 Chivers Street, with certain exceptions from the applicable development standards pertaining to side and rear setbacks and distance from adjacent on-site and off-site structures. The subject property is an approximate 7,030-square-foot lot (52 feet in width by 135.21 feet in depth) located along the southerly portion of the 2000 block of Chivers Street, within the R-1 (Single Family Residential) zone.

WHEREAS, the applicant has requested approval of the requested a conditional use permit, pursuant to City Code Sections 106-145 and 106-359, to allow for the conversion of the recreation room to a second-dwelling unit to maintain a five-foot side yard setback along its southeasterly property line and a distance of eight feet from an existing off-site accessory structure located at 2008 Chivers Street, a distance of four feet and six inches from the existing two-car garage, and a rear setback of 14 feet and two inches, with parking provided with a new 200-square-foot two-car carport.

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 4th day of June 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;

SECTION 3: Pursuant to City Code Section 106-145, the Planning and Preservation Commission finds that the following findings for Conditional Use Permit 2013-03 have been justified and upheld in the affirmative because of the recommended conditions of approval governing the

occupancy of the second-dwelling unit. The Planning and Preservation Commission findings are as followed:

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

The development of the subject property located at 2012 Chivers Street with a second-dwelling unit is a principally permitted use within the R-1 (Single Family Residential) zone, pursuant to City Code Section 106-352(8). Additionally, to facilitate the development of a second-dwelling unit on a residentially zoned property, City Code Section 106-359 provides a procedure for an applicant to request certain exceptions to the applicable second-dwelling unit development standards through the application of a conditional use permit.

The requested exemptions from the development standards applicable to second-dwelling units to allow for the conversion of the recreation room to a second-dwelling unit with a rear setback of less than 15 feet, a distance separation of less than six feet from all existing on-site structures, and a distance separation of less than 10 feet from all off-site structures located on an adjacent lot, would not have an adverse impact to the subject property or neighboring properties. In addition, the proposed second-dwelling unit would not impact the ability for owners of neighboring properties abutting the project site to develop their land in similar fashion. Furthermore, the structure would be retrofitted, to the extent necessary, to comply with all applicable building and fire codes, while retaining 94 percent of the rear yard setback area free and unobstructed for the enjoyment of tenants of the second-dwelling unit. 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 proposed second-dwelling unit would be compatible with the residential character of the R-1 (Single Family Residential) zone and would not impair the integrity or character of the zone. The proposed second-dwelling unit is permitted on a residentially zoned property that is improved with a single-family dwelling. The new unit would complement the existing residential use and those that surround the subject property. Furthermore, the requested conditional use permit for the consideration of exemptions from the development standards applicable to second-dwelling units to allow for the conversion of the recreation room to a second-dwelling unit with a rear setback of less than 15 feet, a distance separation of less than six feet from all existing on-site structures, and a distance separation of less than 10 feet from all off-site structures located on an adjacent lot, would not have an adverse impact to the subject property or neighboring properties and would not limit the ability for owners of neighboring properties abutting the project site to develop their land in similar fashion. 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 2012 Chivers Street is an approximate 7,030-square-foot lot (52 feet in width by 135.21 feet in depth) located along the southerly portion of the 2000 block of

Chivers Street, within the R-1 (Single Family Residential) zone. The site is currently improved within an approximate 1,294-square-foot single-family dwelling with a 560-square-foot detached two-car garage at the rear, and a 500-square-foot recreation room that is proposed to be converted to a second-dwelling unit. The project site, is physically suitable for the residential type of land use being proposed and would complement the existing residential use of the property, consisting of the single-family residence. The proposed second-dwelling unit would maintain a five-foot side yard setback, comparable to the side yard required for development of a residentially zoned lot with a single-family dwelling. Additionally, 94 percent of the rear yard setback area would be maintained landscaped and free of structures for the enjoyment of tenants of the second-dwelling unit. 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 proposed second-dwelling unit is compatible with the land uses that presently exist on the subject property. The subject property at 2012 Chivers Street is currently improved within an approximate 1,294-square-foot single-family dwelling with a 560-square-foot detached two-car garage at the rear, and a 500-square-foot recreation room that is proposed to be converted to a second-dwelling unit. The proposed second-dwelling unit, as permitted by City Code Section 106-352(8), would complement the existing residential uses at the subject property and allow for the development these types of units, consistent with the goals and policies of the San Fernando General Plan Housing Element. 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 project site at 2012 Chivers Street is located within the R-1 (Single Family Residential) zone. Within the R-1 zone, the construction of a single-family dwelling and a second dwelling unit is principally permitted pursuant to City Code Section 106-352, et al. The proposed second dwelling unit, as a residential use, is consistent with the existing residential use of the property for a single-family dwelling and would be compatible with future land uses permitted and conditionally permitted within the R-1 zone. Additionally, the proposed second-dwelling unit would be compatible to the existing and future land uses within the general area of the project site, which abuts similarly zoned properties currently developed with residential uses. Furthermore, the development standards applicable to neighboring residential properties that abut the project site also allow for the construction of a second-dwelling unit on lots with an established single-family dwelling. 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 project will be adequately served by existing water, sanitation and public utilities services that currently service the single-family dwelling at the subject property. The project would be

required to upgrade and install new public utilities for the new second-dwelling unit. 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. 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 proposed second-dwelling unit project would retain adequate provision for public access to service the subject property. The property currently maintains a 10-foot driveway along the northwesterly property line that provides vehicular ingress and egress to the required on-site parking spaces for the single-family dwelling and the proposed second-dwelling unit. The existing driveway would provide direct access to the second-dwelling unit, garage, carport, and the rear of the existing single-family dwelling to emergency response personnel in the event of an emergency. Therefore, the proposed project would provide adequate provisions for safe public access to service the property. 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 proposed conversion of the existing recreation room for use as a new second-dwelling unit would allow for the development of the subject property with similar and compatible residential uses that currently existing at the site. The property is currently developed with a single-family dwelling and related on-site parking facilities within a two-car garage. As noted in the San Fernando General Plan Housing Element, providing a range of housing types to meet the community need, providing affordable housing opportunities for San Fernando's lower income population, and promoting the creation of second units within residential neighborhoods as a means of providing additional rental housing and addressing household overcrowding are important goals and policies within the element. The goals and policies of the housing element take into effect the needs of the community, as assessed for the housing element period of 2008 – 2014.

Approval of the second-dwelling unit, with the requested exemptions of the development standards, is anticipated to assist in alleviating issues related to overcrowding within the city and work toward accomplishing the goals and implementing the policies of the city's general plan. Therefore, the proposed second-dwelling unit would be appropriate in light of an established need for the use at the proposed location. 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 requested CUP to allow for the conversion of an existing 500-square-foot recreation room to a second-dwelling unit, with certain exceptions from the applicable development standards pertaining to side and rear setbacks and distance from adjacent on-site and off-site

structures, is consistent with the following goals and objectives of the San Fernando General Plan Land Use Element by: retaining the small town character of San Fernando; maintaining an identity that is distinct from surrounding communities; and, conserving single family neighborhoods (San Fernando General Plan Land Use Element Goals and Objectives I-V, Pg. IV-6).

Additionally, the proposed project is consistent with the goals and policies of the San Fernando General Plan Housing Element by: providing a range of housing types to meet the community need; providing affordable housing opportunities for San Fernando's lower income population; and, promoting the creation of second units within residential neighborhoods as a means of providing additional rental housing and addressing household overcrowding (San Fernando General Plan Housing Element Goals and Policies 2.0, Pg. V-11).

The requested CUP to allow for the conversion of an existing recreation room into a permitted second-dwelling unit would allow for the creation of additional needed housing stock within the city, consistent with the housing element's goals and policies. The structure would comply with all applicable height, size, and design standards that would be in keeping with the small town character of San Fernando, while providing additional housing to address household overcrowding issues within the city. 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 proposed conversion of an existing recreation room for residential use as a second-dwelling unit at 2012 Chivers Street would not be detrimental to the public interest, health, safety, convenience or welfare of the those properties within the general vicinity of the subject property. Pursuant to City Code Section 106-352(8), the construction of a second-dwelling unit is permitted on residentially zoned properties improved with a single-family dwelling. As such, the proposed second-dwelling unit would be consistent with the type of residential development that is envisioned and permitted within the R-1 zone.

The requested exemptions from the development standards applicable to second-dwelling units, pursuant to City Code Section 106-359, to allow for the conversion of the recreation room to a second-dwelling unit with a rear setback of less than 15 feet, a distance separation of less than six feet from all existing on-site structures, and a distance separation of less than 10 feet from all off-site structures located on an adjacent lot, would not have an adverse impact to the subject property or neighboring properties. In addition, the proposed second-dwelling unit would not impact the ability for owners of neighboring properties abutting the project site to develop their land in similar fashion. Furthermore, the structure would be retrofitted, to the extent necessary, to comply with all applicable building and fire codes, while retaining 94 percent of the rear yard setback area free and unobstructed for the enjoyment of tenants of the second-dwelling unit. 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 Conditional Use Permit 2013-02, subject to the conditions of approval attached as Exhibit "A".

