



**CITY OF SAN FERNANDO
COUNCIL CHAMBER**

JULY 2, 2013

**PLANNING AND PRESERVATION COMMISSION
AGENDA**

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

July 2, 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.

- Planning and Preservation Commission meeting minutes of the June 18, 2013

7. NEW BUSINESS

A: Subject: Variance 2013-02 (VAR 2013-02) and Site Plan Review 2013-06 (SPR 2013-06)

Location: 1600 San Fernando Road, San Fernando, CA 91340

Applicant: Cherry Huie, RBB Architects, 10980 Wilshire Boulevard, Los Angeles, CA 90024 and Kevin Haub, K.H.A. Architecture, 24868 Apple Street, Suite 201-B, Santa Clarita, CA 91321

Proposal: The proposed project is a request for review and approval of a Variance application to allow for the construction of a new 9,993-square-foot, two-story medical building on the campus of Northeast Valley Health Corporation, located at 1600 San Fernando Road with increased front and side setbacks, and the expansion of the parking lot with a street frontage of greater than 50-percent along San Fernando Road. The project site is an approximate 80,000-square-foot (1.83-acre) lot comprised of two parcels (APN's: 2612-005-033 and 034), with street frontages along San Fernando Road, South Lazard Street, and Celis

Street, within the Truman-San Fernando District (Workplace Commercial Sub-District) of the SP-4 (Corridors Specific Plan) zone.

Recommendation: Staff recommends that the Planning and Preservation Commission approve Variance 2013-02, pursuant to Planning and Preservation Commission Resolution 2013-05 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**

August 6, 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 AND PRESERVATION COMMISSION**

**DRAFT MINUTES OF JUNE 18, 2013 SPECIAL MEETING
CITY HALL COUNCIL CHAMBER**

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

CALL TO ORDER

The meeting was called to order by Chairperson 7:01P.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 Kevin Beaulieu, and Rudy Salinas.

ABSENT:

Commissioner Yvonne Mejia.

ALSO PRESENT:

City Planner Fred Ramirez and Community Development Secretary Michelle De Santiago.

APPROVAL OF AGENDA

Vice-chair A. Durham moved to approve the agenda of June 18, 2013. Seconded by K. Beaulieu, the motion carried with the following vote:

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

CONSENT CALENDAR

A. Vice-chair A. Durham moved to approve the minutes of June 4, 2013 meeting, Seconded by Commissioner R. Salinas, the motion carried with the following vote:

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

- B. Commissioner R. Salinas moved to approve Planning and Preservation Commission Resolution No. 2013-03. Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

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

UNFINISHED BUSINESS

None

PUBLIC HEARING 7A:

Conditional Use Permit 2013-04 (CUP 2013-04) and Variance 2013-03 (VAR 2013-03) – 732 Mott Street/700 Chatsworth Drive, San Fernando, CA - Mission Community Hospital, 14850 Roscoe Blvd., Panorama City, CA – The project proposal is a request to allow modification of an existing conditional use permit for the continued operation of a community health and education facility in the existing building formerly occupied by Mission Community Hospital at 732 Mott Street. The proposed changes to the previously city-approved health and education facility (a hospital type use) required Planning and Preservation Commission approval of a conditional use permit. The project includes proposed changes to the previously approved exterior façade and landscaping improvements along the Chatsworth Drive and Mott Street building frontages for the existing approximate 28,390 square feet single-story building. In addition, the project is requesting a variance from the city’s development standards to allow trellis structures to be built within the required front yard setback along Chatsworth Drive and to deviate from the city parking regulations by providing less than the required landscaping area within existing nonresidential parking facilities and to allow for tandem parking. The project site covers approximately 60,350 square feet located within the R-1 (Single-Family Residential) zone.

STAFF PRESENTATION

City Planner Fred Ramirez provided the staff presentation recommending that the Planning and Preservation Commission approved Conditional Use Permit 2013-04 and Variance 2013-03, to allow for the continued operation of a community health and education facility with the proposed façade and landscaping improvements and to allow the trellis structures to encroach 11.5 and 19 feet into the required front yard setback and to allow for the less than required landscaping and to allow tandem parking, pursuant to Planning and Preservation Commission Resolution 2013-04 and the conditions of approval attached as Exhibit “A”.

PUBLIC TESTIMONY

Audrey Simmons – Mission Community Hospital representative - Ms. Simmons stated that she has been with the hospital for 10 years and that the intent of the project is to bring the building back to life and to provide a much needed service to the community.

She thanked the commission for their willingness to allow Mission Community Hospital to be a part of the community and she stated that the hospital will work with the city and they will continue to be good neighbors.

John Herrera – 807 Mott Street - Mr. Herrera has lived in the neighborhood for 35 years, he stated that he respects the service that the community hospital is providing however, the hospital needs to educate their patients as to where to park, path of travel, and to respect the surrounding neighborhood. Additionally he asked what the hours of operation would be.

F. Ramirez stated that the hours of operation would be Monday through Friday 8:00 a.m. to 5:30 p.m.

COMMISSION DISCUSSION

T. Haupt asked about the driveway approach along Chatsworth Drive.

F. Ramirez indicated that the driveway would be removed, therefore adding two more parking spaces.

K. Beaulieu asked about the current lighting along Chatsworth Drive and if the proposed lighting would be consistent with the current design of the building. Additionally, he stated concern about lighting spill over onto neighboring properties.

A Durham stated that they may have reoccurring graffiti issues because the area is poorly lit.

F. Ramirez stated that the street is partly lit along Chatsworth Drive and that one of the conditions of approval No. 12 notes that all proposed light fixtures shall be designed in a manner that is consistent with the overall architectural style of the building and shall not disturb or create glare toward neighboring properties.

T. Haupt asked for clarification on the concrete under the trellis area and if it would be cement or decorative pavers.

F. Ramirez indicated that mostly likely it would be stamped concrete that would extend to the sidewalk.

T. Haupt asked if the perimeter wall on Lot #1 was slated for repair and if there was going to be any type of graffiti deterrent applied to it.

F. Ramirez stated that the existing wall would be repaired with similar or compatible block and that condition of approval No. 18 addresses the city's graffiti requirements.

Subsequent to discussion Commissioner K. Beaulieu moved to approve conditional use permit and variance for the subject site at 732 Mott Street/700 Chatsworth Drive. Seconded by Vice-chair A. Durham, the motion carried with the following vote:

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

STAFF COMMUNICATIONS

F. Ramirez informed the commission that they may be scheduled for two meetings a month for the next couple of months in order to process some time sensitive project proposals.

COMMISSION COMMENTS

None.

PUBLIC STATEMENTS

None.

ADJOURNMENT:

Vice-chair A. Durham moved to adjourn to July 2, 2013. Second by Commissioner K. Beaulieu, the motion carried with the following vote:

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

8:07 P.M.

Fred Ramirez

Planning and Preservation Commission Secretary

MEETING DATE: July 2, 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 Variance 2013-02, to allow for the construction of a new 9,993-square-foot medical building at 1600 San Fernando Road with increased front and side setbacks, and the expansion of the parking lot with a street frontage of greater than 50-percent along San Fernando Road, pursuant to Planning and Preservation Commission Resolution 2013-05 and the Conditions of Approval attached as Exhibit “A”

(b) **To Deny:**

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

(c) **To Continue:**

“I move to continue consideration of Variance 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:
Variance 2013-02**



Page Left Blank to Facilitate
Double-Sided Printing



PLANNING AND PRESERVATION COMMISSION STAFF REPORT

DATE: July 2, 2013

TO: SAN FERNANDO PLANNING AND PRESERVATION COMMISSION

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

SUBJECT: **Variance 2013-02 and Site Plan Review 2013-06**
1600 San Fernando Road, San Fernando, CA 91340
(Los Angeles County Assessors' Parcel Numbers: 2612-005-033 and 034)

PROPOSAL: The proposed project is a request for review and approval of a Variance application to allow for the construction of a new 9,993-square-foot, two-story medical building on the campus of Northeast Valley Health Corporation, located at 1600 San Fernando Road with increased front and side setbacks, and the expansion of the parking lot with a street frontage of greater than 50-percent along San Fernando Road. The project site is an approximate 80,000-square-foot (1.83-acre) lot comprised of two parcels (APN's: 2612-005-033 and 034), with street frontages along San Fernando Road, South Lazard Street, and Celis Street, within the Truman-San Fernando District (Workplace Commercial Sub-District) of the SP-4 (Corridors Specific Plan) zone.

APPLICANT(s): Cherry Huie, RBB Architects, 10980 Wilshire Boulevard, Los Angeles, CA 90024
Kevin Haub, K.H.A. Architecture, 24868 Apple Street, Suite 201-B, Santa Clarita, CA 91321

RECOMMENDATION:

Staff recommends that the Planning and Preservation Commission approve Variance 2013-02, pursuant to Planning and Preservation Commission Resolution 2013-05 and the Conditions of Approval attached as Exhibit "A" to the resolution (Attachment 1).

PROJECT OVERVIEW:

On May 1, 2013, the applicants for the project submitted site plan review and variance applications (Attachment 2) to allow for the construction of a new 9,993-square-foot, two-story medical building on the campus of Northeast Valley Health Corporation (NEVHC), located at 1600 San Fernando Road. In addition to the new proposed medical building, the improvements to the project site would also include the redesign and expansion of the existing parking facilities

to accommodate additional on-site parking, landscaping, lighting, and off-site public improvements. The improvement to the project site with the construction of the proposed medical building would allow for NEVHC to expand its services to better provide quality, safe and comprehensive healthcare to the medically underserved residents of surrounding communities, including residents of the City of San Fernando.

The project site is an approximate 80,000-square-foot (1.83-acre) lot comprised of two parcels (Los Angeles County Assessor Parcel Nos.: 2612-005-033 and 034), with street frontages along San Fernando Road to the north, Celis Street to the south, and South Lazard Street to the east, within the Truman-San Fernando District (Workplace Commercial Sub-District) of the SP-4 (Corridors Specific Plan) zone. The subject property is currently improved with two (2) existing single-story medical buildings that are of approximately 11,495 square feet and 6,011 square feet, respectively.

As part of the project, the existing on-site parking lot with 96 spaces would be expanded to provide 111 on-site parking spaces. Pursuant to Section 8.1 of the development standards for the Truman-San Fernando District (the “Development Standards”), on-street curbside parking located directly in front of the project site may count towards the required parking for a project. As a result of the proposed off-site improvements that include removal of an existing unused driveway along the public right-of-way along Celis Street, a total of 26 parking spaces will be available on-street along San Fernando Road, South Lazard Street, Celis Street. As noted above, the proposed project’s redesign of on-site and on-street parking facilities would provide at total of 137 parking spaces for the project.

The requested variance would allow for construction of the proposed medical building with increased front and side setbacks, and the expansion of the parking lot with a street frontage of greater than 50-percent along San Fernando Road. As proposed, the new building would require a variance to provide an approximate front setback of 135 feet along South Lazard Street and 125 feet along Celis Street, and an approximate side setback of 163 feet. These setbacks would be provided in lieu of the maximum 15-foot front building setback along South Lazard Street and Celis Street and the maximum 15-foot side setback. In addition, the variance request also includes the expansion of the parking facilities for the project with an approximate frontage of 75-percent along San Fernando Road.

Subsequent to review of the project, staff provided comments to the applicant regarding the proposed parking layout, available on-street parking, and off-site improvements, and continued to process the application for consideration by the Planning and Preservation Commission.

BACKGROUND:

1. **General Plan Land Use and Zoning Designation:** The project site at 1600 San Fernando Road is located within the Truman-San Fernando District (Workplace Commercial Sub-District) of the SP-4 (Corridors Specific Plan) general plan land use and zone (Attachment 3).
-

2. **Site Location and Description:** The project site is an approximate 80,000-square-foot (1.83-acre) lot comprised of two parcels (Los Angeles County Assessor Parcel Nos.: 2612-005-033 and 034), with street frontages along San Fernando Road to the north, Celis Street to the south, and South Lazard Street to the east (Attachment 4). The subject property is currently improved with two (2) existing single-story medical buildings that are of approximately 11,495 square feet and 6,011 square feet, respectively. Vehicular ingress and egress to the project site is currently and will continue to be provided through driveways located along each of the site's three street frontages.

The project site is located in the vicinity of similarly zoned properties within the Truman-San Fernando District (Workplace Commercial Sub-District) of the SP-4 zone to the north, west, and south. Additionally, the project site is in the vicinity of a mobile home park located within the R-1 (Single Family Residential) zone to the south.

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 June 20, 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 June 22, 2013, print and online legal advertisement section of the *Los Angeles Daily News*. In addition, notices of this hearing were mailed to all property owners of record within 500 feet of the subject site (Attachment 5).

ANALYSIS:

- 1) **General Plan Consistency.** The requested variances to allow for the development a new medical building at the project site located at 1600 San Fernando Road with increased front and side setbacks and expanded parking facilities in excess of 50-percent of the San Fernando Road, 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; and,
- ✓ Maintaining an identity that is distinct from surrounding communities.
(San Fernando General Plan Land Use Element Goals and Objectives I-V, Pg. IV-6)

The requested variances would allow for the development of the project site with a new building that is of a high quality of architectural design while providing the required parking for the project. The placement of the new building with increased front and side setbacks provide the area necessary to accommodate parking on-site, while the proposed off-site improvements allow for an additional parking stall and the repair of broken and deteriorated sidewalk areas adjacent to the subject site. The project would allow for

investment within the city's commercial corridors, and in particular, along a main thoroughfare in San Fernando Road with much need medical services to residents of the city and neighboring areas, providing a service and identity that is distinct from surrounding communities.

