



**CITY OF SAN FERNANDO  
COUNCIL CHAMBERS**

**PLANNING AND PRESERVATION COMMISSION AGENDA**

**July 3, 2012  
Regular Meeting**

**1. CALL TO ORDER**

7:00 P.M.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

Chairperson Julie Cuellar, Vice-chair Mario Rodriguez, Commissioners, Alvin F. Durham and Jose Ruelas

**4. APPROVAL OF AGENDA**

July 3, 2012

**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 minutes for June 5, 2012 meeting (to be provided under separate cover).

**7. NEW BUSINESS**

**A: Subject: Mitigated Negative Declaration and Initial Study, Conditional Use Permit 2012-01 and 2012-02, Variance 2012-01, and Site Plan Review 2011-06**

**Location: "Santa Rosa Improvement Project"  
668 South Workman Street and 1304 Hollister Street, San Fernando, CA 91340  
(Los Angeles County Assessors' Parcel Numbers: 2521-037-001 and 002 and 2521-012-025)**

**Applicant: Cuningham Group Architecture (c/o: Santa Rosa Catholic Church), 4056 Del Rey Avenue, Marina Del Rey, CA 90292**

**Proposal: The proposed project consists of the demolition of an existing 6,875-square-foot assembly hall and the construction of a new**

**7,856-square foot assembly hall and pre-kindergarten building at 668 South Workman Street. The project would also utilize a satellite facility located at 1304 Hollister Street as a temporary pre-kindergarten/daycare facility while the construction of the proposed assembly hall and pre-kindergarten is completed at 668 South Workman Street. The primary project site at 668 South Workman Street is located along the 600 block of South Workman Street and is bound by South Workman Street to the northwest, Kalisher Street to the southeast, Griffith Street to the northeast, and Mott Street to the southwest. Additionally, the satellite facility at 1304 Hollister Street is located along the 1300 block of Hollister Street, between South Workman Street and Kalisher Street**

**Recommendation:** Staff recommends that the Planning and Preservation Commission:

**1) Adopt a Mitigated Negative Declaration for the proposed Santa Rosa Improvements Project at 668 South Workman Street and 1304 Hollister Street pursuant to Planning and Preservation Commission Resolution 2012-05 and the conditions of approval attached as Exhibit “A”: Initial Study and Mitigated Negative Declaration (Attachment 1);**

**2) Approve Conditional Use Permit 2012-01, Variance 2012-01, and site Plan Review 2011-06, pursuant to Planning and Preservation Commission Resolution 2012-06 and the conditions of approval attached as Exhibit “A” to the resolution (Attachment 2), and;**

**3) Approve Conditional Use Permit 2012- 02, pursuant to Planning and Preservation Commission Resolution 2012-07 and the conditions of approval attaches as Exhibit “A” to the resolution (Attachment 3).**

**B:     Subject:                   Conditional Use Permit 2012-03 and Site Plan Review 2012-02**

**Location:                   803 Truman Street, San Fernando, CA 91340  
(Los Angeles County Assessor’s Parcel Number 2522-016-001)**

**Applicant:                   Progetti, Inc., 1505 S. La Cienega Blvd., Los Angeles, CA 90035**

**Proposal:                   The proposed project is to construct a new 8,760-square foot commercial building for medical, dental, office, and retail uses. The project would provide 37 parking spaces on-site for the commercial development and will include additional on-site and**

**off-site improvements. As part of the project, the applicant is requesting approval of a Conditional Use Permit to establish medical, dental, office, and retail uses at the site pursuant to Section 2.8 (A and C) of the development standards for the Auto Commercial Sub-District. The subject property is a 24,680-square-foot vacant lot located along the 700/800 block of Truman Street, between north Brand Boulevard and Wolfskill Street, within Auto-Commercial Sub-District of the SP-4 (Corridors Special Plan) zone.**