PASSED, APPROVED AND ADOPTED this 4th day of June 2013.

THEALE E. HAUPT, CHAIRPERSON

ATTEST:

FRED RAMIREZ, SECRETARY TO THE PLANNING
AND PRESERVATION COMMISSION

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

I, FRED RAMIREZ, Secretary to the Planning and Preservation Commission of the City of San Fernando, do hereby certify that the foregoing Resolution was duly adopted by the Planning and Preservation Commission and signed by the Chairperson of said City at a meeting held on the 4th day of June 2013; and that the same was passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

FRED RAMIREZ, SECRETARY TO THE PLANNING AND
PRESERVATION COMMISSION

EXHIBIT “A”
CONDITIONS OF APPROVAL

PROJECT NO. : **Conditional Use Permit 2013-02**

PROJECT ADDRESS : 2012 Chivers Street, San Fernando, CA 91340
Los Angeles County Assessor’s Parcel No.: 2517-007-015

PROJECT DESCRIPTION : The proposed project is a request for approval of a Conditional Use Permit (CUP) application to allow for the conversion of an existing 500-square-foot recreation room into a legal second-dwelling unit at the subject property located at 2012 Chivers Street, with certain exceptions from the applicable development standards pertaining to side and rear setbacks and distance from adjacent on-site and off-site structures. The subject property is an approximate 7,030-square-foot lot located along the southerly portion of the 2000 block of Chivers Street, within the R-1 (Single 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. Conditional Use Permit Entitlement. The conditional use permit is granted for the land described in this application and any attachments thereto, as reviewed by the Planning and Preservation Commission on June 4, 2013, except as herein modified to comply with these Conditions of Approval.
2. Occupancy per Approval. The subject property shall be improved in substantial conformance with the plans, as reviewed by the Planning and Preservation Commission on June 4, 2013, except as herein modified to comply with these Conditions of Approval.
3. Attached Checklist. The applicant shall comply with the requirements as listed in the attached Public Works Department Development/Improvement Review Checklist (See “Attachment 1” of these Conditions of Approval.)
4. Attached Memorandum. The applicant shall comply with the requirements as listed in the attached Building and Safety Memorandum (See “Attachment 2” of these Conditions of Approval.)
5. 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 conversion of the structure from a used automobile dealership to an administrative office.
6. 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 city’s Community Development Department.

7. Covenant and Agreement. Prior to issuance of a Certificate of Occupancy, the property owner shall enter into a restrictive covenant with the City of San Fernando, pursuant to City Code Section 106-358(d), providing that one of the two dwelling units on the subject site must be occupied by the property owner, and that future sales of the property will require an inspection of the site and buildings by the City's Building and Safety Supervisor or their designee.
8. Design. The construction plans shall provide details as necessary to accomplish the architectural design intent conveyed by the preliminary building elevations, in a manner consistent with the adopted Single-Family Residential Design Guidelines. Any further architectural design details and refinements shall address, but not be limited to, the following:
 - a) The development shall be of the highest architectural quality, appearance, construction, and exterior materials in substantial compliance with the site plan and elevation drawings;
 - b) The character and design of the project including the proposed architectural details shall be retained and maintained over time. All features and amenities provided as specified on the approved plans and/or by these conditions of approval, including high grade dimensional (e.g., architectural shingles) roofing materials and high quality building exterior materials and fixtures, landscape, hardscape, etc., shall be retained and maintained in good condition for the life of the project;
 - c) All buildings and structures shall be painted with compatible earth tone colors. The color palette for all existing and proposed buildings and structures shall be approved in advance by the Community Development Department prior to painting;
 - d) Architectural details compatible with design details that are referenced in the conceptual plan shall be identified in the approved site plan and be reflected in the final construction drawings. Building materials and exterior finishes shall be of a high quality material consistent with the proposed architectural style of the building. Windows and doors shall be consistent with the overall design of the building addition and noted on the approved conceptual plans;
 - e) All proposed exterior finish materials, dimensions, and exterior decorative lighting to be used (i.e. - windows, door openings, glazing, roofing, trim, stucco, veneer, etc.) shall be clearly identified and noted on the approved site plan. Colors, materials and textures that are suitable to the scale, character and design theme of the project shall be provided; and,
 - f) Any proposed variations or modifications to the site plan and/or elevations shall require prior review and approval by the Community Development Department.
9. Water conservation and building safety requirements. Pursuant to City Code Section 18-197, the following water conservation and building safety measures shall be incorporated as part of the conversion of the existing recreation room to a second-dwelling unit, as applicable, and shall be inspected by the Building and Safety Division:
 - a) Showerheads. All showers shall be equipped with low flow showerheads.
 - b) Water closets. All water closets, whether flush tank, flushometer tank or flushometer valve

operated, shall be low flow water closets.

- c) Faucets. All faucets shall be low flow faucets.
 - d) Heating, ventilation and air conditioning systems. All heating, ventilation and air conditioning systems shall be operational and maintain a minimum room temperature of sixty-eight degrees (68°) Fahrenheit (twenty-one degrees (21 °) Celsius) at a point three (3) feet above the floor in all habitable spaces as certified in writing to the building official by a licensed mechanical contractor.
 - e) Portable fire extinguishers. All dwelling units shall be equipped with one (1) or more multi-purpose five (5) pound minimum capacity portable fire extinguishers, rated for ABC class fires, stored within ten (10) feet of any cooking range, oven or cooktop.
 - f) Exterior security lighting. All dwellings containing two (2) or more dwelling units shall have exterior security lighting installed at the entrance of each dwelling unit and all residential properties shall have exterior lighting installed in all parking, walkway, recreation and other similar areas on the property.
 - g) Interior security lighting. All residential properties shall have interior security lighting installed in all recreation and service rooms and parking garages.
 - h) Locks. All dwellings containing two (2) or more dwelling units shall have locks installed at all doors and windows that provide access to or egress from each dwelling unit.
10. 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 landscaping 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; and,
 - 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.

11. Trash Area. Trash and recycling bins shall be maintained on-site in an area where they are not directly visible from the public right-of-way. The trash area shall be kept free of trash overflow and maintained in a clean manner at all times.
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.
13. Mechanical and Utility Equipment. All 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. Utilities. All utilities shall be located underground. The applicant shall comply with all applicable requirements or guidelines of any relevant utility company, the California Public Utilities Commission, or any other agency with jurisdiction, relating to construction and/or occupancy of structures in proximity to any over-head or underground utility lines which are adjacent to or extend through the subject property, unless otherwise specified by the Community Development Department. Applicant shall provide any utility easements as necessary.
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. 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.
18. 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.
19. 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 City Engineer. 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.
20. General Compliance. The applicant shall comply with all requirements of applicable federal, state, or local law, ordinance, or regulation.
21. 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).
22. Construction Hours. Construction activity on Mondays through Fridays shall comply with the current San Fernando City Code standards for construction in residential zones. In addition, any construction on Saturday shall commence no earlier than 8:00 a.m.
23. Acceptance. Within thirty (30) days of approval of Conditional Use Permit 2013-02, 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.
24. 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.

25. Expiration. Conditional Use Permit 2013-02 shall be subject to expiration and Site Plan Review 2012-13 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 conditional use permit and site plan review.