- 2) **Zoning Consistency.** The purpose of the Truman-San Fernando District, and in particular, the Workplace Commercial Sub-District of the SP-4 (Corridors Specific Plan) zone, is to allow for the creation of a workplace environment for offices, professional services, and medical and dental facilities (Section 1 of the Truman-San Fernando District Development Standards: Purpose, Page 116). The existing medical facility and proposed medical building at 1600 San Fernando Road, would allow for NEVHC to expand medical services to residents of the city and neighboring communities, consistent with Section 2.3(C) of the permitted uses within the sub-district.

Consistent with the San Fernando Corridors Specific Plan development standards and design guidelines, the requested variances would allow for redevelopment of the project site with a new medical building and improved parking facilities to comply with the required amount of parking for the project and meet the on-site parking demand of the expanded medical facility.

- 3) **General Development Standards.** The proposed project would comply with the following site development standards and design guidelines of the Truman/San Fernando District. Discussion on the specific development standards is provided below.
- a) **Use.** Pursuant to Section 2.3(C) of the Development Standards, medical and dental facilities are permitted uses in the Workplace Commercial Sub-District. The proposed construction of the new 9,993-square-foot two-story building to augment existing medical uses at the project site located at 1600 San Fernando Road would be a permitted use.
 - b) **Floor-Area-Ratio.** Pursuant to Section 3.1 of the Development Standards, the maximum Floor-Area-Ration (FAR) permitted for commercial development is 2.0. FAR is defined as the floor area of the building divided by the size of the project site. The proposed project would provide a ratio of 0.34 and comply with FAR requirements.
 - c) **Height.** Pursuant to Section 4.1(A) of the Development Standards, buildings within the district are required to maintain a minimum height of 24 feet. Additionally, a building may not exceed a height of three floors or 40 feet, whichever is less. The proposed commercial building would comply with the required height standards by providing the proposed two-story medical building at a height of 31 feet.
 - d) **Landscaping.** Pursuant to Section 6.3 of the Development Standards, a minimum of 50-percent of the front setback area shall be landscaped. Additionally, a five-foot wide planting area is required to be established along the perimeter of a parking lot. The
-

project would provide more than 50-percent of landscaping within the front setback areas along Celis Street, San Fernando Road, and South Lazard Street. Additionally, a minimum five-foot wide planting area will be constructed along the perimeter of the parking facilities with a six-inch by six-inch concrete curb that also serves as a tire stop.

- e) Signage. Prior to the placement of any signage on the building, the applicant shall submit a sign permit application for review and approval by the Community Development Department. All signage shall comply with the required signage regulations of the district pursuant to Section 7 of the Development Standards.
- f) Required Parking. Pursuant to Section 8.1 of the Development Standards, the required parking for a project may be satisfied through the development of on-site parking facilities and/or through available on-street parking directly adjacent to the project site. Pursuant to Section 8.1(F), medical uses in the Truman-San Fernando District are required to provide one parking space for every 200 square feet of gross floor area. An assessment of the required parking for all existing and proposed facilities is provided below based on the required parking ratio.

<u>Existing/Proposed Development</u>	<u>Floor Area</u>	<u>Required</u>	<u>Provided</u>
Building A (Existing)	11,495 Sq.Ft.	57.47	111 On-Site
Building B (Existing)	6,011 Sq.Ft.	30.05	26 On-Street
Building C (Proposed)	9,993 Sq.Ft.	49.97	↓
Total:	27,499 Sq.Ft.	137.49 = <u>137</u>	137 Spaces

The proposed medical building, along with all existing medical facilities at the project site, would require a total of 137 parking spaces to be provided. As proposed, the existing parking facilities with 96 parking spaces would be expanded to provide a total of 111 parking spaces on-site. Of the 111 parking spaces provided, 64 standard, 41 compact, and six (6) handicap accessible spaces would be provided. Additionally, as permitted by Section 8.1 of the Development Standards, 26 on-street parking spaces are available to be applied toward the required parking for the project. In total, the proposed development, along with all existing on-site and on-street parking facilities, would provide 137 parking spaces, in compliance with the Development Standards for the district.

- 4) Lot Merger. The project site is an approximate 80,000-square-foot (1.83-acre) lot comprised of two parcels (Los Angeles County Assessor Parcel Nos.: 2612-005-033 and 034), with street frontages along San Fernando Road to the north, Celis Street to the south, and South Lazard Street east. Parcel No. 2612-005-033 is an approximate 30,000-square-foot parcel and Parcel No. 2612-005-034 is an approximate 50,000-square-foot parcel that comprises the project site.

As proposed, the new medical building would be built over the legal boundary lines of each parcel. As such, city staff generally requires that these parcels be merged into one legal lot

of record to allow the development of the new medical building. The setbacks for this project were assessed for the site as a whole, with the applicant's understanding that a lot merger will be required subsequent to approval of the project and prior to the issuance of a certificate of occupancy for the new building. Staff has incorporated the requirement for a lot merger as part of the conditions of approval for the project for the Planning and Preservation Commission's consideration and adoption.

5) **Setbacks.** Section 5 of the Development Standards provides the required building setbacks for new development within the Truman-San Fernando District and its four sub-districts. The project site at 1600 San Fernando Road is located within the specific plan's Workplace Commercial Sub-District. The project site is a corner lot, with street frontages along San Fernando Road to the north, Celis Street to the south, and South Lazard Street to the east. An assessment of the required setbacks for the project is provided below.

- a) **Front Setback.** Pursuant to Section 5.1(A) of the Development Standards, new development in the sub-district shall provide a minimum front setback of six feet that may vary to a maximum front setback of 15 feet. New development is not permitted to encroach into the required minimum front setback or exceed the maximum front setback. Regarding building orientation, lots that maintain a street frontage along San Fernando Road are required to provide the building frontage along this street. In addition, pursuant to Section 5.1(D), the front setback requirements apply to those frontages of a corner parcel. As described above, the project site is a through corner lot, with street frontage along San Fernando Road, South Lazard Street, and Celis Street.
 - b) **Side Setback.** Pursuant to Section 5.3 of the Development Standards, new development within the sub-district shall provide a minimum side setback of five feet that may vary to a maximum side setback of 15 feet. Provided the existing configuration of the project site, with street frontages along San Fernando Road to the north, Celis Street to the south, and South Lazard Street to the east, the side of the project site is located along the westerly property line, abutting the property located at 260 South Meyer Street.
 - c) **Rear Setback.** Given the configuration of the project site as a through corner lot, with street frontages along San Fernando Road, South Lazard Street, and Celis Street and a side setback along the westerly property line of the site, the rear setback requirements are not applicable in this instance.
 - d) **Requested Variance and Assessment.** As proposed, the new 9,993-square-foot medical building would be built with front setbacks of six feet along San Fernando Road, 136 feet along South Lazard Street, and 125 feet along Celis Street. In addition, the proposed building would maintain a side setback of 163 feet from the project site's westerly property line. As proposed, the setbacks for the project would not comply with the required front setback along South Lazard Street and Celis Street, and the required side setback.
-

The configuration of the project site as a through corner lot, with strict application of the Development Standards in this instance, would require all new development to be built to the prescribed front and side setback lines. As such, new development would be required to provide a continuous building frontage along each street, reducing available land necessary to provide the required parking for the project. In addition, the existing development of the site with two (2) detached medical buildings built prior to the adoption of the *San Fernando Corridor Specific Plan* and subsequent rezoning of the property from C-2 (Commercial) to SP-4 further limits the area available for parking to be provided on the project site.

The proposed layout of the project and configuration of the new medical building allows for the development of the site with a new structure that is of a high quality of architectural design that is consistent with the design guidelines for the district, while complying with the required parking for the project. The expanded parking facilities and proposed off-site public improvements would allow for the required 137 parking spaces to be provided through a combination of on-site and on-street parking. Of the 137 parking spaces to be provided, 111 of the spaces would be provided on-site within improved parking facilities and 26 spaces would be available on-street, directly adjacent to the project site.

Deviation from the front and side setbacks provided in the Development Standards requires the submittal of a variance application. Pursuant to City Code Section 106-291, the requested variance to allow for the development of the new medical building with the proposed front and side setbacks requires review and approval by the Planning and Preservation Commission. Therefore, the applicant has submitted a variance application for the Commission's review. Additional discussion regarding the variance process and required findings for approval is provided in Section 7 of the Analysis of this report.

- 6) **Parking Lot Frontage.** Pursuant to Section 8.3(A) of the Development Standards, a surface parking lot fronting San Fernando Road may front a maximum of 50-percent of the width of the lot. Currently, the existing parking facilities that were developed for the two existing medical buildings prior to the adoption of the *San Fernando Corridors Specific Plan* in 2005 maintain a frontage of 276 feet along San Fernando Road, or 69-percent of the total frontage along this street. Prior to the rezoning of property from C-2 to SP-4, the parking standards did not have any limitations on the street frontage of a parking lot. The adopted Development Standards and design guidelines for the district now require that buildings orient to the front of the property, particularly along San Fernando Road, with parking facilities located at the rear.

To facilitate the development of the property with the proposed new medical building, the existing nonconforming parking facilities would be expanded to accommodate the required parking for the use. Because of these improvements, the frontage of the parking lots along San Fernando Road would be increased to 299.83 feet, or 74.95-percent of the total frontage along this street. The proposed increase of the nonconforming parking facilities

would require the review and approval of a variance by the Planning and Preservation Commission. As such, the applicant has submitted a variance application that includes a request to exceed the maximum 50-percent parking lot frontage along San Fernando Road by providing a total frontage of 74.95-percent. Additional discussion regarding the variance process and required findings for approval is provided in Section 7 of the Analysis of this report.

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

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

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

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

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

The project site at 1600 San Fernando Road is a corner lot, with street frontages along San Fernando Road to the north, Celis Street to the south, and South Lazard Street to the east. The Truman-San Fernando District and the Workplace Commercial Sub-District requires new development to provide a minimum front setback of six feet that may vary to a maximum front setback of 15 feet, and a minimum side setback of five feet that may vary to a maximum side setback of 15 feet. Additionally, the applicable development standards require that surface parking lots fronting San Fernando Road not exceed a maximum frontage of 50-percent of the width of the lot.

The proposed new 9,993-square-foot medical building would be built with front setbacks of six feet along San Fernando Road, 136 feet along South Lazard Street, and 125 feet along Celis Street. The proposed new building would also maintain a side setback of 163 feet from the project site's westerly property line. Additionally, in order to accommodate the required parking for the project, the existing parking facilities would be redesigned and expanded resulting in a parking lot total frontage along San Fernando Road that is increased from a 69-percent to 74.95-percent.

Strict application of the development standards to the project site, which is a corner lot with three front setback areas, would require all new development to be built to the prescribed front and side setback lines. As such, the new development would be required to provide a continuous building frontage along each street frontage, resulting in a building that lacks the depth and internal floor area necessary to meet the functional needs of the existing medical use while also reducing the amount of land that is available and necessary to provide the required parking for the project. In addition, the existing development of the site with two (2) detached medical buildings built prior to the adoption of the *San Fernando Corridor Specific Plan* and subsequent rezoning of the property from C-2 (Commercial) to SP-4 would further limit the area available to provide the required parking for the project. The proposed layout of the project and configuration of the new medical building allows for the development of the site with a new structure that is of a high quality of architectural design that is consistent with the design guidelines for the district, while complying with the required parking for the project. The expanded parking facilities and proposed off-site public improvement would allow for the required 137 parking spaces to be provided through a combination of on-site and on-street parking. Of the 137 parking spaces to be provided, 111 of the spaces would be provided on-site within improved parking facilities and 26 spaces would be available on-street, directly adjacent to the project site.

As a result, there are special circumstances or exceptional characteristics applicable to the property involved, including the size and shape of the project site as a corner lot, as well as the placement of existing buildings and parking layouts. Therefore based on these physical characteristics of the project site, strict application of the zoning ordinance and the development standards for the Truman-San Fernando District will deprive the subject property of privileges enjoyed by other property in the vicinity and under the identical zoning classification. Thus, it is staff's assessment that this finding can be made.

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

The granting of the requested variance to allow for increased front and side setbacks and expanded parking facilities in excess of 50-percent of the San Fernando Road

frontage would allow for the development of the site with new medical facilities to serve residents of the City of San Fernando and surrounding communities. The proposed development of the site and all associated on-site and off-site improvements would not be detrimental to the public interest, safety, health or welfare as the planned improvements and site layout would allow for the project to comply with city's parking requirements. In addition to mitigating potential parking impacts associated with a shortfall in parking, the nonconforming on-site parking located on the southeast corner of South Lazard Street and Celis Street would be redesigned and reduced from four spaces to two spaces, with five-foot buffers to provide improved visibility for vehicles to pedestrians while exiting the lot. Additionally, the proposed project and requested variances would not be detrimental or injurious to the property or improvements in the same vicinity and zone as the project, as the proposed improvements to the site would improve pedestrian access to the site through the repair and replacement of adjacent sidewalk areas and improve vehicular access to the site through the replacement of existing driveways. Thus, it is staff's assessment that this finding can be made.