**Recommendation: Staff recommends that the Planning and Preservation Commission determine that medical, dental, and retail uses less than 7,500 square feet are similar and compatible to uses conditionally permitted in the Auto-Commercial Sub-district of the SP-4 (Corridors specific Plan) zone, and approve Conditional Use Permit 2012-03 and Site Plan Review 2012-02, pursuant to Planning and Preservation Commission Resolution 2012-08 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 7, 2012

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

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

Posted: 06/29/12  
Michelle De Santiago

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**MEETING DATE:** July 3, 2012

**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 adopt a Mitigated Negative Declaration for the proposed Santa Rosa Improvements project at 668 South Workman and 1304 Hollister Street, pursuant to Planning and Preservation Commission Resolution 2012-05 (Attachment 1).”

(b) **To Deny:**

“I move to deny Mitigated Negative Declaration for the proposed Santa Rosa Improvements project, based on the following findings of fact...” (Roll Call Vote)

(c) **To Continue:**

“I move to continue consideration of the Mitigated Negative Declaration to a specific date...” (Roll Call Vote)

**PUBLIC HEARING:**

To Approve ( )

To Deny ( )

To Continue ( )

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

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

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

**Item 7A.1:  
Mitigated Negative Declaration**

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**MEETING DATE:** July 3, 2012

**PUBLIC HEARING:**

1. CHAIRPERSON TO OPEN THE ITEM AND REQUEST STAFF REPORT
2. STAFF PRESENTS REPORT
3. COMMISSION QUESTIONS ON STAFF REPORT
4. OPEN FOR PUBLIC HEARING
5. CLOSE PUBLIC HEARING
6. PLANNING AND PRESERVATION COMMISSION DISCUSSION
7. RECOMMENDED ACTION:
  - (a) **To Approve:**  
“I move to approve Conditional Use Permit 2012-01, Variance 2012-01, and Site Plan Review 2011-06, pursuant to Planning and Preservation Commission Resolution 2012-06 and the conditions of approval attached as Exhibit “A”
  - (b) **To Deny:**  
“I move to deny Conditional Use Permits 2012-01, Variance 2012-01, and Site Plan Review 2011-06, based on the following findings of fact...” (Roll Call Vote)
  - (c) **To Continue:**  
“I move to continue consideration of Conditional Use Permit 2012-01 and Conditional Use Permit 2012-01, Variance 2012-01, and Site Plan Review 2011-06, to a specific date...” (Roll Call Vote)

**PUBLIC HEARING:**

To Approve ( )

To Deny ( )

To Continue ( )

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

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

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

**Item 7A.2:**  
**CUP 2012-01, VAR 2012-01, and SPR 2011-06**

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**MEETING DATE:** July 3, 2012

**PUBLIC HEARING:**

1. CHAIRPERSON TO OPEN THE ITEM AND REQUEST STAFF REPORT
2. STAFF PRESENTS REPORT
3. COMMISSION QUESTIONS ON STAFF REPORT
4. OPEN FOR PUBLIC HEARING
5. CLOSE PUBLIC HEARING
6. PLANNING AND PRESERVATION COMMISSION DISCUSSION
7. RECOMMENDED ACTION:
  - (a) **To Approve:**  
“I move to approve Conditional Use Permit 2012-02, pursuant to Planning and Preservation Commission Resolution 2012-07 and the conditions of approval attached as Exhibit “A”
  - (b) **To Deny:**  
“I move to deny Conditional Use Permits 2012-02, based on the following findings of fact...”  
(Roll Call Vote)
  - (c) **To Continue:**  
“I move to continue consideration of Conditional Use Permit 2012-02, to a specific date...” (Roll Call Vote)

**PUBLIC HEARING:**

To Approve ( )

To Deny ( )

To Continue ( )

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

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

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

**Item 7A.3:  
CUP 2012-02**

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## PLANNING AND PRESERVATION COMMISSION STAFF REPORT

DATE: July 3, 2012

TO: SAN FERNANDO PLANNING AND PRESERVATION COMMISSION

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

SUBJECT: **Mitigated Negative Declaration and Initial Study, Conditional Use Permit 2012-01 and 2012-02, Variance 2012-01, and Site Plan Review 2011-06**