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

PROJECT: SPR 2012-13

2nd Dwelling

DATE: 1/2/13

| PROJECT ADDRESS: <u>2012 Chivers Street</u> | | | | | |
|---|---|-----------|----|-----------|--|
| 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. | ✓ | | | |
| 3. | Prior to issuance of building permit: | | | | |
| | a Pay sewer capital facility charge. | ✓ | | | Based on 1 bdrm SFD = \$1,016* |
| | b Pay water capital facility charge. | ✓ | | | Install water service connection for new dwelling. Based on ¾" WM = \$985* |
| | c Pay water service installation charge. | ✓ | | | Install water service connection for new dwelling. Based on ¾" WM = \$1,897 |
| | d Pay fire service installation deposit. | | ✓ | | |
| | 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 <u>all</u> 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. | | ✓ | | |
| 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. | | ✓ | | |

PROJECT ADDRESS: 2012 Chivers Street

| ITEM | REQUIRED? | | COMPLIED? | COMMENTS |
|------|--|----|-----------|--|
| | YES | NO | | |
| 15. | | ✓ | | |
| 16. | | ✓ | | |
| 17. | | ✓ | | |
| 18. | ✓ | | | Remove and replace broken, damaged, or deteriorated sidewalk per the discretion of Public Works department. Approx. 175 s.f. |
| 19. | | ✓ | | |
| 20. | | ✓ | | |
| 21. | | ✓ | | |
| 22. | ✓ | | | |
| 23. | ✓ | | | |
| 24. | | ✓ | | |
| 25. | | ✓ | | |
| 26. | | | | |
| a. | ✓ | | | See attached BMP's suggested for use during construction. |
| b. | | ✓ | | |
| 27. | ✓ | | | |
| 28. | Additional requirements: <i>*Sewer and Water Capital and Installation fees are subject to change. The latest fee will be assessed prior to sign off for building permit.</i> <ul style="list-style-type: none"> Submit drainage plan & grading plan. Cross property drainage is not allowed unless appropriate easements are dedicated. Submit utility plan showing all existing utilities and any proposed relocations/realignments. Also show any proposed relocation of water service, water meter, and fire hydrant. The developer is responsible for protecting in place all existing street trees. All street tree removal, pruning and trimming is not allowed without the consent of the Public Work Director or his representative. All tree replacements shall be at the discretion of the Public Work Director or his representative per the current City replacement policy. Satisfy NPDES. | | | |

PUBLIC WORKS DEPARTMENT

DATE

1/2/13

MEMORANDUM

DATE: January 7, 2013

TO: Edgar Arroyo, Assistant Planner

FROM: Francisco J. Villalva, Building & Safety Supervisor

SUBJECT: Site Plan Review 2012-013: 2012 Chivers Street

PROJECT DESCRIPTION: **Convert the detached one-story recreational room into a second dwelling unit and a new attached one-car carport**

The above reference proposed project as per plans submitted for site plan review is subject to the requirements as listed below. The requirements are preliminary and not final as additional requirements or corrections may follow during the building plan check process.

1. **REQUIREMENTS FOR GROUP R, DIVISION 3 OCCUPANCIES** - Per San Fernando Building Code Section 310.1 the proposed use of the building will be a one-story dwelling unit.
2. **REQUIREMENTS FOR GROUP U OCCUPANCIES** - Per San Fernando Building Code Section 312.1 the proposed use of a portion of the building will be a minimum of 10' x 20' attached carport.
3. **ACCESSIBILITY** - Per San Fernando Building Code Section 1103.1.3. Group R occupancies shall be accessible as provided in Chapter 11B.
4. **EFFICIENCY DWELLING UNIT** - Per San Fernando Building Code Section 310.7
 - a. Living room of not less than 220 square feet.
 - b. Separate closet.
 - c. Kitchen sink, cooking appliance and refrigeration facilities.
5. **UTILITIES**
 - a. Provide a separate electrical service meter (underground service) with an approved meter spot by Southern California Edison Company.
 - b. Provide a separate gas meter with an approved meter spot from The Gas Company.
 - c. A second address is required for the second dwelling unit issued and approved by Public Works Department.

6. **SEWER LINE** – Provide a separate sewer line for the new dwelling unit that is in depended from the existing dwelling unit and approved by Public Works Department.
7. **HEAT** – All dwelling units shall be provided with heating facilities capable of maintaining a room temperature of 70°F (21°C) at point 3 feet above the floor in all habitable rooms.
8. **NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES).**
Complete Form PC for storm water planning program priority project checklist.
9. **CALIFORNIA CODE OF REGULATIONS, TITLE 24** - Per California Energy Code Title 24 Section 100. A. New systems which use mechanical heating and cooling.
10. **L. A. UNIFIED SCHOOL DISTRICT DEVELOPER FEE** – The fee is \$4 per square foot for new square footage of residential assessable area.
11. **PLAN CHECK REQUIRED** - Two (2) sets of plans and calculations with engineering stamp are required upon submitting for plan check as follows:
 - a. Site plan at standard size and an additional copy at 8 1/2" x 11".
 - b. Architectural Plans
 - c. Structural Plans
 - d. Mechanical Plan
 - e. Electrical Plan
 - f. Plumbing Plan

ATTACHMENT 2:

**Conditional Use Permit and
Site Plan Review Applications**

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CITY OF SAN FERNANDO
Department of Community Development

117 MACNEIL STREET
 SAN FERNANDO, CA 91340
 Tel. No: (818) 898-1227
 Fax No: (818) 361-7631

Permit No : **PL1301255**
 Permit Status : Submitted
 Plan Check Status :
 Page 1 of 1
 04/29/2013

Conditional Use Permit

Job Address: **2012 CHIVERS ST**

PRE :
 Entered By : earroyo

Project No 120001186
 Activity Type Conditional Use Permit
 Project Name Planning
 Parcel Number
 Project Description SPR 2012-013 - NEW SECOND UNIT
 Applicant MARTIN MENDEZ
 Applicant Address 15225 CAREY RANCH LANE SYLMAR CA 91342
 Applicant Phone (818)968-0337

Applied : 04/29/2013
 Issued : 04/29/2013
 Completed :
 To Expire :

Base Address 2012 CHIVERS ST

Valuation \$0.00

Job Description CONDITIONAL USE PERMIT 2013-02. REQUEST FOR APPROVAL OF CUP TO ALLOW FOR THE CONVERSION OF A RECREATION ROOM INTO A 2ND UNIT WITH A SIDE SETBACK LESS THAN 10-FEET FROM ADJACENT STRUCTURES AND A REAR SETBACKS LESS THAN 15 FEET FROM THE REAR-MOST PROPERTY LINE, PURSUANT TO CITY CODE SECTION 106-359. ZONE: R-1 (SINGLE FAMILY RESIDENTIAL). LAND USE: LDR.

Applicant MARTIN MENDEZ Lic. (818)968-0337
 15225 CAREY RANCH LANE SYLMAR CA 91342
 Owner MARTIN MENDEZ Lic. (818)968-0337
 15225 CAREY RANCH LANE SYLMAR CA 91342

Fees

| <u>Fee Description</u> | <u>Account</u> | <u>Units</u> | <u>Fee/Units</u> | <u>Amount</u> | <u>Paid</u> |
|---|----------------|--------------|------------------|---------------|-------------|
| Conditional Use Permit Review Fee | | | | \$3,005.00 | \$3,005.00 |
| Published Notice in Newspaper | | | | \$600.00 | \$600.00 |
| Public Notification: Postage | | | | \$120.00 | \$120.00 |
| Environmental: Categorical Exemption | | | | \$204.00 | \$204.00 |
| Activity Information Management System (AIMS) | | | | \$300.50 | \$300.50 |
| Maintenance Surcharge | | | | | |

| <u>Plan Check</u> | | <u>Permit</u> | | <u>Total</u> | |
|-------------------|--------|---------------|------------|----------------|------------|
| Fees: | \$0.00 | Fees: | \$4,229.50 | Fees: | \$4,229.50 |
| Payments: | \$0.00 | Payments: | \$4,229.50 | Adjustments: | \$0.00 |
| Balance Due: | \$0.00 | Balance Due: | \$0.00 | Payments: | \$4,229.50 |
| | | | | Extend Credit: | \$0.00 |
| | | | | Balance Due: | \$0.00 |

| <u>Date</u> | <u>Transaction Type</u> | <u>Method</u> | <u>Amount</u> |
|-------------|-------------------------|---------------|---------------|
| 04/29/2013 | Payment of Balance Due | check | \$4,229.50 |



CUP 2013-02



Conditional Use Permit Application

PROJECT INFORMATION

| | |
|---|--|
| Site Address(es) 2012 CHIVERS ST. | |
| Assessors Parcel Number(s) 'APN' 2517 -007-015 | |
| Lot Size | Existing Building (Square Footage) 1,294 -HOUSE |
| Proposed Addition (Square Footage) | Total Parking Spaces (On-site/Off-site) 3/0 |
| Proposed Use(s) 2ND UNIT | Landscaping (Square Footage) |
| Project Description/Type of Conditional Use Permit Request (Include any additional information on separate sheet and attach to the back of this application.) TO CONVERT/CHANGE USE FROM EXISTING RECREATION ROOM TO NEW SECOND UNIT AT 14'-0" FROM SOUTH-EAST (REAR) IN LIEU OF THE REQUIRED 15'-0" IN THE R-1 ZONE. | |

APPLICANT INFORMATION

| | | |
|--|--|------------------------------------|
| Applicant Name MARTIN MENDEZ | | Phone Number (818) 968-0337 |
| Mailing Address 15225 CAREY AVE KANCH LW. SYLMAR CA 91342 | | |
| Fax Number | Email Address mendez.trucking@verizon.net | Signature Martin Mendez |

PROPERTY OWNER INFORMATION

| | | |
|--------------------------------------|---------------|------------------------------------|
| Applicant Name SAME AS ABOVE. | | Phone Number (818) 968-0337 |
| Mailing Address SEE ABOVE. ↑ | | |
| Fax Number | Email Address | Signature See Above ↑ |