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

The requested variance to allow for the development a new medical building at the project site with increased front and side setbacks and expanded parking facilities in excess of 50-percent of the San Fernando Road frontage would allow for the construction of a building that provides a high quality of architectural design consistent with the design guidelines for the Truman-San Fernando District and in a manner that complements the design of existing on-site medical buildings. In addition, the variance approval will allow for improvements to the existing parking facilities in order to ensure the project complies with the applicable city parking regulations.

The purpose of the Truman-San Fernando District, and in particular, the Workplace Commercial Sub-District of the SP-4 (Corridors Specific Plan) zone, is to allow for the creation of a workplace environment for offices, professional services, and medical and dental facilities (Section 1 of the Truman-San Fernando District Development Standards: Purpose, Page 116). The existing medical facility and proposed medical building at 1600 San Fernando Road, would allow for NEVHC to expand medical services to residents of the city and neighboring communities, consistent with Section 2.3(C) of the permitted uses within the sub-district. Furthermore, the project would be consistent with the goals and objectives of the general plan land use element by retaining the small town character of San Fernando and maintaining an identity that is distinct from surrounding communities (San Fernando General Plan Land Use Element Goals and Objectives I-V, Pg. IV-6). The placement of the new building with increased front and side setbacks provides the area necessary to accommodate parking on-site, while the proposed off-site improvements allow for an additional parking stall and the repair of broken and deteriorated sidewalk areas that are adjacent to the project

site. The project would allow for new investment within the city's commercial corridors, and in particular, along a main thorough fare in San Fernando Road with much need medical services to residents of the city and neighboring areas, providing a service and retaining an identity that is distinct from surrounding communities. Thus, it is staff's assessment that this finding can be made.

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

The purpose of the Truman-San Fernando District, and in particular, the Workplace Commercial Sub-District of the SP-4 (Corridors Specific Plan) zone, is to allow for the creation of a workplace environment for offices, professional services, and medical and dental facilities (Section 1 of the Truman-San Fernando District Development Standards: Purpose, Page 116). The existing medical facility and proposed medical building at 1600 San Fernando Road, would allow for NEVHC to expand medical services to residents of the city and neighboring communities, consistent with Section 2.3(C) of the permitted uses within the sub-district. The placement of the new building with increased front and side setbacks and parking facilities, in excess of 50-percent along San Fernando Road, creates the area necessary to accommodate an on-site parking facility that complies with required parking stall dimensions and drive aisles, while providing for the repair of broken and deteriorated sidewalk areas adjacent to the subject site. The project would allow for new investment within the city's commercial corridors, and in particular, along a main thorough fare in San Fernando Road with much need medical services to residents of the city and neighboring areas, providing a service and identity that is distinct from surrounding communities. Thus, it is staff's assessment that this finding can be made.

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

The project site at 1600 San Fernando Road is located within the City of San Fernando Corridors Specific Plan's Workplace Commercial Sub-District. The project site is a corner lot, with street frontage along San Fernando Road to the north, Celis Street to the south, and South Lazard Street to the east. As proposed, the new 9,993-square-foot medical building would be built with front setbacks of six feet along San Fernando Road, 136 feet along South Lazard Street, and 125 feet along Celis Street. In addition, the proposed building would maintain a side setback of 163 feet from the project site's northwesterly property line. Additionally, the project site's parking facilities would maintain a frontage in excess of 50-percent of the San Fernando Road street frontage.

The configuration of the project site as a corner lot, with strict application of the Development Standards in this instance, would require all new development to be built to the prescribed front and side setback lines. As such, new development would be required to provide a continuous building frontage along each street, providing for a less than optimal building layout and reducing available land necessary to provide the required parking for the project. In addition, the existing development of the site with

two (2) detached medical buildings built prior to the adoption of the *San Fernando Corridor Specific Plan* and subsequent rezoning of the property from C-2 (Commercial) to SP-4 further limits the area available for parking to be provided on the project site.

The proposed layout of the project and configuration of the new medical building allows for the development of the site with a new structure that is of a high quality of architectural design that is consistent with the design guidelines for the district and complimentary to the existing on-site buildings, while complying with the required parking for the project. The proposed building placement also creates an interior courtyard area that is accessible to new and existing medical facilities. The expanded parking facilities and proposed off-site public improvements would allow for the required 137 parking spaces to be provided through a combination of on-site and on-street parking. As such, the project site is physically suitable to accommodate the new medical building and required parking through the approval of the requested variances for building setbacks and parking lot frontage along San Fernando Road. Thus, it is staff's assessment that this finding can be made.

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

The proposed medical building and associated on-site and off-site improvements would be adequately served by existing water, sanitation and public utilities services that are currently developed for the existing medical facility. The project would be required to upgrade and install new public utilities that are necessary for the construction and the operation of the new medical building. Any infrastructure and utility upgrades required as part of the project would be developed in compliance with all applicable city building codes and any additional requirements from the Public Works Department. The requested variances to allow for the development of the new medical building with increased front and side setbacks and a parking lot with a frontage in excess of 50-percent along San Fernando Road would not impair the ability of the site to provide adequate provisions for water, sanitation and public utilities and services. Furthermore, the requested variances and the project as proposed would ensure that the project would not be detrimental to public health and safety, both at the project site and in the vicinity of the subject property. Thus, it is staff's assessment that this finding can be made.

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

The project site at 1600 San Fernando Road would provide adequate provisions for public access to service the subject property through all associated on-site and off-site improvements to facilitate the development of the new medical building. As part of the project, existing parking facilities would be expanded and improved to provide areas

for pick-up and drop-off of patients to the medical facility and existing driveway areas along San Fernando Road and Celis Street would be rebuilt to city standards in order to accommodate improved access to the site. Vehicular ingress and egress to the primary parking facility for patients would be located along San Fernando Road through a two-way vehicular driveway. Also, to mitigate potential traffic issues along Celis Street and the neighboring residential areas to the south, a one-way driveway that provides vehicle egress only is provided.

Additionally, as part of the required off-site improvements, broken, damaged, and deteriorated portions of the sidewalk adjacent to the project site along San Fernando Road, South Lazard Street, and Celis Street would be replaced, improving pedestrian safety along the project site. The requested variances to allow for the development of the new medical building with increased front and side setbacks and parking facilities in excess of 50-percent of the San Fernando Road frontage would not impair safe pedestrian and vehicular access to the site through the implementation of the conditions of approval. 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 construction of a new medical building to expand medical services at the project site, 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 of the San Fernando Corridors Specific Plan.

Therefore, staff recommends that the Planning and Preservation Commission approve Variance 2013-02, pursuant to Planning and Preservation Commission Resolution 2013-05 and the Conditions of Approval attached as Exhibit "A" to the resolution (Attachment 1).

Attachments (8):

1. Planning and Preservation Commission Resolution 2013-05 and Exhibit "A": Conditions of Approval
 2. Variance and Site Plan Review Applications
 3. Zoning Map
 4. Vicinity Map
 5. Public Hearing Notices for Project
 6. Project Site Photos
 7. Proposed Medical Building Renderings
 8. Site Plan, Floor Plans, and Elevations
-

Page Left Blank to Facilitate
Double-Sided Printing

ATTACHMENT 1:

**Planning and Preservation Commission
Resolution 2013-05 and
Exhibit “A”: Conditions of Approval**

Page Left Blank to Facilitate
Double-Sided Printing

RESOLUTION NO. 2013-05

A RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO APPROVING VARIANCE 2013-02 TO ALLOW FOR THE CONSTRUCTION OF A NEW 9,993-SQUARE-FOOT MEDICAL BUILDING WITH INCREASED FRONT AND SIDE SETBACKS AND PARKING LOT FRONTAGE IN EXCESS OF 50-PERCENT ALONG SAN FERNANDO ROAD AT 1600 SAN FERNANDO ROAD.

WHEREAS, a site plan review application was filed by RBB Architects and a variance application was filed by K.H.A. Architecture with the City of San Fernando to construct a new 9,993-square-foot two-story medical building with additional on-site and off-site improvements on the campus of Northeast Valley Health Corporation located at 1600 San Fernando Road. The project site is an approximate 80,000-square-foot (1.83-acre) lot comprised of two parcels (Los Angeles County Assessor Parcel Nos.: 2612-005-033 and 034), with street frontages along San Fernando Road to the north, South Lazard Street to the east, and Celis Street to the south, within the Truman-San Fernando District (Workplace Commercial Sub-District) of the SP-4 (Corridors Specific Plan) zone.

WHEREAS, the applicant has requested approval of a variance pursuant to City Code Section 106-295 to deviate from Sections 5.1(A) and (D), 5.3, and 8.3(A) of the development standards for the Truman-San Fernando District (Workplace Commercial Sub-District) of the SP-4 (Corridors Specific Plan) zone to allow for the construction of a new medical building with front setbacks 136 feet along South Lazard Street and 125 feet along Celis Street, a side setback of 163 feet from the project site's northwesterly property line, and the expansion of existing parking facilities with a 74.95-percent frontage along San Fernando Road.

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 2nd day of July 2013.

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

SECTION 1: The Planning Commission finds that all of the facts set forth in this Resolution are true and correct.

SECTION 2: 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 3: The proposed project and provisions for its design and on-site and off-site improvements are consistent with the objectives, policies, and general land uses and programs provided in the City's General Plan, zoning ordinance, and the San Fernando Corridors Specific Plan; and

SECTION 4: Pursuant to City Code Section 106-295, the Planning and Preservation Commission finds that the following findings for Variance 2013-02, to allow for construction of a new 9,993-square-foot medical building at 1600 San Fernando Road with increased front and side setbacks and parking lot frontage in excess of 50-percent along San Fernando Road have been justified and upheld in the affirmative. The Planning and Preservation Commission finds are as follows:

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

The project site at 1600 San Fernando Road is a corner lot, with street frontages along San Fernando Road to the north, Celis Street to the south, and South Lazard Street to the east. The Truman-San Fernando District and the Workplace Commercial Sub-District requires new development to provide a minimum front setback of six feet that may vary to a maximum front setback of 15 feet, and a minimum side setback of five feet that may vary to a maximum side setback of 15 feet. Additionally, the applicable development standards require that surface parking lots fronting San Fernando Road not exceed a maximum frontage of 50-percent of the width of the lot.

The proposed new 9,993-square-foot medical building would be built with front setbacks of six feet along San Fernando Road, 136 feet along South Lazard Street, and 125 feet along Celis Street. The proposed new building would also maintain a side setback of 163 feet from the project site's westerly property line. Additionally, in order to accommodate the required parking for the project, the existing parking facilities would be redesigned and expanded resulting in a parking lot total frontage along San Fernando Road that is increased from a 69-percent to 74.95-percent.

Strict application of the development standards to the project site, which is a corner lot with three front setback areas, would require all new development to be built to the prescribed front and side setback lines. As such, the new development would be required to provide a continuous building frontage along each street frontage, resulting in a building that lacks the depth and internal floor area necessary to meet the functional needs of the existing medical use while also reducing the amount of land that is available and necessary to provide the required parking for the project. In addition, the existing development of the site with two (2) detached medical buildings built prior to the adoption of the San Fernando Corridor Specific Plan and subsequent rezoning of the property from C-2 (Commercial) to SP-4 would further limit the area available to provide the required parking for the project. The proposed layout of the project and configuration of the new medical building allows for the development of the site with a new structure that is of a high quality of architectural design that is consistent with the design guidelines for the district, while complying with the required parking for the project. The expanded parking facilities and proposed off-site public improvement would allow for the required 137 parking spaces to be provided through a combination of on-site and on-street parking. Of the 137 parking spaces to be provided, 111 of the spaces would be provided on-site within improved parking facilities and 26 spaces would be available on-street, directly adjacent to the project site.

As a result, there are special circumstances or exceptional characteristics applicable to the property involved, including the size and shape of the project site as a corner lot, as well as the placement of existing buildings and parking layouts. Therefore based on these physical characteristics of the project site, strict application of the zoning ordinance and the development standards for the Truman-San Fernando District will deprive the subject property of privileges enjoyed by other property in the vicinity and under the identical zoning classification. Thus, it is the commission's determination that this finding can be made in this case.

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

The granting of the requested variance to allow for increased front and side setbacks and expanded parking facilities in excess of 50-percent of the San Fernando Road frontage would allow for the development of the site with new medical facilities to serve residents of the City of San Fernando and surrounding communities. The proposed development of the site and all associated on-site and off-site improvements would not be detrimental to the public interest, safety, health or welfare as the planned improvements and site layout would allow for the project to comply with city's parking requirements. In addition to mitigating potential parking impacts associated with a shortfall in parking, the nonconforming on-site parking located on the southeast corner of South Lazard Street and Celis Street would be redesigned and reduced from four spaces to two spaces, with five-foot buffers to provide improved visibility for vehicles to pedestrians while exiting the lot. Additionally, the proposed project and requested variances would not be detrimental or injurious to the property or improvements in the same vicinity and zone as the project, as the proposed improvements to the site would improve pedestrian access to the site through the repair and replacement of adjacent sidewalk areas and improve vehicular access to the site through the replacement of existing driveways. Thus, it is the commission's determination that this finding can be made in this case.