“Santa Rosa Improvement Project”

668 South Workman Street and 1304 Hollister Street, San Fernando, CA 91340  
(Los Angeles County Assessors’ Parcel Numbers: 2521-037-001 and 002 and 2521-012-025)

PROPOSAL: The proposed project consists of the demolition of an existing 6,875-square-foot assembly hall and the construction of a new 7,856-square foot assembly hall and pre-kindergarten building at 668 South Workman Street. The project would also utilize a satellite facility located at 1304 Hollister Street as a temporary pre-kindergarten/daycare facility while the construction of the proposed assembly hall and pre-kindergarten is completed at 668 South Workman Street. The primary project site at 668 South Workman Street is located along the 600 block of South Workman Street and is bound by South Workman Street to the northwest, Kalisher Street to the southeast, Griffith Street to the northeast, and Mott Street to the southwest. Additionally, the satellite facility at 1304 Hollister Street is located along the 1300 block of Hollister Street, between South Workman Street and Kalisher Street.

APPLICANT: Cuningham Group Architecture (c/o: Santa Rosa Catholic Church), 4056 Del Rey Avenue, Marina Del Rey, CA 90292

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### RECOMMENDATION:

Staff recommends that Planning and Preservation Commission:

- a. Adopt a Mitigated Negative Declaration for the proposed Santa Rosa Improvement Project at 668 South Workman Street and 1304 Hollister Street pursuant to Planning and Preservation Commission Resolution No. 2012-05 and Exhibit “A”: Initial Study and Mitigated Negative Declaration (Attachment 1);
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- b. Approve Conditional Use Permit 2012-01, Variance 2012-01, and Site Plan Review 2011-06, pursuant to Planning and Preservation Commission Resolution 2012-06 and the conditions of approval attached as Exhibit “A” to the resolution (Attachment 2), and;
  - c. Approve Conditional Use Permit 2012-02, pursuant to Planning and Preservation Commission Resolution 2012-07 and the conditions of approval attached as Exhibit “A” to the resolution (Attachment 3).

## **PROJECT OVERVIEW:**

On August 11, 2011, the applicant submitted a site plan review application to construct a 2,025-square-foot addition to an existing 6,875-square-foot assembly hall at 668 South Workman Street (legally referred to as 666 South Workman Street) and provide various on-site and off-site improvements. The proposed addition would accommodate new classroom facilities to expand the school use at Santa Rosa Parish and School by adding pre-kindergarten and daycare services. Currently, Santa Rosa School operates kindergarten through eighth grade classes at the project site.

On September 8, 2011, planning staff provided a comment letter to the applicant regarding the proposed project, including clarifications and discussion on the required parking, parking lot design, building design and layout, and the required entitlement process for the proposed project. Staff also clarified the required environmental review process for the project and discussed the need for a traffic study to evaluate existing and future traffic conditions for potential impacts. Subsequent to this comment letter, staff continued to work with the applicant to further refine the project.

On December 26, 2011, the applicant submitted a revised proposal for the project. The revised project modified the initial proposal that called for the construction of an addition to the existing assembly hall to add pre-kindergarten services. The revised proposal would involve the demolition of the existing 6,875-square-foot assembly hall to allow for the construction of a new 7,856-square-foot assembly hall and pre-kindergarten/daycare building along the portion of the property facing Mott Street. The existing covered eating area along Mott Street and the outdoor stage along Kalisher Street also would be demolished to facilitate the redesign of the existing parking lot and playground area and additional on-site and off-site improvements.

As an interim measure, the project would also include the use of a satellite facility located 1304 Hollister Street as a temporary pre-kindergarten/daycare facility while the construction of the proposed assembly hall and pre-kindergarten/daycare building is completed at 668 South Workman Street. Upon completion of the new building, the pre-kindergarten/daycare use would be relocated to 668 South Workman Street.