----- For Office Use Only -----

| | | | |
|----------------------------|------------------------------|------------------------------|---------------------------|
| CUP Application \$3,005.00 | Zone R-1 | General Plan Area LDR | File Number |
| AIMS Surcharge \$ 300.50 | Date Filed 4/29/2013 | | CUP No. 2013-02 |
| Environmental \$ 204.00 | Accepted By E. Arango | | AIMS No. PL1301255 |
| Notification \$ 120.00 | | | Cross Reference |
| Publishing \$ 600.00 | | | SPR No. 2012-013 |
| Total Fee \$4,229.50 | | | VAR No. _____ |
| Comments | | | OTHER _____ |



CITY OF SAN FERNANDO
Department of Community Development

117 MACNEIL STREET
 SAN FERNANDO, CA 91340
 Tel. No: (818) 898-1227
 Fax No: (818) 361-7631

Permit No : **PL1203139**
 Permit Status : Submitted
 Plan Check Status :
 Page 1 of 1
 12/06/2012

Site Plan Review

Job Address: **2012 CHIVERS ST**

PRE :
 Entered By : earroyo

Project No 120001186
 Activity Type Site Plan Review
 Project Name Planning
 Parcel Number
 Project Description SPR 2012-013
 Applicant DANIEL ACOSTA
 Applicant Address 13623 VAN NUYS BLVD PACOIMA CA 91331
 Applicant Phone (818)314-6845

Applied : 12/06/2012
 Issued : 12/06/2012
 Completed :
 To Expire :

Base Address 2012 CHIVERS ST

Valuation \$0.00

Job Description SITE PLAN REVIEW 2012-013. PROPOSAL TO CONSTRUCT A NEW 494 SQ.FT. DETACHED SECOND DWELLING UNIT AT THE REAR OF THE PROPERTY. PARKING FOR THE SECOND UNIT WOULD BE PROVIDED A NEW 200 SQ.FT CARPORT. EXISTING SINGLE-FAMILY DWELLING WOULD RETAIN EXISTING TWO-CAR GARAGE TO COMPLY WITH PARKING REQUIREMENTS.

Applicant DANIEL ACOSTA Lic. (818)314-6845
 13623 VAN NUYS BLVD PACOIMA CA 91331
 Owner MARIA V MENDEZ Lic. (818)968-0504
 15225 CAREY RANCH LANE SAN FERNANDO CA 91340

Fees

| Fee Description | Account | Units | Fee/Units | Amount | Paid |
|---|---------|-------|-----------|------------|------------|
| Site Plan Review | | | | \$1,763.00 | \$1,763.00 |
| Activity Information Management System (AIMS) | | | | \$176.30 | \$176.30 |
| Maintenance Surcharge | | | | | |

| Plan Check | | Permit | | Total | |
|--------------|--------|--------------|------------|----------------|------------|
| Fees: | \$0.00 | Fees: | \$1,939.30 | Fees: | \$1,939.30 |
| Payments: | \$0.00 | Payments: | \$1,939.30 | Adjustments: | \$0.00 |
| Balance Due: | \$0.00 | Balance Due: | \$0.00 | Payments: | \$1,939.30 |
| | | | | Extend Credit: | \$0.00 |
| | | | | Balance Due: | \$0.00 |

| Date | Transaction Type | Method | Amount |
|------------|------------------------|--------|------------|
| 12/06/2012 | Payment of Balance Due | check | \$1,939.30 |



SPR No. 2012-13



THE CITY OF
SAN FERNANDO
CALIFORNIA

Community Development Department
Planning Division

117 Macneil Street San Fernando, CA 91340 · (818) 898-1227 · Fax: (818) 898-7329

SITE PLAN REVIEW APPLICATION

Applicant David Acasip

Site Address 2012 Chivers St (please type or print)

Request (What is being applied for): 2ND UNIT + New One-Car
Garport

Assessor's Parcel Number (APN) 2517-007-015

Property Size (In square feet) 4947 2ND UNIT

Building Size 19X26

Building Addition (If any) —

Parking Available (Number) 3

Landscaping Provided (In square feet) —

Applicant's Signature

818 314-6845
Applicant Telephone Number

Applicant Mailing Address:

13609 VICTORY BLVD #246
Van Nuys CA 91333

Fax Number: —

Email Address: LA2NDUNIT@GMAIL.COM

Property Owner's Signature

Maria v. Mendez
Property Owner's Name (type or print)

818-968-0504
Property Owner's Telephone No.

Owner Mailing Address:

15225 Carey Ranch Lane
Sylmar CA 91342

OFFICE USE ONLY

Date filed: 12/6/2012

Accepted by: E. Argo

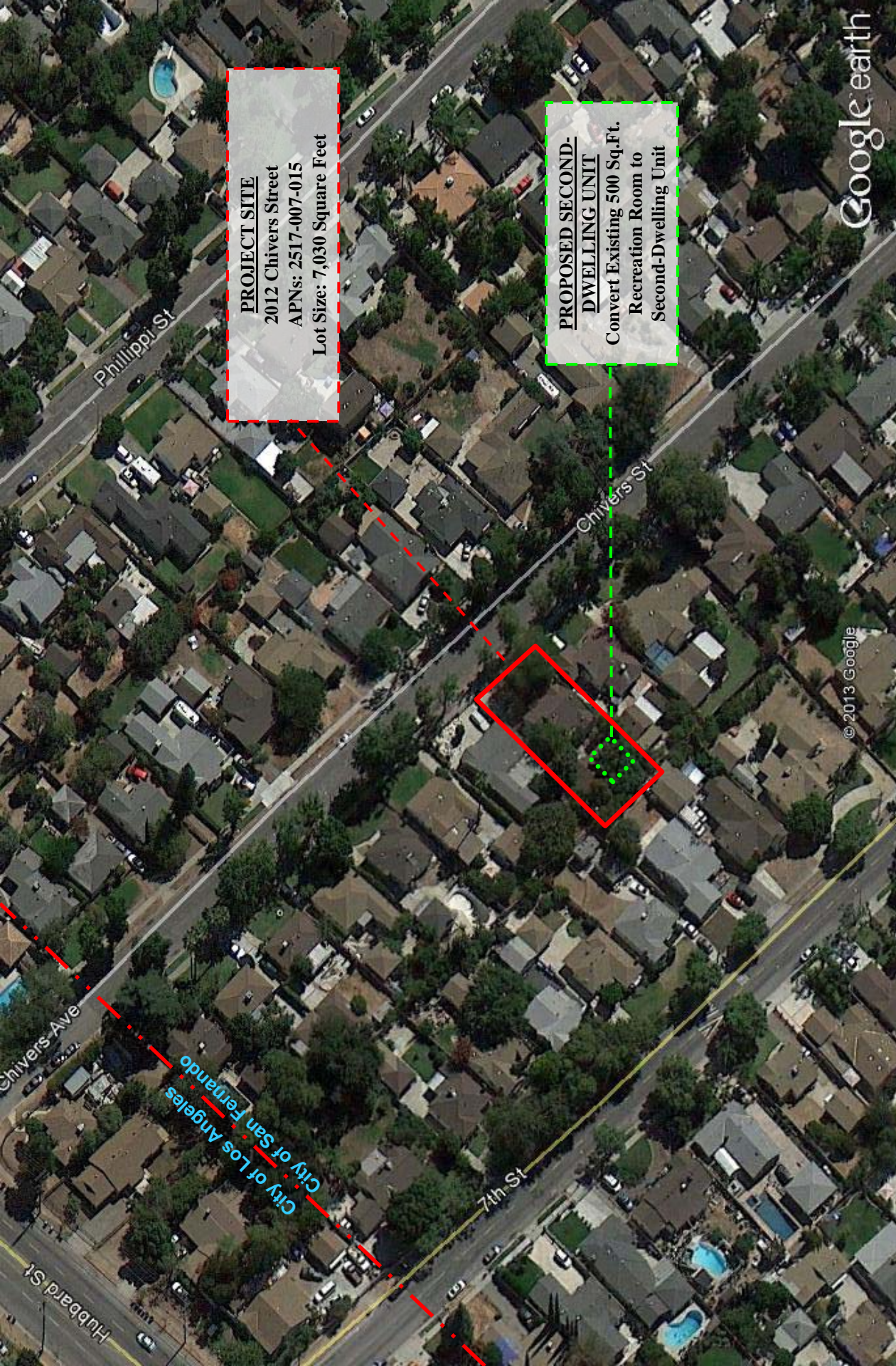
Case Number: GR2012-13

Zoning: R-1 GPA: LDR

ATTACHMENT 3:

Vicinity Map

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PROJECT SITE
2012 Chivers Street
APNs: 2517-007-015
Lot Size: 7,030 Square Feet

**PROPOSED SECOND-
DWELLING UNIT**
Convert Existing 500 Sq.Ft.
Recreation Room to
Second-Dwelling Unit

VICINITY MAP
2012 Chivers Street

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ATTACHMENT 4:

Zoning Map

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PROJECT SITE
2012 Chivers Street
Zone: R-1 (Single Family Residential)

PROPOSED SECOND-DWELLING UNIT
Convert Existing 500 Sq.Ft.
Recreation Room to
Second-Dwelling Unit

ZONING MAP
2012 Chivers Street

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ATTACHMENT 5:

**Notice of Public Hearing Published in the
Los Angeles Daily News**

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(DAILY NEWS) NOTICE OF A PUBLIC HEARING THE CITY OF SAN FERNANDO PLANNING AND PRESERVATION COMMISSION A...