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

The requested variance to allow for the development a new medical building at the project site with increased front and side setbacks and expanded parking facilities in excess of 50-percent of the San Fernando Road frontage would allow for the construction of a building that provides a high quality of architectural design consistent with the design guidelines for the Truman-San Fernando District and in a manner that complements the design of existing on-site medical buildings. In addition, the variance approval will allow for improvements to the existing parking facilities in order to ensure the project complies with the applicable city parking regulations. The purpose of the Truman-San Fernando District, and in particular, the Workplace Commercial Sub-District of the SP-4 (Corridors Specific Plan) zone, is to allow for the creation of a workplace environment for offices, professional services, and medical and dental facilities (Section 1 of the Truman-San Fernando District Development Standards: Purpose, Page 116).

The existing medical facility and proposed medical building at 1600 San Fernando Road, would allow for NEVHC to expand medical services to residents of the city and neighboring communities, consistent with Section 2.3(C) of the permitted uses within the sub-district. Furthermore, the project would be consistent with the goals and objectives of the general plan land use element by retaining the small town character of San Fernando and maintaining an identity that is distinct from surrounding communities (San Fernando General Plan Land Use Element Goals and Objectives I-V, Pg. IV-6). The placement of the new building with increased front and side setbacks provides the area necessary to accommodate parking on-site, while the proposed off-site improvements allow for an additional parking stall and the repair of broken and deteriorated sidewalk areas that are adjacent to the project site. The project would allow for new investment within the city's commercial corridors, and in particular, along a main thorough fare in San Fernando Road with much need medical services to residents of the city and neighboring areas, providing a service and retaining an identity that is distinct from surrounding communities. Thus, it is the commission's determination that this finding can be made in this case.

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

The purpose of the Truman-San Fernando District, and in particular, the Workplace Commercial Sub-District of the SP-4 (Corridors Specific Plan) zone, is to allow for the creation of a workplace environment for offices, professional services, and medical and dental facilities (Section 1 of the Truman-San Fernando District Development Standards: Purpose, Page 116). The existing medical facility and proposed medical building at 1600 San Fernando Road, would allow for NEVHC to expand medical services to residents of the city and neighboring communities, consistent with Section 2.3(C) of the permitted uses within the sub-district. The placement of the new building with increased front and side setbacks and parking facilities, in excess of 50-percent along San Fernando Road, creates the area necessary to accommodate an on-site parking facility that complies with required parking stall dimensions and drive aisles, while providing for the repair of broken and deteriorated sidewalk areas adjacent to the subject site. The project would allow for new investment within the city's commercial corridors, and in particular, along a main thorough fare in San Fernando Road with much need medical services to residents of the city and neighboring areas, providing a service and identity that is distinct from surrounding communities. Thus, it is the commission's determination that this finding can be made in this case.

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

The project site at 1600 San Fernando Road is located within the City of San Fernando Corridors Specific Plan's Workplace Commercial Sub-District. The project site is a corner lot, with street frontage along San Fernando Road to the north, Celis Street to the south, and South Lazard Street to the east. As proposed, the new 9,993-square-foot medical building would be built with front setbacks of six feet along San Fernando Road, 136 feet along South Lazard Street, and 125 feet along Celis Street. In addition, the proposed building would maintain a side setback of 163 feet from the project site's northwesterly property line. Additionally, the project site's parking facilities would maintain a frontage in excess of 50-percent of the San Fernando Road street frontage.

The configuration of the project site as a corner lot, with strict application of the Development Standards in this instance, would require all new development to be built to the prescribed front and side setback lines. As such, new development would be required to provide a continuous building frontage along each street, providing for a less than optimal building layout and reducing available land necessary to provide the required parking for the project. In addition, the existing development of the site with two (2) detached medical buildings built prior to the adoption of the San Fernando Corridor Specific Plan and subsequent rezoning of the property from C-2 (Commercial) to SP-4 further limits the area available for parking to be provided on the project site.

The proposed layout of the project and configuration of the new medical building allows for the development of the site with a new structure that is of a high quality of architectural design that is consistent with the design guidelines for the district and complimentary to the existing on-site buildings, while complying with the required parking for the project. The proposed building placement also creates an interior courtyard area that is accessible to new and existing medical facilities. The expanded parking facilities and proposed off-site public improvements would allow for the required 137 parking spaces to be provided through a combination of on-site and on-street parking. As such, the project site is physically suitable to accommodate the new medical building and required parking through the approval of the requested variances for building setbacks and parking lot frontage along San Fernando Road. Thus, it is the commission's determination that this finding can be made in this case.

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

The proposed medical building and associated on-site and off-site improvements would be adequately served by existing water, sanitation and public utilities services that are currently developed for the existing medical facility. The project would be required to upgrade and install new public utilities that are necessary for the construction and the operation of the new medical building. Any infrastructure and utility upgrades required as part of the project would be developed in compliance with all applicable city building codes and any additional requirements from the Public Works Department. The requested variances to allow for the development of the new medical building with increased front and side setbacks and a parking lot with a frontage in excess of 50-percent along San Fernando Road would not impair the ability of the site to provide adequate provisions for water, sanitation and public utilities and services. Furthermore, the requested variances and the project as proposed would ensure that the project would not be detrimental to public health and safety, both at the project site and in the vicinity of the subject property. Thus, it is the commission's determination that this finding can be made in this case.

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

The project site at 1600 San Fernando Road would provide adequate provisions for public access to service the subject property through all associated on-site and off-site improvements to facilitate the development of the new medical building. As part of the project, existing parking

facilities would be expanded and improved to provide areas for pick-up and drop-off of patients to the medical facility and existing driveway areas along San Fernando Road and Celis Street would be rebuilt to city standards in order to accommodate improved access to the site. Vehicular ingress and egress to the primary parking facility for patients would be located along San Fernando Road through a two-way vehicular driveway. Also, to mitigate potential traffic issues along Celis Street and the neighboring residential areas to the south, a one-way driveway that provides vehicle egress only is provided.

Additionally, as part of the required off-site improvements, broken, damaged, and deteriorated portions of the sidewalk adjacent to the project site along San Fernando Road, South Lazard Street, and Celis Street would be replaced, improving pedestrian safety along the project site. The requested variances to allow for the development of the new medical building with increased front and side setbacks and parking facilities in excess of 50-percent of the San Fernando Road frontage would not impair safe pedestrian and vehicular access to the site through the implementation of the conditions of approval. Thus, it is the commission's determination that this finding can be made in this case.

BE IT FURTHER RESOLVED that based upon the foregoing, the Planning and Preservation Commission hereby approves Variance 2013-02, subject to the conditions of approval attached as Exhibit "A".

PASSED, APPROVED AND ADOPTED this 2nd day of July 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 2nd day of July 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. : **Variance 2013-02 and Site Plan Review 2013-06**

PROJECT ADDRESS : 1600 San Fernando Road, San Fernando, CA 91340
(Los Angeles County Assessors' Parcel Numbers: 2612-005-033 and 034)

PROJECT DESCRIPTION : The proposed project is a request for review and approval of a Variance application to allow for the construction of a new 9,993-square-foot, two-story medical building on the campus of Northeast Valley Health Corporation, located at 1600 San Fernando Road with increased front and side setbacks, and the expansion of the parking lot with a street frontage of greater than 50-percent along San Fernando Road. The project site is an approximate 80,000-square-foot (1.83-acre) lot comprised of two parcels (APN's: 2612-005-033 and 034), with street frontages along San Fernando Road, South Lazard Street, and Celis Street, within the Truman-San Fernando District (Workplace Commercial Sub-District) of the SP-4 (Corridors Specific Plan) zone.

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

1. Variance Entitlement. The variance is granted for the land described in this application and any attachments thereto including but not limited to site plan, exterior elevations, floor plans, landscape plan, and grading and drainage plan, as reviewed by the Planning and Preservation Commission on July 2, 2013, except as herein modified to comply with these Conditions of Approval.
2. Indemnification. The property owner and developer shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City to attack, set aside, void, annul, seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voter of the City, concerning the entitlement application. City shall promptly notify both the property owner and developer of any claim, action, or proceeding to which this condition is applicable and shall further cooperate fully in the defense of the action. The City reserves its right to take any and all action the City deems to be in the best interest of the City and its citizens in regard to such defense. The property owner and developer shall defend, indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending, any document (such as an environmental impact report or related environmental assessment) if made necessary through the initiation of the project.
3. Occupancy per Approval. The subject property shall be improved in substantial conformance with the site plan, exterior elevations, floor plans, landscape plan, and grading and drainage plan, as reviewed by the Planning and Preservation Commission on July 2, 2013, except as herein modified to comply with these Conditions of Approval.

4. 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).
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 construction of a medical building and associated redesign of existing on-site parking facilities.
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 Community Development Department.
7. Lot Merger. The property owner shall merge all parcels that comprise the project site at 1600 San Fernando Road (APN’s: 2612-005-033 and 034). A new parcel map and legal description as part of an owner initiated parcel merger shall be reviewed and approved by the Community Development Department and subsequently filed with the Los Angeles County Registrar-Recorder/County Clerk Office. Proof of said recordation shall be provided to the Community Development Department.
8. Design. The construction plans shall provide details as necessary to accomplish the architectural design intent conveyed by the conceptual plans reviewed and approved by the Planning and Preservation Commission on July 2, 2013, in a manner consistent with the design guidelines of the *San Fernando Corridors Specific Plan’s* Truman-San Fernando District. Any proposed variations or modifications to the site plan, exterior elevations, landscape plan, and grading and drainage plan approved by the commission on July 2, 2013, shall require prior review and approval by the Community Development Department.
9. Landscape. All proposed on-site and off-site plantings shall be kept in a healthy and growing condition, consistent with the design of a landscape and irrigation plan approved by the Community Development Department. Fertilization, cultivation, tree pruning shall be a part of regular maintenance. Good horticultural practices shall be followed in all instances. The landscape design shall be further refined as necessary to improve the level of design quality by focusing on important design principles. Further landscape design refinements shall address, but not be limited to, the following:
 - a) The landscaping shall be provided with an appropriate low-maintenance landscape design and material selection that is attractive, durable and drought-tolerant. All proposed landscape shall be arranged to emphasize visual attractiveness as viewed from the public right-of-way. To achieve a maximum visual impact and soften the appearance of exterior building walls, the landscape plan shall incorporate mature plants that are planted at high densities;
 - b) All proposed landscaped areas shall be served by well-balanced automatic irrigation system operated by an electrically timed controller station set for early morning irrigation and maintained in a manner consistent with the approved landscape plan. The final landscape/irrigation plan shall identify the size and location of all landscape materials and irrigation equipment. Water conservation measures shall be incorporated in the irrigation plan;

- c) The landscape plan shall provide specifications for the following: design of hardscape elements, including pedestrian walkways, paved areas, common areas, seating, landscape planters, lighting, etc.; planting materials, including, trees, shrubs, ground cover, grass, miscellaneous plant materials, landscape containers and soil preparation; and, automatic irrigation plans, including materials and details; and,
 - d) A backflow preventer device shall be installed, tested, and inspected by the Public Works Department to protect water supplies from contamination or pollution.
 - e) Within 15 feet of the edge of a driveway, all vertical landscaping shall not exceed a maximum height of three (3) feet to maintain adequate visibility of pedestrians walking on the sidewalks abutting the project site.
10. Trash Enclosure. The trash enclosure shall include decorative obscured doors with an exterior wall finish that is complementary to the overall design of the existing and proposed buildings on-site. Trash and recycling bins shall be kept within the trash enclosure area only, and the trash area shall be kept free of trash overflow and maintained in a clean manner at all times with no trash visible from the public right-of-way.
11. 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.
12. Mechanical and Utility Equipment. All roof-mounted and/or ground mounted mechanical and utility equipment, including but not limited to transformers, terminal boxes, risers, backflow devices, gas meters, electric meters, meter cabinets, and heating, ventilation, and air conditioning (HVAC) units shall be screened from public view and treated to match the materials and colors of the building. All Electrical service facilities and equipment on or adjacent to the site shall be planned and located, relocated or modified in a manner consistent with Southern California Edison Company guidelines to minimize human exposure to electromagnetic fields on the site and on adjacent properties, and with any other applicable requirements or guidelines of the California Public Utilities Commission or any other agency with jurisdiction, unless otherwise specified by the Community Development Department. All mechanical and utility equipment locations and screening/treatment shall be approved by the Community Development Department prior to installation or modification.
13. Automatic Fire-Extinguishing System. Prior to issuance of a building permit, the applicant shall obtain all the required fire safety clearances from the Los Angeles Fire Department and the City of San Fernando. The building shall be fully equipped with an automatic fire-extinguishing system reviewed and approved by the City of San Fernando and the Los Angeles Fire Department, unless determined otherwise by the Los Angeles Fire Department and the Community Development Department.

14. 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.
15. 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.
16. Signs. All proposed signs and sign fixtures must be architecturally compatible with the building's overall design. Any proposed signs shall be reviewed and approved by the Community Development Department as part of a sign program prior to permit issuance and installation.
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 Public Works Department. An Encroachment Permit must be obtained from the Public Works Department prior to any demolition and/or new construction activity that would require staging and/or construction within the public right-of-way.
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 Section 34-28(10) standards for construction in commercial zones.