The project would provide 148 on-site parking spaces in tandem and non-tandem configuration at 668 South Workman Street, the site of Santa Rosa Church and School. Twenty parking spaces would be provided at the satellite location at 1304 Hollister Street during the operation of the pre-kindergarten/daycare facility at the location. Upon relocation of the pre-kindergarten/daycare

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July 3, 2012

Mitigated Negative Declaration and Initial Study, SPR 2011-06, CUP 2012-01 and 02, and VAR 2012-01  
668 S. Workman Street and 1304 Hollister Street

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use from 1304 Hollister Street to 668 South Workman Street, the satellite facility would be further improved to provide 26 parking spaces at the site.

On January 17, 2012, staff provided a new comment letter that required clarifications on the revised proposal regarding the design of the new building, parking lot and playground area, fencing, and the anticipated schedule of activities at the project site for the church and school. Also, because the new building would be built across the two existing parcels that make up 668 South Workman Street (APN's: 2521-037-001 and 002), staff clarified that the project would require a lot merger to consolidate the two parcels into one to mitigate the issue. Subsequent to these comments, staff continued to work with the applicant to further refine the new project proposal.

In March 2012, a traffic study was prepared by Crown City Engineers, the traffic consultant for the project, to assess current and future conditions associated with the project. The traffic study was conducted on key intersections in the vicinity of the project. The intersections evaluated include: 1) South Workman Street and San Fernando Road; 2) South Workman Street and Hollister Street; 3) Rinaldi Street and Laurel Canyon Boulevard (in the City of Los Angeles); and, 4) San Fernando Mission Boulevard and Mott Street. The study was conducted while schools in the city were in session so that an accurate assessment of existing and potential traffic impacts could be obtained.

Based on the results of the traffic impact analysis, the proposed Santa Rosa Improvement Project is not expected to significantly impact key intersections or the surrounding roadways in the vicinity. Although the intersection of Rinaldi Street and Laurel Canyon Boulevard in the City of Los Angeles would continue to experience some deficiency during the morning peak hours due to cumulative impacts of existing traffic and future traffic growth, the project's traffic impact at this intersection would be less than significant. All other key intersections analyzed with and without project traffic would continue to perform at an acceptable level of service (i.e., Level of Service D or better). A copy of the traffic study is provided as Attachment 6 to this report.

In April 2012, preparation of an "Initial Study" pursuant to the California Environmental Quality Act (CEQA) began to determine whether the project would have any potential adverse impact on the environment. On the results of the Initial Study, it was determined that the project would have potential impact in the vicinity of the project that could be reduced to levels that are less than significant with the proper implementation of mitigation measures. Subsequent to the findings in the Initial Study, a draft "Mitigated Negative Declaration" (MND) was prepared to further analyze the project and incorporate appropriate mitigation measures to impacts identified in the study. The Initial Study and draft MND are provided as Attachment 1 to this report.

On May 15, 2012, the applicant held an informational community workshop to discuss the proposed Santa Rosa Improvement Project and address any questions and concerns by the community. The workshop was held at 7:00 p.m. in the Santa Rosa Church assembly hall. Prior to the workshop, the applicant mailed out workshop flyers to all properties within 500 feet of 668 South Workman Street and 1304 Hollister Street. At the workshop, the applicant and church staff provided an overview of the project to residents and interested community members. City

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planning staff was also present and provided further information on the proposed project and explained the environmental and discretionary review process with those in attendance. A copy of the information community workshop flyer is provided as Attachment 7 to this report.

On May 25, 2012, a Notice of Intent to Adopt a Mitigated Negative Declaration (MND) was filed with the Los Angeles County Clerk's office and published in the Los Angeles Daily News pursuant to the city's local CEQA Guidelines. The notice was also mailed out to property owners whose property abut or are within one block of the Project site. The required 20-day public comment period for the draft Initial Study and MND began on May 25, 2012 and concluded on June 13, 2012. To date, staff has not received any public comments regarding the project or the draft Initial Study and MND. Any comments that are received prior to the scheduled public hearing on the project will be transmitted to the Planning and Preservation Commission.