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(DAILY NEWS) NOTICE OF A PUBLIC HEARING THE CITY OF SAN FERNANDO PLANNING AND PRESERVATION COMMISSION A...

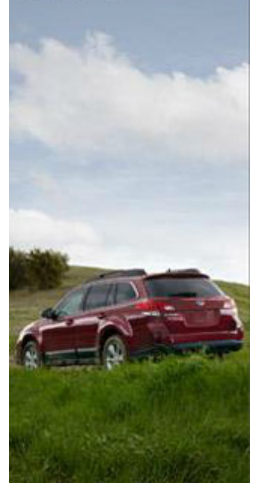
Source: [Los Angeles Daily News \(http://dailynews.kaango.com\)](#)

Description

(DAILY NEWS) NOTICE OF A PUBLIC HEARING THE CITY OF SAN FERNANDO PLANNING AND PRESERVATION COMMISSION A public hearing on this matter and associated potential environmental impacts, if any, will be conducted by the City of San Fernando Planning and Preservation Commission on: DATE: Tuesday, June 4, 2013 TIME: 7:00 p.m. HEARING LOCATION: City Hall Council Chambers, 117 Macneil Street, San Fernando, CA 91340 PROJECT LOCATION: 2012 Chivers Street, San Fernando, CA 91340 Los Angeles County Assessor's Parcel No.: 2517-007-015 APPLICATION: Conditional Use Permit 2013-02 (RE: Site Plan Review 2012-13) PROJECT PROPONENT: Martin Mendez, 15225 Carey Ranch Lane, Sylmar, CA 91342 PROJECT DESCRIPTION: The proposed project is a request for review and approval of a Conditional Use Permit (CUP) application to allow for the conversion of an existing 500-square-foot recreation room into a legal second-dwelling unit at the subject property located at 2012 Chivers Street, with certain exceptions from the applicable development standards. Pursuant to City Code Sections 106-145 and 106-359, the applicant is requesting approval of a CUP to allow for the conversion of the recreation room to a second-dwelling unit with a rear setback of less than 15 feet, a distance separation of less than six feet from all existing on-site structures, and a distance separation of less than 10 feet from all off-site structures located on an adjacent lot. As proposed, the second-dwelling unit would maintain a five-foot side yard setback along its southeasterly property line and a distance of eight feet from an existing off-site accessory structure located at 2008 Chivers Street. Additionally, the second-dwelling unit would maintain a distance of four feet and six inches from the existing two-car garage and a rear setback of 14 feet and two inches. Parking for the new unit would be provided within a new 200-square-foot one-car carport. The subject property is currently improved within an approximate 1,294-square-foot single-family dwelling with a 560-square-foot detached two-car garage at the rear. The subject property is an approximate 7,030-square-foot lot (52 feet in width by 135.21 feet in depth) located along the southerly portion of the 2000 block of Chivers Street, within the R-1 (Single Family Residential) zone. This project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, the project has been determined to be Categorically 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 Edgar Arroyo, Assistant Planner, at (818) 837-1540 or by written correspondence to: City of San Fernando, Community Development Department, 117 Macneil Street, San Fernando, CA 91340-2993. FRED RAMIREZ, City Planner Publish May 25, 2013

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Santa Clarita, CA 91355

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ATTACHMENT 6:

Mailed Notice of Public Hearing

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

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

DATE: Tuesday, June 4, 2013
TIME: 7:00 p.m.
HEARING LOCATION: City Hall Council Chambers, 117 Macneil Street, San Fernando, CA 91340
PROJECT LOCATION: 2012 Chivers Street, San Fernando, CA 91340
 Los Angeles County Assessor's Parcel No.: 2517-007-015
APPLICATION: Conditional Use Permit 2013-02 (RE: Site Plan Review 2012-13)
PROJECT PROPONENT: Martin Mendez, 15225 Carey Ranch Lane, Sylmar, CA 91342

PROJECT DESCRIPTION:

The proposed project is a request for review and approval of a Conditional Use Permit (CUP) application to allow for the conversion of an existing 500-square-foot recreation room into a legal second-dwelling unit at the subject property located at 2012 Chivers Street, with certain exceptions from the applicable development standards. Pursuant to City Code Sections 106-145 and 106-359, the applicant is requesting approval of a CUP to allow for the conversion of the recreation room to a second-dwelling unit with a rear setback of less than 15 feet, a distance separation of less than six feet from all existing on-site structures, and a distance separation of less than 10 feet from all off-site structures located on an adjacent lot. As proposed, the second-dwelling unit would maintain a five-foot side yard setback along its southeasterly property line and a distance of eight feet from an existing off-site accessory structure located at 2008 Chivers Street. Additionally, the second-dwelling unit would maintain a distance of four feet and six inches from the existing two-car garage and a rear setback of 14 feet and two inches. Parking for the new unit would be provided within a new 200-square-foot one-car carport. The subject property is currently improved within an approximate 1,294-square-foot single-family dwelling with a 560-square-foot detached two-car garage at the rear. The subject property is an approximate 7,030-square-foot lot (52 feet in width by 135.21 feet in depth) located along the southerly portion of the 2000 block of Chivers Street, within the R-1 (Single Family Residential) zone.

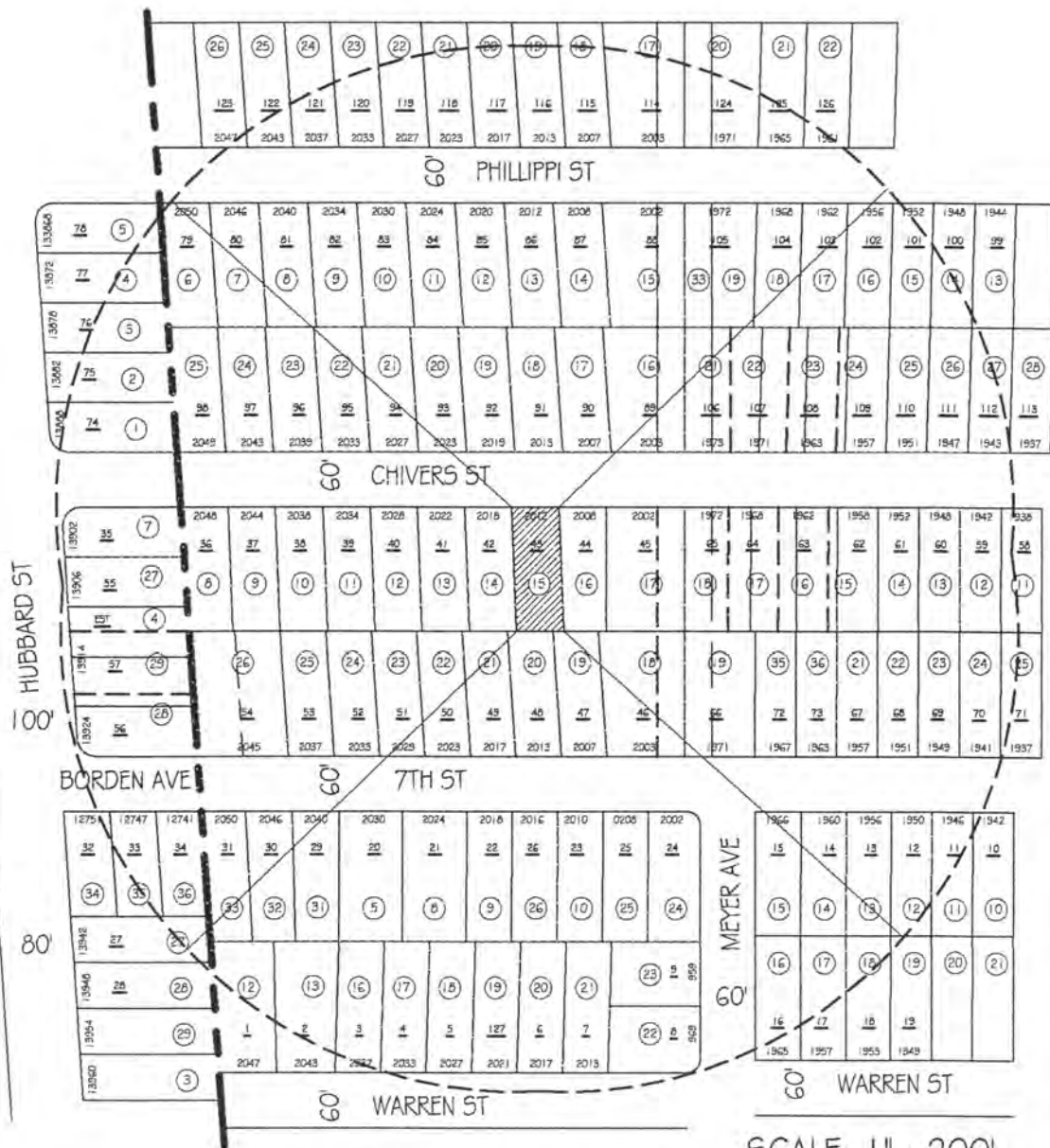
This project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, the project has been determined to be Categorical Exempt under Class 32 (In-fill Development Projects) of the City's adopted local CEQA Guidelines.