23. Acceptance. Within thirty (30) days of approval of Variance 2013-02 and Site Plan Review 2013-06, 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. Variance 2013-06 shall be subject to expiration and Site Plan Review 2011-06 shall become null and void unless exercised by submitting construction plans in application for a building permit within twelve (12) months of final approval or until such additional time as may be granted by the Community Development Department, upon receipt of a written request for an extension received prior to such expiration date. Subsequent failure to obtain and exercise an active building permit shall also cause expiration of the variance and site plan review approvals.

CITY OF SAN FERNANDO PUBLIC WORKS DEPARTMENT
DEVELOPMENT / IMPROVEMENT REVIEW CHECK LIST
PROJECT: SPR 2013-06 San Fernando Health Center DATE: 6/25/13

PROJECT ADDRESS: 1600 San Fernando Rd.

**ATTACHMENT 1 OF EXHIBIT A
CONDITIONS OF APPROVAL**

	ITEM	REQUIRED?		COMPLIED?	COMMENTS
		YES	NO		
1.	Site plan must show:				
	a. Existing building or structure	✓			
	b. Existing public improvements (concrete sidewalk driveways, curbs and gutters, parkway trees, street lights, hydrants, etc.) including existing and proposed dimensions, square footage, etc.	✓			
	c. Existing utilities (gas, sewer, water, storm drains, catch basins, power poles).	✓			
2.	Submit offsite improvement plan.	✓			See #28.
3.	Prior to issuance of building permit:				
	a Pay sewer capital facility charge.	✓			10,485 s.f x \$1,539/1,000 s.f. = \$16,136.42*
	b Pay water capital facility charge.	✓			Based on 4" WM= \$17,516*
	c Pay water service installation charge.	✓			Based on 4" WM= \$10,095*
	d Pay fire service installation deposit.	✓			Based on 4" FS = Capital: \$5,416* Installation Deposit: \$9,330* \$23,511*
	e Pay fire hydrant installation deposit.		✓		
	f Pay plan check fee (Offsite).	✓			Grading and Drainage.
	g Pay inspection fee (Offsite).	✓			
	h Provide labor and material bond.		✓		
	i Provide performance bond.		✓		
4.	Is there existing sewer house connection to property?	✓			
5.	Is there existing water service to the property?	✓			
6.	Provide separate water service for each building or separate ownership.	✓			
7.	Provide separate sewer connection for each building.	✓			
8.	Underground all utilities to each unit/building.	✓			
9.	Cap off existing sewer connection that will no longer be used.		✓		
10.	Replace existing old and substandard water service.		✓		
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.	✓			Must perform fire flow test to see if current water system would hold water capacity for building this size.

PROJECT ADDRESS: 1600 San Fernando Rd.

ITEM	REQUIRED?		COMPLIED?	COMMENTS
	YES	NO		
14.	Provide City approved backflow device for the domestic water service and/or landscape irrigation, and provide proof that said equipment has been tested by a certified tester.	✓		<i>Provide one backflow device for every water service (for City water protection) Provide additional backflow device for irrigation/landscaping (for development's domestic water protection).</i>
15.	Remove existing driveway approach that will no longer be used. Replace depressed curb.	✓		<i>Remove driveway on Celis Street that is no longer being used will no longer being used. For safety, remove driveway at the corner of Lazard Street and Celis Street, relocate to minimum 15 feet away from BCR/ECR of access ramp.</i>
16.	Construct PCC driveway approach 6-inch thick per City Standard.	✓		<i>Must comply with City Standards and ADA.</i>
17.	Construct wheel chair ramp per City Standard.		✓	
18.	Remove and replace broken/damaged concrete sidewalk adjacent to property.	✓		<i>Remove and replace broken, damaged, lifted, or deteriorated sidewalk per the discretion of Public Works department. Approximately 100 sf on Celis St, 225 sf on Lazard St, and 375 sf on San Fernando Rd.</i>
19.	Remove and replace broken curb/gutter adjacent to property.	✓		<i>Remove and replace broken, damaged, or deteriorated curb per current City standards.</i>
20.	Plant parkway trees per City Standard and City Master Tree Plan.	✓		<i>Remove 2 palm trees on Celis Street. Plant <u>9</u> trees along Celis Street. Plant <u>3</u> trees along San Fernando Road. Species of trees shall be determined by Public Works department.</i>
21.	Construct tree wells per City Standard with tree grates.		✓	
22.	A permit from the Public Works Dept. (Engineering Division) is required for all offsite improvements.	✓		
23.	All on-site pavement shall be minimum of 3-inch AC on 4 inch CAB or 6-inch PCC pavement without soil recommendation.	✓		
24.	Construct trash enclosure, nominal size 5 feet X 9 feet with PCC slab and 6-inch PCC curb with 6-inch PCC apron.	✓		
25.	Verify that clarifier/grease trap intercepts effluent before entry into the sewer lateral.	✓		
26.	Federal NPDES Requirements			
a.	Submit SWPPP Owners's Certification (form OC1 attached) that incorporates construction BMP's in compliance with Federal NPDES.	✓		<i>See attached BMP's suggested for use during construction.</i>
b.	Provide a SUSMP that incorporates design elements and facility BMP's in compliance with Federal NPDES.		✓	
27.	Comply with all applicable existing conditions of approval for the proposed development.	✓		

PROJECT ADDRESS: 1600 San Fernando Rd.

ITEM	REQUIRED?		COMPLIED?	COMMENTS
	YES	NO		
28.	<p>Additional requirements:</p> <p>*Sewer and Water Capital and Installation fees are subject to change. The latest fee will be assessed prior to sign off for building permit.</p> <ul style="list-style-type: none">• Submit Utility Plan showing all existing public utilities and any proposed relocations/realignments. Also show any proposed relocation of sewer laterals, water service, water meter, and fire hydrant and how they line up with development.• Submit Off-site Improvement Plan with quantities and cost estimate, include all utilities and improvements in the public right-of-way (sidewalk, driveway, curb and gutter, wheel chair ramps, parkway trees, street improvements, striping, etc). Cost Estimate to be prepared by a California Registered Civil Engineer based on mutually agreed unit prices.• Submit ALTA survey and incorporate as part of the project drawings. Perform full property survey. Include any vacation and dedication description.• Submit Grading and Drainage Plan for on-site as well as elevations along the adjacent lots. Show how development will drain to streets and how the differential flow will be mitigated.• Submit Soils Report for on-site.• Submit Hydrology Study and show how area will drain down to streets (storm drain). Provide on site drainage.• Submit Water and Sewer Study to ensure current systems met proposed developments future demands. Currently the sewer system surrounding the project site includes a 15" pipe on San Fernando Rd and an 8" on Celis Street. The current water system includes a 12" Ductile Iron Pipe on San Fernando Rd and 10" Cast Iron Pipe on Lazard Street. Proposed solution to any water and sewer capacity issues must be reviewed by the Public Works Director or his or her designee and must also be consistent with any applicable mitigation measure as noted in the project's mitigation monitoring plan.• Need Industrial Waste Clearance. Comply with applicable federal NPDES requirements.• Satisfy NPDES.			


PUBLIC WORKS DEPARTMENT

6-26-13

DATE

Page Left Blank to Facilitate
Double-Sided Printing

ATTACHMENT 2:

**Variance and
Site Plan Review Applications**

Variance Application

PROJECT INFORMATION

Site Address(es) <u>1172 N. MACLAY AVE., SAN FERNANDO, CA 91340</u>	
Assessors Parcel Number(s) 'APN' <u>2612-005-033,034</u>	
Lot Size <u>80,002 SF / 1.8366 AC</u>	Existing Building (Square Footage) <u>BLDG A=11495 SF/B=6011 SF</u>
Proposed Addition (Square Footage) <u>NEW BLDG=10485 SF</u>	Total Parking Spaces (On-site/Off-site) <u>140 (111 + 29 STREET)</u>
Proposed Use(s) <u>2-STORY MEDICAL OFFICE/CLINIC</u>	Landscaping (Square Footage) <u>12835 SF</u>
Project Description/Type of Variance Request (Include any additional information on separate sheet and attach to the back of this application.) <u>SEE ATTACHED SHEET</u>	

APPLICANT INFORMATION

Applicant Name <u>KEVIN HAUB</u>		Phone Number <u>661 713-6362</u>
Mailing Address <u>24868 APPLE ST., STE 201-B, SANTA CLARITA, CA 91321</u>		
Fax Number <u>866 272-2789</u>	Email Address <u>kevinhaub@yahoo.com</u>	Signature <u>Kevin Haub</u>

PROPERTY OWNER INFORMATION

Applicant Name <u>Kim Wyard</u>		Phone Number <u>818 8981388</u>
Mailing Address <u>1172 N. MacLay Ave San Fernando, CA 91340</u>		
Fax Number <u>818 2709585</u>	Email Address <u>KimWyard@nevho.org</u>	Signature <u>Kimberly Wyard</u>

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

VAR Application \$2,567.00	Zone	General Plan Area	File Number
AIMS Surcharge \$ 256.70			VAR No. _____
Environmental \$ 204.00	Date Filed		AIMS No. _____
Notification \$ 120.00			
Publishing \$ 600.00	Accepted By		Cross Reference
Total Fee \$3,747.70			
Comments			SPR No. _____
			CUP No. _____
			OTHER _____

Type of Variance Request:

The requested variance would allow for construction of proposed medical building with increased front and side setbacks, and the expansion of the parking lot with a street frontage of greater than 50-percent along San Fernando Road.

As proposed, the new building would require a variance to provide an approximate front setback of 135 feet along South Lazard Street and 125 feet along Celis Street, and an approximate side setback of 162 feet. These setbacks would be provided in lieu of the maximum 15-foot front building setback along South Lazard Street and Celis Street and the maximum 15-foot side setback.



Community Development Department
Planning Division

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

Northeast Valley Health Corporation

1600 San Fernando Road, San Fernando, CA 91340

Request (What is being applied for): Proposed 2-Story Medical Office / Clinic
approximately 10,485 Square Feet to be constructed on the existing Medical Campus

Assessor's Parcel Number (APN) 2612-005-033,034

Property Size (In square feet) 80,002 Square Feet / 1.836 Acres

Building Size (E) Bldg A ☐ 1495 SF / (E) Bldg B ☒ 6011 SF / New Building ☐ 10314 SF

Building Addition (If any)

Parking Available (Number) 140 Total (HC-6, STD-63, COMP-42, Street-29)

Landscaping Provided (In square feet)

Applicant's Signature

(310) 473-3555

Applicant Telephone Number

Applicant Mailing Address:

RBB ARCHITECTS

10980 WILSHIRE BLVD.

LOS ANGELES, CA 90024

Fax Number: (310) 312-3646

Email Address: chuic@rbbinc.com

Property Owner's Signature

Kimberly Wyard, CEO ☐

Property Owner's Name (type or print)

818-898-1388

Owner Mailing Address:

NEVHC

1172 N. Maclay Avenue

San Fernando, CA 91340

OFFICE USE ONLY

Date filed: 5/1/2013

Case Number: SPR 2013 06

Accepted by: E. Ayala

Zoning: SP-4 GPA: SP-4

Truman / San Fernando District
Workplace commercial sub-District

ATTACHMENT 3:

Zoning Map

Page Left Blank to Facilitate
Double-Sided Printing



PROJECT SITE

1600 San Fernando Road
APNs: 2612-005-033 and 034
Lot Size: 80,000 Sq.Ft.

Proposed Location of New
Medical Building

APN: 2612-005-034

APN: 2612-005-033

ZONING MAP
1600 San Fernando Road

Page Left Blank to Facilitate
Double-Sided Printing

ATTACHMENT 4:

Vicinity Map

Page Left Blank to Facilitate
Double-Sided Printing



PROJECT SITE

1600 San Fernando Road
APNs: 2612-005-033 and 034
Lot Size: 80,000 Sq.Ft.

Proposed Location of New
Medical Building

APN: 2612-005-034

APN: 2612-005-033

VICINITY MAP
1600 San Fernando Road

Page Left Blank to Facilitate
Double-Sided Printing

ATTACHMENT 5:

**Public Hearing Notices
for Project**



**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, July 2, 2013

TIME: 7:00 p.m.