On June 5, 2012, the project was introduced to the Planning and Preservation Commission at their regularly scheduled meeting. Pursuant to CEQA, the purpose of this meeting was to allow for public comment on the project during the required 20-day public review and comment period of the draft Initial Study and MND. During the meeting, the commission and members of the public in attendance provided their input regarding the project. No motions for approval or denial of the project were made as part of this meeting, as the intended purpose of the meeting was to receive public comments.

On June 21, 2012, a Notice of Public Hearing was published in the *San Fernando Valley Sun* newspaper and mailed out to properties within 500 feet of each of the project sites at 668 South Workman Street and 1304 Hollister Street.

## **BACKGROUND:**

1. **General Plan Land Use and Zoning Designation:** The two sites that comprise the Santa Rosa Improvement Project at 668 South Workman Street and 1304 Hollister Street are located within the city's R-2 (Multiple Family Dwelling) zone and maintain a MDR (Medium Density Residential) general plan land use designation.
  2. **Site Location and Description:** The primary project site at 668 South Workman Street is a 100,000-square-foot (2.29-acre) property comprised of two parcels (APN's: 2521-037-001 and 002), bound by South Workman Street to the northwest, Kalisher Street to the southeast, Griffith Street to the northeast, and Mott Street to the southwest. Additionally, the satellite facility at 1304 Hollister Street is a 25,000-square-foot (0.57-acre) site located between South Workman Street and Kalisher Street. Both properties making up the project site are bounded by similarly zoned residential land uses within R-2 zone.
  3. **Environmental Review:** This project has been reviewed for compliance with CEQA. In accordance with the provisions of the CEQA Guidelines, the City of San Fernando as the "Lead Agency" has determined that the proposed Santa Rosa Improvement Project will not have a significant adverse impact on the environment with the implementation of specific mitigation measures. Therefore, staff is recommending that the Planning and Preservation
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Commission adopt a Negative Declaration with mitigation measures incorporated (“Mitigated Negative Declaration”) for the project. If the Planning and Preservation Commission concurs with staff’s recommendation and adopts the Initial Study and Mitigated Negative Declaration, no further environmental assessment is necessary.

**4. Entitlement History:** Over the years that Santa Rosa Church and School has been in operation at 668 South Workman Street and 1304 Hollister Street, the site has been approved for various entitlements for improvements and expansions that have occurred to date. Summarized below are pertinent entitlements that have been approved by the city that planning staff reviewed and assessed as part of the proposed project.

- a. Planning Commission Resolution No. 35: A resolution of the Planning Commission approving a variance to allow for the construction of an eight-foot tall fence around the perimeter of 668 South Workman Street on May 28, 1948.
- b. Planning Commission Resolution No. 736: A resolution approving Special Use Permit 1983-01 to allow for a 527-square-foot expansion of the church building at 668 South Workman Street on April 28, 1983.
- c. Planning Commission Resolution No. 1075: A resolution approving Conditional Use Permit 1992-09 to allow for a 2,950-square-foot expansion of the church building at 668 South Workman Street on January 5, 1993.
- d. Planning Commission Resolution No. 1076: A resolution approving Variance 1992-06 to allow for a parking variance for the expansion of Santa Rosa Church on January 5, 1993.

Additional discussion regarding the aforementioned entitlements is included in the analysis for the project in the following section.