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

For further information regarding this proposal, please contact Edgar Arroyo, Assistant Planner, at (818) 837-1540 or by written correspondence to: City of San Fernando, Community Development Department, 117 Macneil Street, San Fernando, CA 91340-2993.


FRED RAMIREZ
 City Planner

500 FEET RADIUS



SUBJECT PROPERTY: 2012 CHIVERS ST.
SAN FERNANDO, CA 91340

ATTACHMENT 7:

Project Site Photos

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Double-Sided Printing



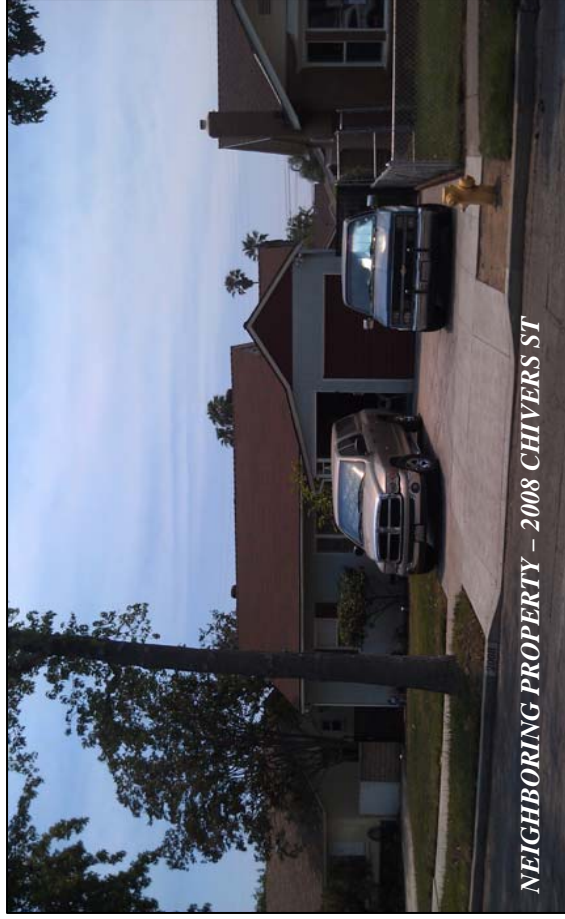
FRONTAGE – 2012 CHIVERS ST



DRIVEWAY AND FRONTAGE – 2012 CHIVERS ST

SITE PHOTOS

2012 Chivers Street and Neighboring Property



NEIGHBORING PROPERTY – 2008 CHIVERS ST



NEIGHBORING PROPERTY – 2018 CHIVERS ST

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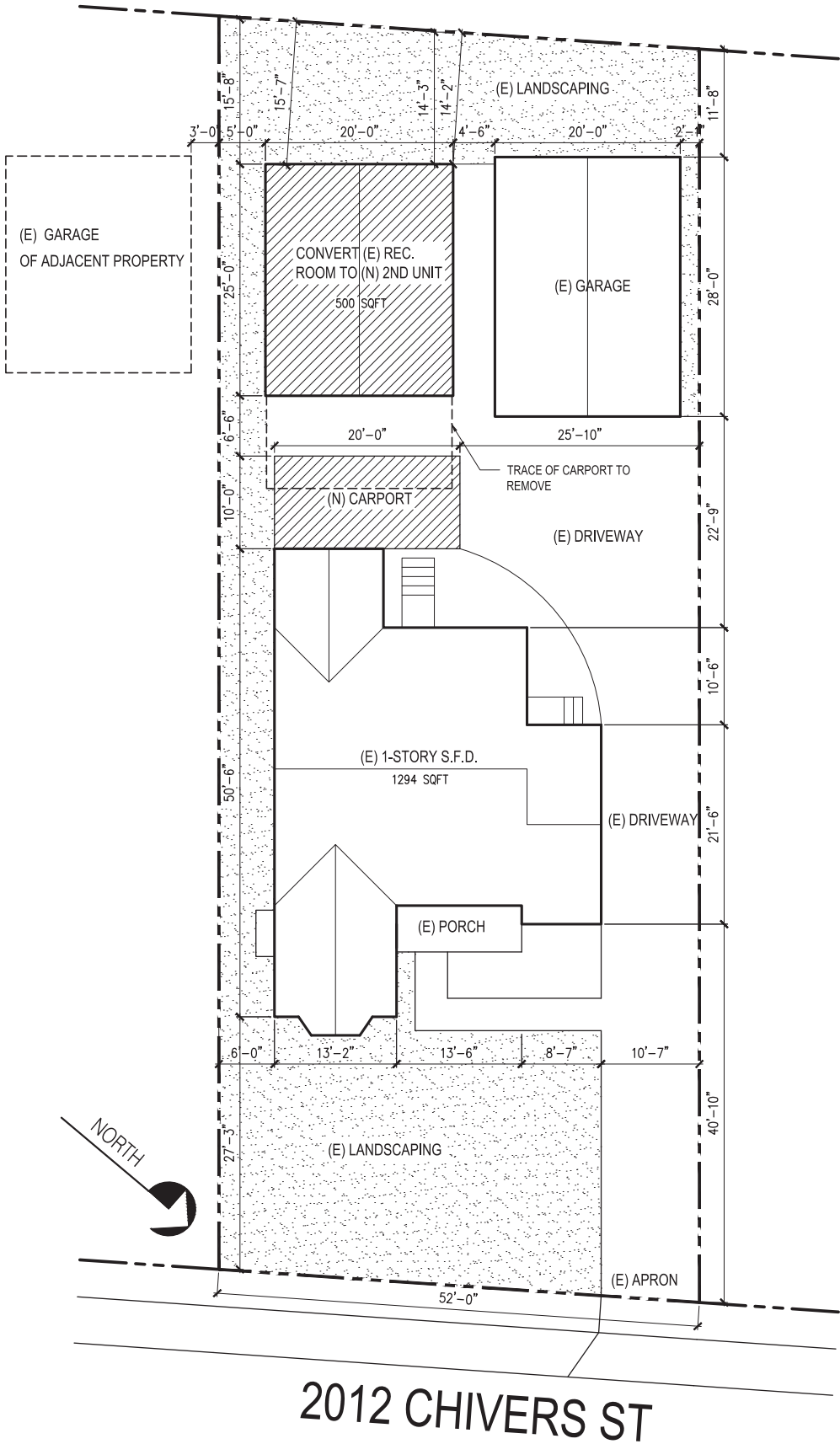
ATTACHMENT 8:

**Site Plan, Floor Plans,
and Elevations**

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SECURITY REQUIREMENTS:

1. All entry doors to dwelling units or guest rooms shall be arranged so that the occupant has a view of the area immediately outside the door without opening the door. Such view may be provided by a door viewer, through windows located in the vicinity of the door or through view ports in the door or adjoining wall. (6706)
2. Screens, barnacles, or fences made of a material which would preclude human climbing shall be provided at every portion of every roof, balcony, or similar surface which is within 8 ft. of the utility pole or similar structures. (6707)
3. Wood flush-type doors shall be 1 3/8" thick minimum with solid core construction. 91.6709.1 - Door stops of in-swinging doors shall be of one-piece construction with the jamb or joined by rabbet to the jamb. (6709.4)
4. Every door in a security opening for an apartment house shall be provided with a light bulb (60 watt min.) At a maximum height of 8 feet on the exterior. (6708)
5. All pin-type door hinges accessible from outside shall have non-removable hinge pins. Hinges shall have min. 1/4" dia. steel jamb stud with 1/4" min. protection. The strike plate for latches and holding device for projecting dead bolts in wood construction shall be secured to the jamb and the wall framing with screws no less than 2-1/2" long. (91.6709.5, 6709.7)
6. Provide dead bolts with hardened inserts; deadlocking latch with key-operated locks on exterior. Doors must be operable from the inside without a key, special knowledge, or special effort (latch not required in B, F, and S occupancies). (6709.2)
7. Straight dead bolts shall have a min. throw of 1" and an embedment of not less than 5/8", and a hook-shaped or an expanding-lug deadbolt shall have a minimum throw of 3/4". (6709.2)
8. The use of a locking system which consists of a deadlocking latch operated by a doorknob and a deadbolt operated by a nonremovable thumb turn which is independent of the deadlocking latch and which must be separately operated, shall not be considered as a system which requires special knowledge or effort when used in dwelling units. The door knob and the thumb turn which operates the deadbolt shall not be separated by more than 8 inches.
9. Wood panel type doors must have panels at least 9/16 in. thick with shaped portions not less than 1/4 in. thick and individual panels must be no more than 300 sq. in. in area. Mullions shall be considered a part of adjacent panels except mullions not over 18 inches long may have an overall width of not less than 2 inches. Stiles and rails shall be of solid lumber in thickness with overall dimensions of not less than 1 3/8 inches and 3 inches in width. (91.6709.1 item 2)
10. Sliding doors shall be provided with a device in the upper channel of the moving panel to prohibit raising and removing of the moving panel in the closed or partially open position. (6710)
11. Sliding glass doors shall be equipped with locking devices and shall be so constructed and installed that they remain intact and engaged when subjected to the tests specified in Sec. 6717.1
12. Metal or wooden overhead or sliding doors shall be secured with a cylinder lock, padlock with a min. 9/32" diameter hardened steel shackle and bolted, hardened steel hasps, metal slide board, bolt or equivalent device unless secured electrically operated. (6711)
13. Provide metal guides at top and bottom of metal accordion grate or grille-type doors and cylinder locks or padlocks. Cylinder guards shall be installed on all cylinder locks whenever the cylinder projects beyond the face of the door or is otherwise accessible to gripping tools. (6712)
14. In B, F, M, and S occupancies, panes of glazing with at least one dimension greater than 5 in. but less than 48 in. shall be constructed of tempered or approved burglary-resistant material or protected with metal bars or grilles (6714)
15. Glazed openings within 40" of the door lock when the door is in the closed position, shall be fully tempered glass or approved burglary resistant material, or shall be protected by metal bars, screens or grills having a maximum opening of 2". The provisions of this section shall not apply to view ports or windows which do not exceed 2" in their greatest dimensions. (6713)
16. Louvered windows shall be protected by metal bars or grills with openings that have at least one dimension of 6" orless, which are constructed to preclude human entry. (6715.3)
17. Other openable windows shall be provided with substantial locking devices. In B, F, M and S occupancies, such devices shall be glide bars, bolts, cross-bars, and/or padlocks with minimum 9/32" hardened steel shackles and bolted, hardened steel hasps. (6715.2)
18. Sliding windows shall be provided with a device in the upper channel of the moving panel to prohibit raising and removing of the moving panel in the closed or partially open position. 6715.1
19. Sliding windows shall be equipped with locking devices and shall be so constructed and installed that they remain intact and engaged when subjected to the tests specified in Sec. 6717.2.
20. Any release for metal bars, grills, grates or similar devices constructed to preclude human entry that are installed shall be located on the inside of the adjacent room and at least 24 inches from the closest opening through such metal bars, grills, grates or similar devices that exceeds two inches in any dimension. (91.6715.4)
- 21 All other openings must be protected by metal bars or grilles with openings of not less than 6 inches in one dimension. (91.6716)



IMPORTANT NOTICE

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

DESING CRITERIA
CODE: 2010 CA RESIDENTIAL BUILDING CODE
2010 CEC, CPM & CMC
2008 CA ENERGY GUIDELINES

TIMBER:
DOUGLAS FIR LARCH (PER GRADING RULES 16)
2X4 AND 4X4 STANDAR GRADE (VERTICAL MEMBERS)
NO. 2 (HORIZONTAL MEMBERS)
2X6 AND LARGER NO. 2 GRADE (HORIZ. AND VERT. MEMBERS)
4X6 AND LARGER NO. 1 GRADE (HORIZ. AND VERT. MEMBERS)

PLYWOOD
PS-1-95 PER APA STANDARD. PL 32/16

CONCRETE
STRENGTH @ 28 DAYS PER ACI 318 SPECIFICATIONS
FOUNDATION : f'c=2500 psi
PRECAST : f'c=3000 psi
COLUMNS : f'c=3000 psi
STRUCT SLABS : f'c=3000 psi
NON CONTINUOUS INSPECTION REQUIRED

MASONRY:
HOLLOW CONCRETE UNITS (CMU, CONC. BLOCK)
ASTM C-90, ASTH AND UBC STANDARDS
TYPE N UNITS, TYPE S MORTAR, 2000 psi GROUT.
f'm= 1350 psi (PARTIALLY GROUTED) f'm=225 psi
f'm= 1500 psi (SOLID GROUTED) f'm=250 psi

REINFORCING STEEL
ASTM A-615 PER CASI STANDARDS
#6 AND SMALLER GRADE 40
#7 AND LARGER GRADE 60

SOIL:
ALLOWABLE SOIL BEARING VALUE (FBRG) = 1500psf.
PER SOILS REPORT BY: UBC TABLE 1804.2

ALL FRAMING CONNECTORS TO BE SIMPSON STRONG TIE OR EQUAL

PROPERTY LEGAL DESCRIPTION

Property Information
Assessor's ID No. 2517-007-015
ZONING: R1
Site Address 2012 CHIVERS ST
SAN FERNANDO CA 91340

Property Boundary Description
TRACT # 8719 LOT 92

PROJECT ANALYSIS

| | | |
|------------------------|------|------|
| Lot Area | 7011 | SqFT |
| Existing Living Area | 1294 | SqFT |
| Existing 2-Car Garage | 560 | SqFT |
| Existing Front Porch | 68 | SqFT |
| Proposed 2nd Unit | 500 | SqFT |
| Proposed 1-Car Carport | 200 | SqFT |

LOT COVERAGE

(1294+560+68+500+200) / 7011 = 37.39%

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10843 OLINDA ST
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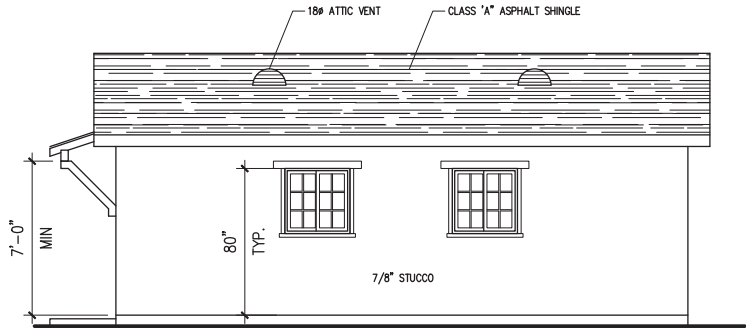
OWNER : MARTIN MENDEZ
2012 CHIVERS ST
SAN FERNANDO, CA 91340
TEL: (818) 968-0337

PROPOSED 2ND UNIT
2012 CHIVERS ST
SAN FERNANDO, CA 91340

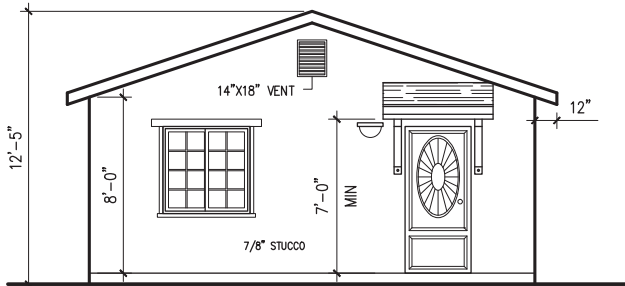
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| CHECKED |
| DATE 4/16/2013 |
| SCALE |
| JOB NO. |
| SHEET 1 OF 2 SHEETS |