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

PROJECT LOCATION: 1600 San Fernando Road, San Fernando, CA 91340
Los Angeles County Assessor's Parcel Nos.: 2612-005-033 and 2612-005-034

APPLICATION: Variance 2013-02 (RE: Site Plan Review 2013-06)

PROJECT PROPONENT: Cherry Huie, RBB Architects, 10980 Wilshire Boulevard, Los Angeles, CA 90024

PROJECT DESCRIPTION:

The proposed project is a request for review and approval of a Variance application to allow for the construction of a new 9,993-square-foot, two-story medical building on the campus of Northeast Valley Health Corporation, located at 1600 San Fernando Road. The project site is an approximate 80,000-square-foot (1.83-acre) lot comprised of two parcels (APN's: 2612-005-033 and 034), with street frontages along San Fernando Road, South Lazard Street, and Celis Street, within the Truman-San Fernando District (Workplace Commercial Sub-District) of the SP-4 (Corridors Specific Plan) zone. The subject property is currently improved with two existing single-story medical buildings that are approximately 11,495 square feet and 6,011 square feet, respectively. In addition to the new proposed medical building, the improvements to the project site would also include the expansion of the existing parking facilities to accommodate additional on-site parking, landscaping, lighting, and off-site public improvements. Parking for the project would be provided on-site and on-street, as permitted pursuant to Section 8.1 of the San Fernando Corridors Specific Plan's Truman-San Fernando District, with a total of 137 spaces available. Of the required 137 parking spaces, 111 spaces will be provided on-site and 26 spaces would be available on-street. The requested variance would allow for construction of proposed medical building with increased front and side setbacks, and the expansion of the parking lot with a street frontage of greater than 50-percent along San Fernando Road. As proposed, the new building would require a variance to provide an approximate front setback of 135 feet along South Lazard Street and 125 feet along Celis Street, and an approximate side setback of 162 feet. These setbacks would be provided in lieu of the maximum 15-foot front building setback along South Lazard Street and Celis Street and the maximum 15-foot side setback. In addition, the variance request also includes the expansion of the parking facilities for the project with an approximate frontage of 75-percent along San Fernando Road.

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**



More Services

SUE MORENO
(626) 250-5944


OWNERSHIP / OCCUPANTS LIST - RADII/S MAPS - LAND USE
PLANS - MUNICIPAL COMPLIANCE CONSULTING
12106 LAMBERT AVE., EL MONTE, CA 91732 - FAX (626) 350-1532

PROJECT INFORMATION

1600 SAN FERNANDO RD.
SAN FERNANDO, CA.
13-098

OWNERSHIP MAP

SCALE 1" = 100'

 = SUBJECT LOT



Home

Place an Ad

Find Ads

Help

sign in

clip list

What:

Within any of Woodland Hills, California ([change](#))

Search

[Main Categories](#) [Legal & Public Notices](#) **(DAILY NEWS) NOTICE OF A PUBLIC HEARING THE CITY OF SAN FERNANDO PLANNING AND PRESERVATION COMMISSION A...**

Advertisement Tools

- [Print Ad](#)
- [Add to my clip-list](#)
- [Email ad to a friend](#)
- [Report ad to moderator](#)

Advertisement Details

Ad Id: 22188146
Location: San Fernando, CA
Created: Jun 22, 2013
Expires: Jun 29, 2013
Views: 17

Rent To Own Homes \$385/mo

www.RentToOwn.org

Bad Credit OK, No Money
Down. Instant Access To
Rent To Own Homes



AdChoices

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

Source: [Los Angeles Daily News](#)

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, July 2, 2013 TIME: 7:00 p.m. HEARING LOCATION: City Hall Council Chambers, 117 Macneil Street, San Fernando, CA 91340 PROJECT LOCATION: 1600 San Fernando Road, San Fernando, CA 91340 Los Angeles County Assessor's Parcel Nos.: 2612-005-033 and 2612-005-034 APPLICATION: Variance 2013-02 (RE: Site Plan Review 2013-06) PROJECT PROPONENT: Cherry Huie, RBB Architects, 10980 Wilshire Boulevard, Los Angeles, CA 90024 PROJECT DESCRIPTION: The proposed project is a request for review and approval of a Variance application to allow for the construction of a new 9,993-square-foot, two-story medical building on the campus of Northeast Valley Health Corporation, located at 1600 San Fernando Road. The project site is an approximate 80,000-square-foot (1.83-acre) lot comprised of two parcels (APN's: 2612-005-033 and 034), with street frontages along San Fernando Road, South Lazard Street, and Celis Street, within the Truman-San Fernando District (Workplace Commercial Sub-District) of the SP-4 (Corridors Specific Plan) zone. The subject property is currently improved with two existing single-story medical buildings that are approximately 11,495 square feet and 6,011 square feet, respectively. In addition to the new proposed medical building, the improvements to the project site would also include the expansion of the existing parking facilities to accommodate additional on-site parking, landscaping, lighting, and off-site public improvements. Parking for the project would be provided on-site and on-street, as permitted pursuant to Section 8.1 of the San Fernando Corridors Specific Plan's Truman-San Fernando District, with a total of 137 spaces available. Of the required 137 parking spaces, 111 spaces will be provided on-site and 26 spaces would be available on-street. The requested variance would allow for construction of proposed medical building with increased front and side setbacks, and the expansion of the parking lot with a street frontage of greater than 50-percent along San Fernando Road. As proposed, the new building would require a variance to provide an approximate front setback of 135 feet along South Lazard Street and 125 feet along Celis Street, and an approximate side setback of 162 feet. These setbacks would be provided in lieu of the maximum 15-foot front building setback along South Lazard Street and Celis Street and the maximum 15-foot side setback. In addition, the variance request also includes the expansion of the parking facilities for the project with an approximate frontage of 75-percent along San Fernando Road. 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. /s/ FRED RAMIREZ, City Planner Publish June 22, 2013

[Copyright Notice](#) | [Privacy Policy](#) | [Information](#)

For more local Southern California news:

Select a new paper...

Copyright © 2012 Los Angeles New paper Group

ATTACHMENT 6:

Project Site Photos

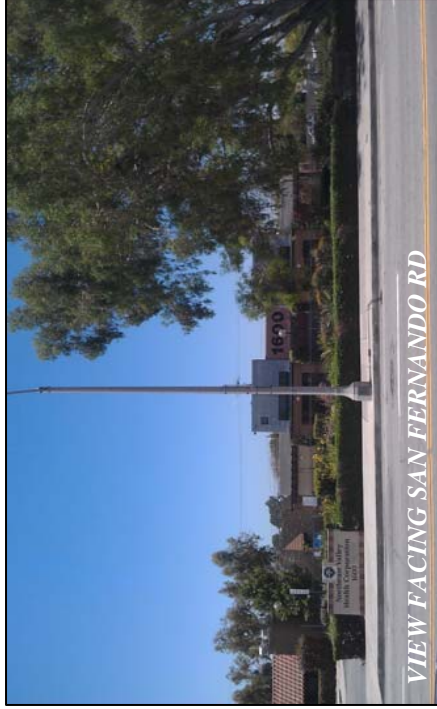
Page Left Blank to Facilitate
Double-Sided Printing



CORNER OF SAN FERNANDO RD AND LAZARD ST



VIEW FROM CORNER CELIS ST AND LAZARD ST



VIEW FACING SAN FERNANDO RD



REAR OF SITE FACING CELIS ST

SITE PHOTOS
1600 San Fernando Road



VIEW FROM SAN FERNANDO RD AND MEYER ST



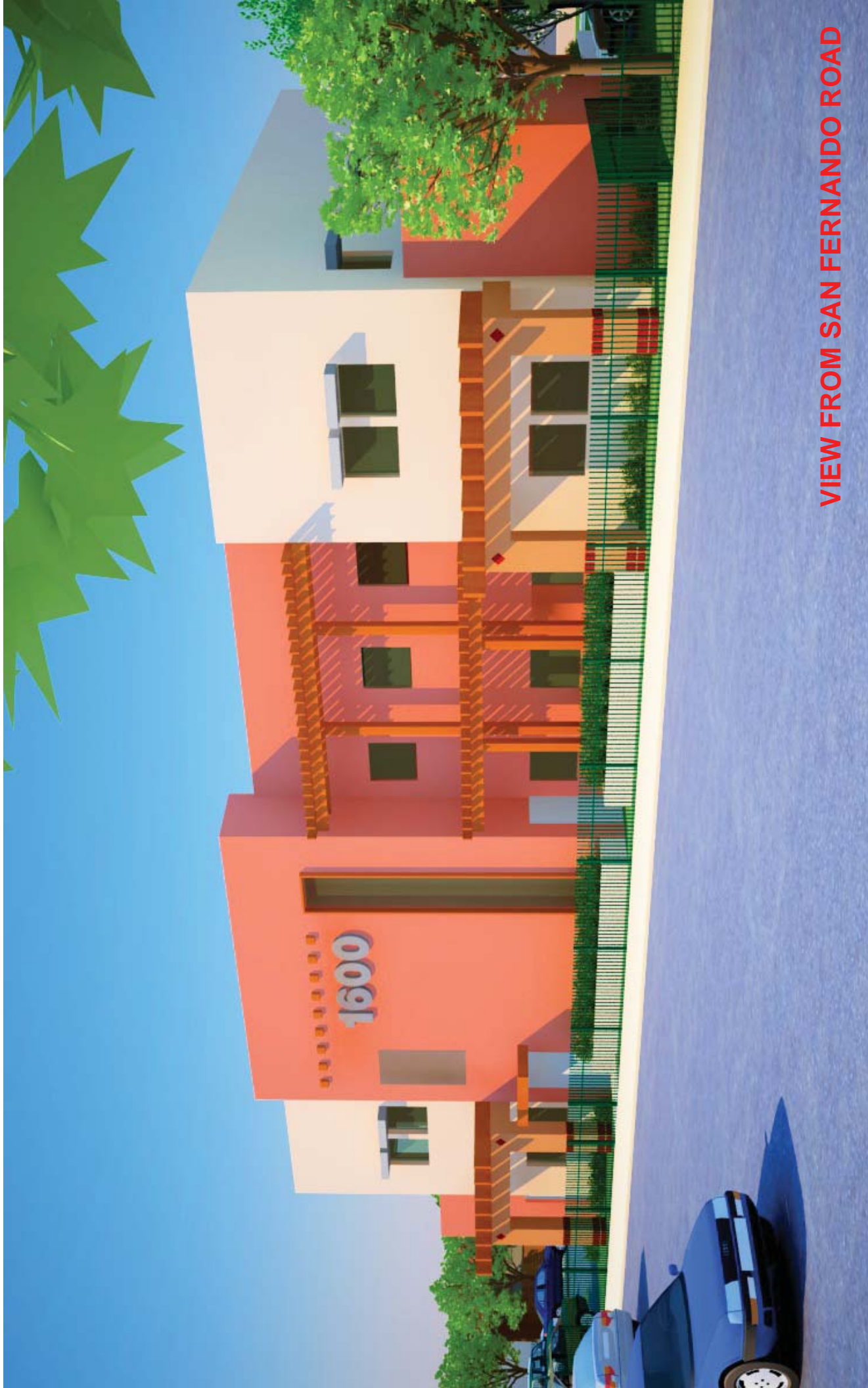
VIEW FROM CELIS ST AND MEYER ST

Page Left Blank to Facilitate
Double-Sided Printing

ATTACHMENT 7:

**New Medical Building
Renderings**

Page Left Blank to Facilitate
Double-Sided Printing



VIEW FROM SAN FERNANDO ROAD

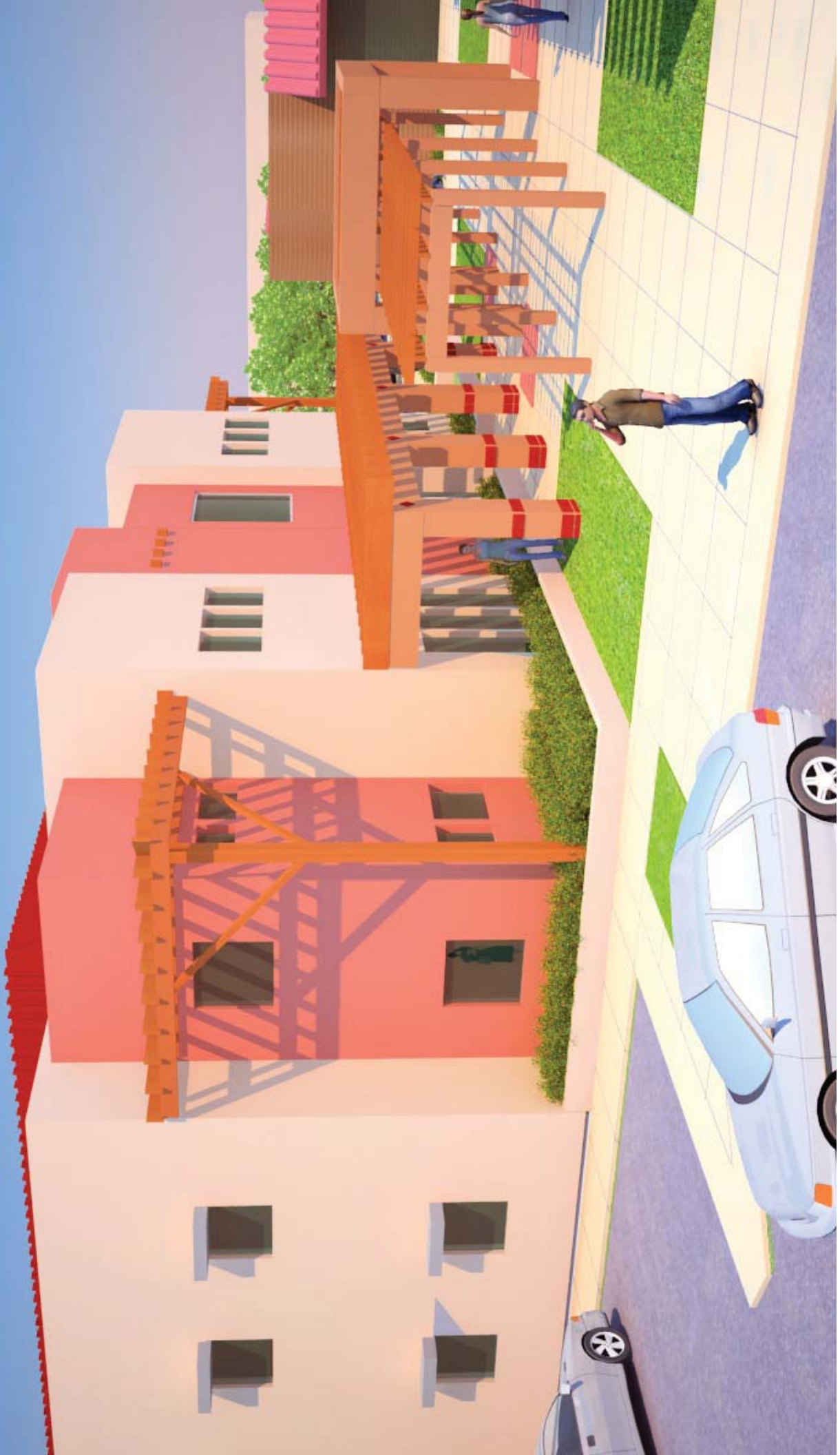
Page Left Blank to Facilitate
Double-Sided Printing



VIEW FROM SAN FERNANDO ROAD

Page Left Blank to Facilitate
Double-Sided Printing

VIEW FROM PARKING LOT



Page Left Blank to Facilitate
Double-Sided Printing



VIEW FROM COURTYARD

Page Left Blank to Facilitate
Double-Sided Printing

ATTACHMENT 8:

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

Page Left Blank to Facilitate
Double-Sided Printing

SITE PLAN REVIEW SUBMITTAL

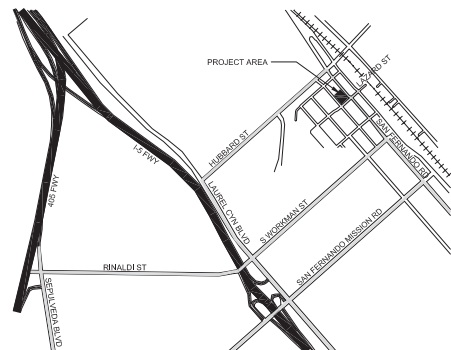


DRAWING INDEX

PARKING SUMMARY : SEE INFORMATION ON A110

RBB ARCHITECTS INC.
10980 WILSHIRE BLVD.
LOS ANGELES, CA. 90024
TEL: (310) 473-3555
FAX: (310) 312-3646
Contact: Ms. Annie Laurie Becket

L1 LANDSCAPE PLAN





RBB ARCHITECTS INC

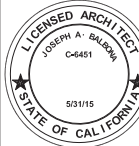
Joseph A. Balbona, AIA
Arthur E. Border, AIA
Deneys Purock, AIA
Sybil Sotero, AIA
Kevin S. Boots, AIA

10980 Wilshire Boulevard
Los Angeles, California
90024-3905

Telephone 310 473 3555
Facsimile 310 312 3646

www.rbbinc.com

ab@rbbinc.com



AGENCY APPROVALS

CONSULTANT

ISSUE RECORD

05/25/2013	REVISED SITE PLAN SUBMITTAL
04/28/2013	SITE PLAN REVIEW
DATE	DESCRIPTION



SAN FERNANDO
HEALTH CENTER

ADULT CENTER OF WELLNESS
1600 SAN FERNANDO ROAD, SAN FERNANDO, CA 91340

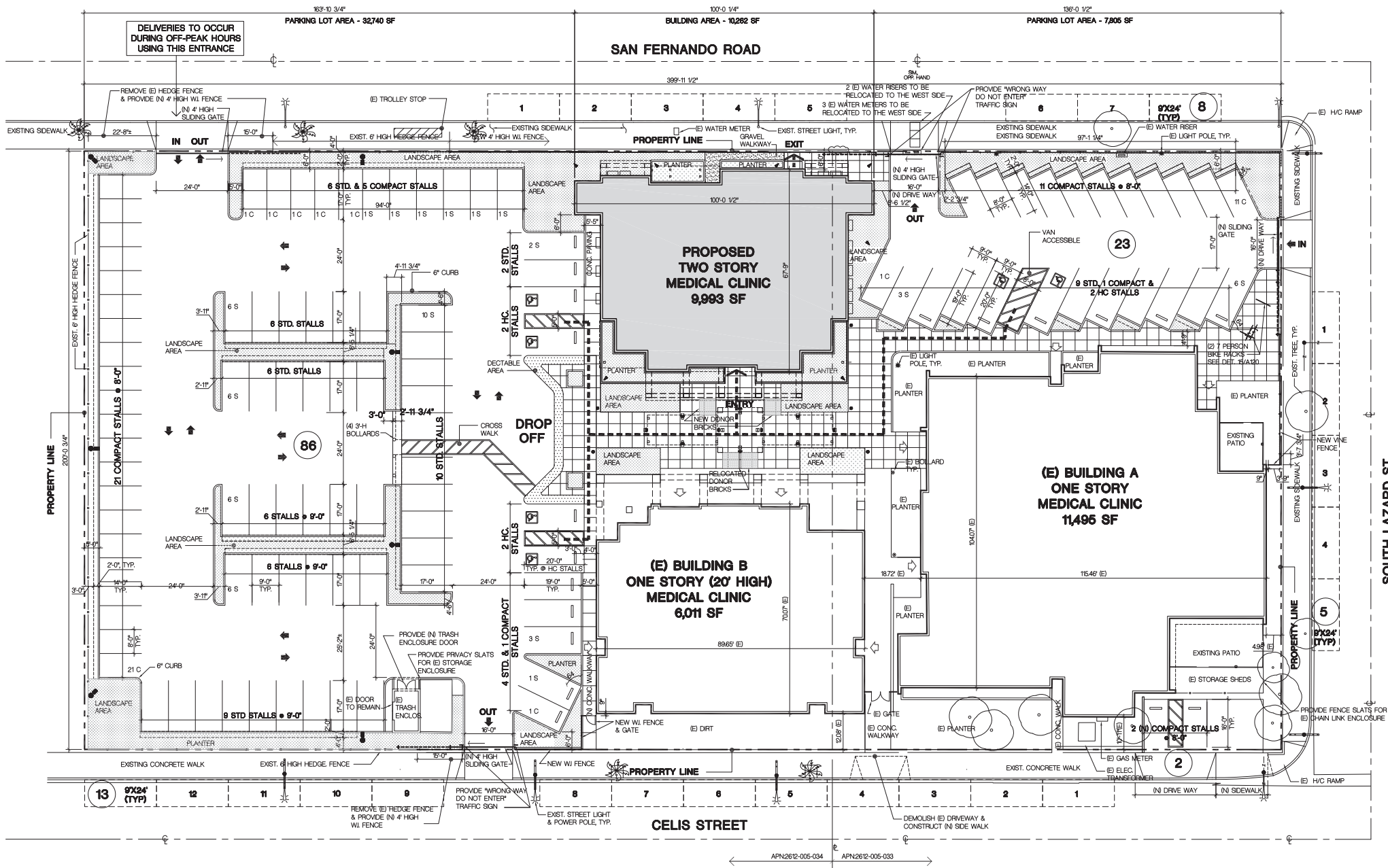
DRAWN PROJECT 1214100

CHECKED DATE

DESCRIPTION SCALE 1/16" = 1'-0"

SITE PLAN

A110



SITE INFORMATION

OVERALL LOT AREA = 80,002 SF.
LANDSCAPE AREA = 12,835 SF.
EXISTING LANDSCAPE AREA = 4,571 SF.
NEW LANDSCAPE AREA = 8,484 SF.

ZONING : SP-4 (TRUMAN-SAN FERNANDO DISTRICT/WORKPLACE COMMERCIAL SUB-DISTRICT)
ASSESSOR'S PARCEL No. : (2612-005-033 & 034)
LEGAL DESCRIPTION : REFER TO LEGAL DESCRIPTION ON A0108

SITE NOTES:

1. SITE DIMENSIONS ARE APPROXIMATELY & NEED TO BE CONFIRMED BY SURVEY.
2. ALL ON SITE PARKING SPACES SHALL BE DOUBLE STRIPED.

PARKING CALCULATION

BUILDING AREA:
EXISTING BUILDING:
BUILDING A AREA = 11,495 GSF
BUILDING B AREA = 6,011 GSF
NEW BUILDING:
GROUND FLOOR AREA = 5,295 GSF
SECOND FLOOR AREA = 4,698 GSF
NEW BUILDING AREA = 9,993 GSF
TOTAL BUILDING AREA = 27,499 GSF

FLOOR AREA - RATIO (FAR)
MAX PERMITTED : 20
PROPOSED (W/EXISTING STRUCTURES) : 0.34

BICYCLE PARKING
REQUIRED (@ 1/10) : 137 - 14
PROPOSED : 14 (2 BIKE RACKS ALONG LAZARD ST.)

PARKING SUMMARY:

PARKING REQUIRED:
REQUIRED PARKING STALLS 27,499/200 = 137
(1 STALL PER 200 SF)
REQUIRED HC ACCESSIBLE STALLS = 6
(1 PER 25 STALLS)
ALLOWABLE COMPACT STALLS = 41
(30% OF TOTAL STALLS)
REQUIRED STANDARD STALLS = 90

PARKING PROVIDED:
HC ACCESSIBLE STALLS = 6
COMPACT STALLS = 41
STANDARD STALLS = 64
OFF STREET = 26
SAN FERNANDO RD. = 6
LAZARD ST. = 5
CELIS ST. = 18
TOTAL PROVIDED = 137

SYMBOL LEGEND

- DENOTES AREAS OF NEW BUILDING CONSTRUCTION
- LANDSCAPE AREAS
- DETECTABLE SURFACE
- ACCESSIBLE PATH OF TRAVEL
- PROPERTY LINE

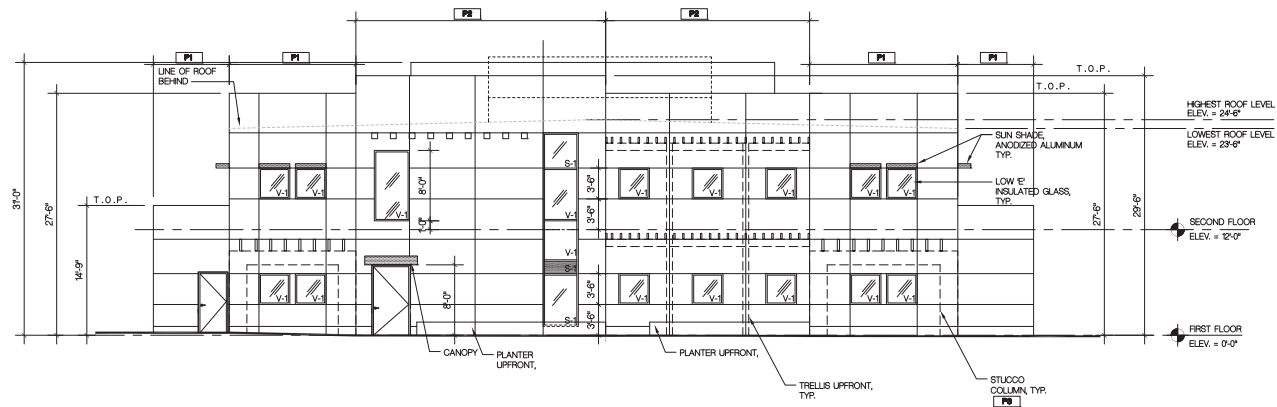
NEW EXTERIOR LIGHT FIXTURES

ALL EXTERIOR LIGHTING TO COMPLY WITH TRUMAN/SAN FERNANDO DISTRICT DEVELOPMENT STANDARDS SECTION 6A.