GENERAL BUILDING CODE REQUIREMENTS

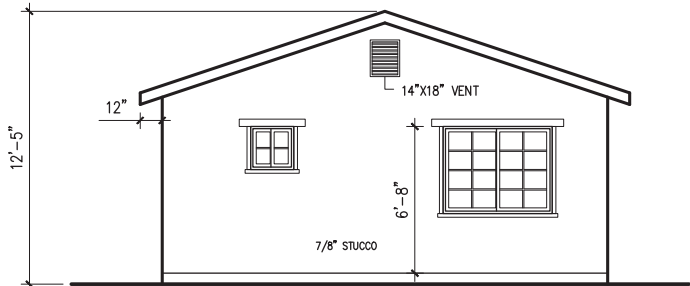
- a. The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines-whether or not the lines are located on the property. Failure to comply may cause construction delays and/or additional expenses.
- b. An approved Seismic Gas Shutoff Valve will be installed on the fuel gas line on the down stream side of the utility meter and be rigidly connected to the exterior of the building or structure containing the fuel gas piping.” (Per Ordinance 170,158) (Separate plumbing permit is required).
- c. Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R306.3).
- d. Kitchen sinks, lavatories, bathtubs, showers, bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water and connected to an approved water supply (R306.4).
- e. Bathtub and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor (R307.2).
- f. Provide ultra low flush water closets for all new construction. Existing shower heads and toilets must be adapted for low water consumption.
- g. Provide 70 inch high non-absorbent wall adjacent to shower and approved shatterresistant materials for shower enclosure.” (R308)
- i. Water heater must be strapped to wall (Sec. 507.3, IAPC)
- l. Automatic garage door openers, if provided, shall be listed in accordance with UL 325.
- m. Smoke detectors shall be provided for all dwelling units intended for human occupancy, upon the owner’s application for a permit for alterations, repairs, or additions, exceeding one thousand dollars (\$1,000). (R314.6.2)
- n. Where a permit is required for alterations, repairs or additions exceeding one thousand dollars (\$1,000), existing dwellings or sleeping units that have attached garages or fuel-burning appliances shall be provided with a carbon monoxide alarm in accordance with Section R315.1. Carbon monoxide alarms shall only be required in the specific dwelling unit or sleeping unit for which the permit was obtained. (R315.2)
- o. Every space intended for human occupancy shall be provided with natural light by means of exterior glazed openings in accordance with Section R303.1 or shall be provided with artificial light that is adequate to provide an average illumination of 6 foot-candles over the area of the room at a height of 30 inches above the floor level. (R303.1)
- p. A copy of the evaluation report and/or conditions of listing shall be made available at the job site



PROPOSED WEST (RIGHT) ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED NORTH (FRONT) ELEVATION
SCALE: 1/4"=1'-0"



PROPOSED SOUTH (REAR) ELEVATION
SCALE: 1/4"=1'-0"

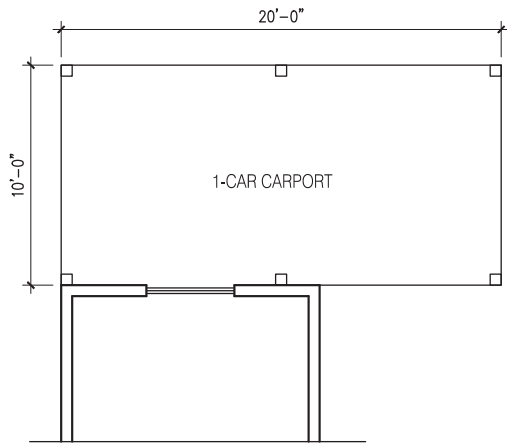
INTERIOR ENVIRONMENT

- : Provide 15" min. between the center of water closet to any side wall. (Calif. Plumb. Code 407.6)
14. Provide 24" clear space in front of any water closet. (Calif. Plumb. Code 407.6)
- : Bathrooms, water closet compartments and other similar rooms shall be provided natural ventilation or with mechanical ventilation capable of 50 cfm exhausted directly to the outside (R303.3)
- : Heater shall be capable of maintaining a minimum room temperature of 68°F at a point 3 feet above the floor and 2 feet from exterior walls in all habitable rooms at the design temperature. (R303.8)

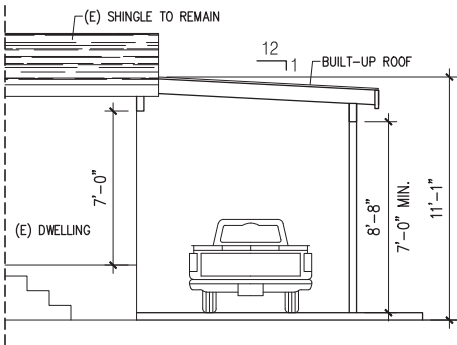
GREEN BUILDING NOTES:

- Each appliance provided and installed meets ENERGY STAR if an ENERGY STAR designation is applicable for that appliance.
- All new gas fireplaces must be direct-vent, sealed combustion type. Wood burning fireplaces are prohibited per AQMD Rule 445.
- Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Provide the manufacturer's cut sheet for verification.(4.506.1 , 9.506.1)

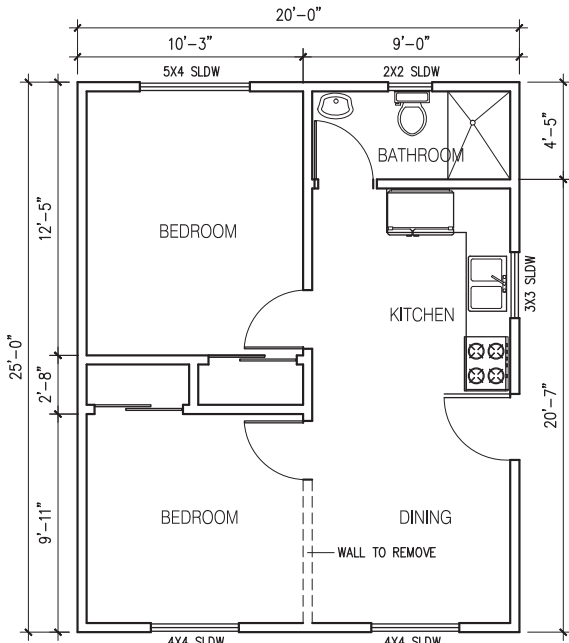
Newly installed bathroom exhaust fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidistat which shall be readily accessible.



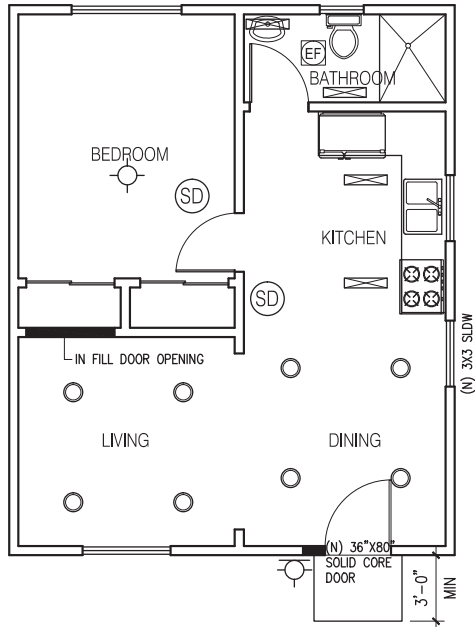
PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"



PROPOSED WEST (RIGHT) ELEVATION
SCALE: 1/4"=1'-0"



EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"



PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"

| ELECTRICAL SYMBOLS | |
|--------------------|--|
| SYMBOL | DESCRIPTION |
| | HIGH EFFICACY LIGHTING OR DIMMER SWITCHES |
| | HIGH EFFICACY LIGHTING OR DIMMER SWITCHES (RECESSED) |
| | HIGH EFFICACY OR MOTION SENSOR LIGHT - WALL MOUNTED |
| | FLUORESCENT LIGHT |
| | OUTLET W/ GROUND FAULT INTERRUPTOR |
| | OUTLET |
| | LIGHT SWITCH |
| | SMOKE DETECTOR - HARDWIRED, INTERCONNECTED W/ BATTERY BACK-UP. 120 V |
| | SMOKE DETECTOR - BATTERY OPERATED. 120 V |
| | CARBON MONOXIDE DETECTOR (INTERCONNECTED TO SMOKE ALARMS) |
| | EXHAUST FAN. 50 CPM (ENERGY STAR, HUMID STAT) |
| | AC REGISTER OUTLET |

BEDROOM EGRESS

BEDROOM EGRESS WINDOWS HAVE A MINIMUM CLEAR OPENING AREA OF 5.7 Sq., A MINIMUM NET HEIGHT OF 24" AND MINIMUM NET WIDTH OF 20", AND A SILL HEIGHT NOT MORE THAN 44" MAXIMUM ABOVE FINISH FLOOR.

SPECIAL HAZARD

- GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED :
- 1.-INGRESS AND EGRESS DOOR
 - 2.-DOORS AND ENCLOSURE FOR HOT TUB, BATHTUB, SHOWERS (ALSO GLAZING IN WALL ENCLOSING THESE COMPARTMENTS WITHIN 5' OF STANDING SURFACE
 - 3.-PANEL IN SLIDING OR SWINGING DOORS
 - 4.-IF WITHIN 2' OF VERTICAL EDGE OF CLOSED DOOR AND WITHIN 5' OF STANDING SURFACE
 - 5.-IN WALL ENCLOSING STAIRWAY LANDING.

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| 2 OF 2 SHEETS |