- PARKING LOT POLE FIXTURE 18' HIGH MAX (FX-10).
- PATHWAY LIGHTING LOUVERED BOLLARD (FX-13)
- LED FLOOD LIGHTING (FX-12)
- HYDREL G2 BLOCK WEDGE (FX-14)

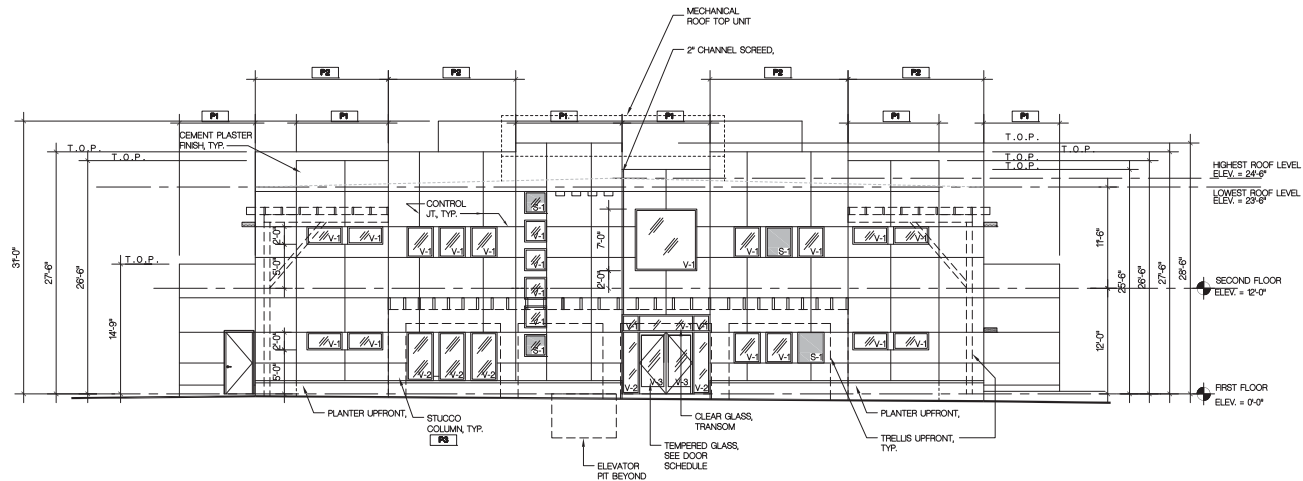
0 4 8 16 32 64
SCALE feet





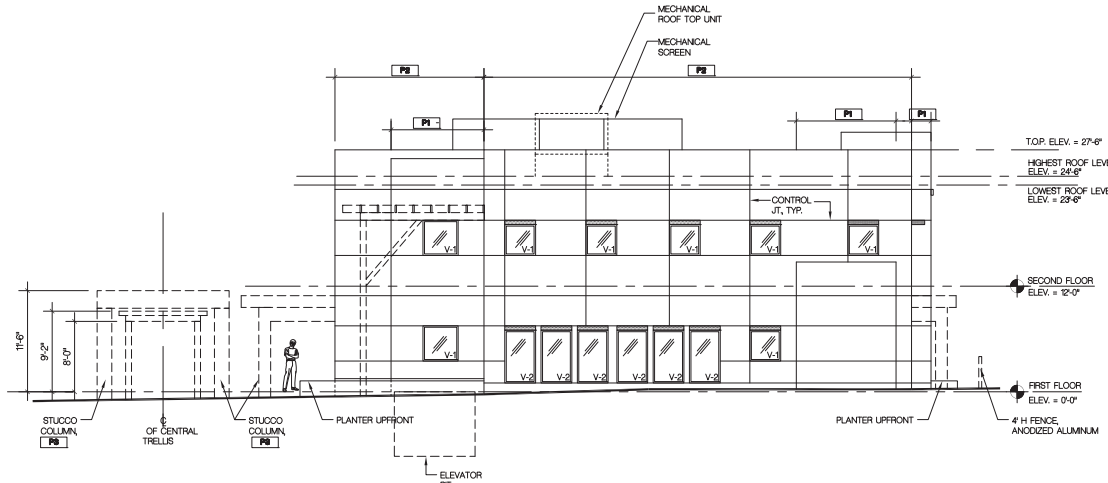
NORTH ELEVATION

1



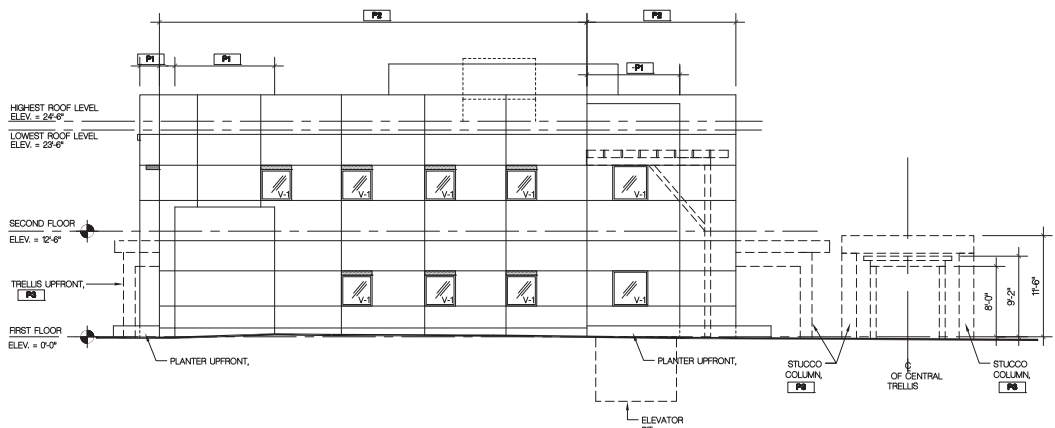
SOUTH ELEVATION

2



EAST ELEVATION

3



WEST ELEVATION

4

LEGEND
REFER TO PROJECT MANUAL FOR GLASS SPECIFICATIONS.

- INSULATED VISION GLASS (V-1)
- INSULATED & TEMPERED VISION GLASS (V-2)
- TEMPERED SINGLE PANE VISION GLASS (V-3)
- INSULATED SPANDREL GLASS (S-1)
- INSULATED & TEMPERED SPANDREL GLASS (S-2)
- EXTERIOR STUCCO FINISH (R)

EXTERIOR PAINT

- P1 DUNN EDWARDS: DE562 CEDAR GROVE LRV 21 (RED COLOR)
- P2 DUNN EDWARDS: DE649 CREAM WASHED LRV 71 (CREAM WHITE COLOR)
- P3 DUNN EDWARDS: DE696 TERRACOTTA SAND LRV 49 (BEIGE COLOR)



RBB ARCHITECTS INC

Joseph A. Balbona, AIA
Arthur E. Border, AIA
Dereya Purohit, AIA
Sybil Sotero, AIA
Kevin S. Boots, AIA

10980 Wilshire Boulevard
Los Angeles, California
90024-3905

Telephone 310 473 3555
Facsimile 310 312 3646

www.rbbinc.com abalbona@rbbinc.com



AGENCY APPROVALS

CONSULTANT

ISSUE RECORD

05/25/2018 REVISED SITE PLAN SUBMITTAL
04/28/2018 SITE PLAN REVIEW
DATE DESCRIPTION



SAN FERNANDO
HEALTH CENTER
ADULT CENTER OF WELLNESS
1600 SAN FERNANDO ROAD, SAN FERNANDO, CA 91340

DRAWN PROJECT 1214100
DATE
CHECKED SCALE 1/8"=1'-0"

DESCRIPTION
EXTERIOR ELEVATIONS

A410



RBB ARCHITECTS INC

Joseph A. Balbons, AIA
Arthur E. Borden, AIA
Doreen Purok, AIA
Sybil Borden, AIA
Kevin S. Borden, AIA

10980 Wilshire Boulevard
Los Angeles, California
90024-3905

Telephone 310 473 3555
Facsimile 310 312 3646

www.rbbinc.com abel@rbbinc.com



Consultant

CARTER, ROMANEK
Landscape Architects, Inc.

1110 Ohio Avenue, Suite 102
Los Angeles, California 90025
(310) 477-3900 fax (310) 477-3977
email: info@crainc.com

CONSULTANT

ISSUE RECORD

DATE	DESCRIPTION
05/25/2010	REVISED SITE PLAN SUBMITTAL
04/28/2010	SITE PLAN REVIEW
DATE	DESCRIPTION

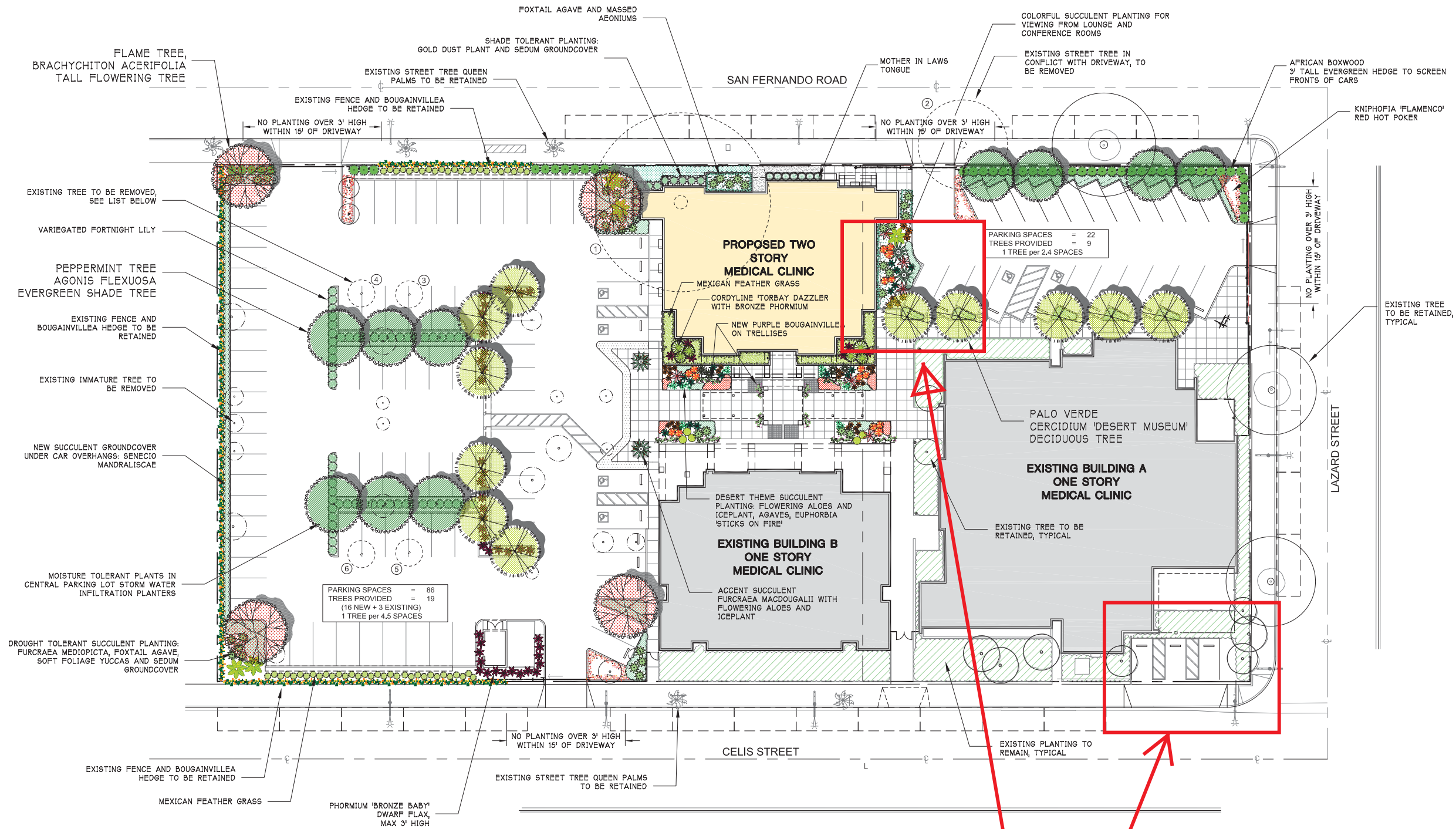


NORTHEAST
VALLEY HEALTH CORP
1800 San Fernando Road, San Fernando, CA 91340

DRAWN PROJECT 1214100
DATE 04/29/2013
CHECKED SCALE 1/16" = 1'-0"

DESCRIPTION
LANDSCAPE PLAN

L1



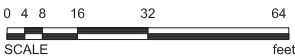
LANDSCAPE PLAN

EXISTING TREES TO BE REMOVED

NO.	BOTANICAL NAME	COMMON NAME	CALIPER DBH	SIZE HEIGHT X SPREAD	DISPOSITION	NOTES
①	EUCALYPTUS spp. (PROBABLY E. CAMALDULENSIS)	RED GUM?	MULTI TRUNK 24", 20", 15", 11", 9", 16"	55' X 70'	TO BE REMOVED - IN CONFLICT WITH CONSTRUCTION	
②	FICUS NITIDA	INDIAN LAUREL FIG	22"	45' X 35'	TO BE REMOVED - IN CONFLICT WITH CONSTRUCTION	STREET TREE
③	CINNAMOMUM CAMPHORA	CAMPHOR TREE	LOW BRANCHING MULTI 2", 2", 2", 2"	15' X 12'	TO BE REMOVED - IN CONFLICT WITH CONSTRUCTION	
④	CINNAMOMUM CAMPHORA	CAMPHOR TREE	LOW BRANCHING MULTI 3-1/2", 4", 2", 2"	22' X 12'	TO BE REMOVED - IN CONFLICT WITH CONSTRUCTION	
⑤	CINNAMOMUM CAMPHORA	CAMPHOR TREE	LOW BRANCHING MULTI 3-1/2", 4", 2", 2"	12' X 12'	TO BE REMOVED - IN CONFLICT WITH CONSTRUCTION	
⑥	CINNAMOMUM CAMPHORA	CAMPHOR TREE	5" (GIRDLED)	18' X 12'	TO BE REMOVED - IN CONFLICT WITH CONSTRUCTION	

EXISTING TREE LEGEND

○	EXISTING TREE TO BE PRESERVED AND PROTECTED
①	EXISTING MATURE OR SEMI-MATURE TREE TO BE REMOVED, IN CONFLICT WITH CONSTRUCTION (5" DBH AND UP)
①	• TREE NUMBER, SEE TABLE AT LEFT
○	EXISTING IMMATURE TREE TO BE REMOVED, IN CONFLICT WITH CONSTRUCTION (UNDER 5" DBH)



Landscape Plan to be amended to match site layout on Sheet A110