## **ANALYSIS:**

**1. General Plan Land Use and Zoning Consistency.** The proposed Santa Rosa Improvement Project would include the demolition of an existing 6,875-square-foot assembly hall and the construction of a new 7,856-square foot assembly hall and pre-kindergarten building at 668 South Workman Street. The project would also utilize a satellite facility located at 1304 Hollister Street as a temporary pre-kindergarten/daycare facility while the construction of the proposed assembly hall and pre-kindergarten is completed at 668 South Workman Street. The proposed project 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 I-IV, Pg. IV-6)*
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The proposed new building at 668 South Workman Street will be built at a scale that is compatible with the mix of single-family and multi-family residences that make up the neighborhood. Additionally, the design of the building would incorporate architectural design elements that are similar to the existing church and school buildings at the site. The new assembly hall/pre-kindergarten building would include mission-style architectural details with varied roof elevations, clay barrel tile roofing materials, and smooth stucco exterior walls. The proposed design helps to retain the small town character of San Fernando and maintaining an identity that is distinct from surrounding communities by providing a project that would not disrupt or change the residential character of the surrounding neighborhoods.

Pursuant to City Code Sections 106-353(4) and 106-388(1), schools are permitted in residentially zoned properties subject to review and approval by the Planning and Preservation Commission of a conditional use permit. In addition, it is staff's assessment that the proposed building design and site improvements are consistent with the development standards and design guidelines for similarly zoned property within the R-2 (Multiple Family Dwelling) zone. These standards and design guidelines seek to promote compatible building and site design that improves the visual quality of the surrounding residential area through aesthetically pleasing site planning, building design, and landscape architecture. The project also includes the proposed expansion of the school by adding the new pre-kindergarten and daycare services, at 668 South Workman Street and 1304 Hollister Street, is consistent with the types of conditionally permitted uses allowed in the R-2 zone.

2. **Proposed Uses.** As part of the Santa Rosa Improvement Project, the existing 6,875-square-foot assembly hall would be demolished to allow for the construction of a new 7,856-square-foot building located closer to the existing church and office facilities. The new building would replace the existing assembly hall and include additional classroom space for the proposed pre-kindergarten and daycare use at the site. Additionally, the proposal includes an interim use of the satellite facility located at 1304 Hollister Street as a temporary pre-kindergarten and daycare facility while the construction of the proposed assembly hall and pre-kindergarten and daycare building is completed at 668 South Workman Street. Upon completion of the new assembly hall/classroom building, the pre-kindergarten/daycare use would be relocated to 668 South Workman Street.

The primary project site at 668 South Workman Street and the satellite facility at 1304 Hollister Street are located within the R-2 (Multiple-Family Residential) zone. School uses, including pre-kindergarten and daycare uses are conditionally permitted uses in the R-2 zone. Pursuant to City Code Sections 106-353(4) and 106-388(1), Santa Rosa School currently operates kindergarten through eighth grade classes at 668 South Workman Street and has done so since the school began operation in 1955. At the time the school began operation, schools and churches were permitted administratively or "by right" within residentially zoned properties as part of Sections 7(A)(2 and 3) of Ordinance No. 423. (Comprehensive Zoning Ordinance of the City of San Fernando; adopted April 21, 1945.)

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A subsequent amendment of the city's zoning code as part of Ordinance No. 1270 on September 30, 1985, eliminated the prior administrative approval process and now required new churches and school uses within residentially zoned property to obtain Planning Commission approval as part of a Conditional Use Permit. These requirements were established as part of former City Code Section 30.052(01 and 03). Current city code requirements as part of City Code Sections 106-353(4) and 106-388(1) maintain the same conditional use permit review and approval process of these uses on residentially zoned properties.

Based on the analysis above, the existing school facilities maintains a legal non-conforming status as a use that was legally established before city requirements requiring a conditional use permit became effective. However, the expansion of the school facilities at 668 South Workman Street would, require a conditional use permit because current city code requirements are applicable to all new church and school developments and improvements. Additionally, the satellite facility located at 1304 Hollister Street would also required a conditional use permit for the operation of the interim pre-kindergarten and daycare use. Upon completion of the new building, the pre-kindergarten and daycare use will be relocated to 668 South Workman Street and the building at 1304 Hollister Street will return to its current use as administrative offices. Also, the existing bungalow used the Los Angeles Unified School District (LAUSD) for adult education would continue to remain in use. This bungalow is primarily operated in the evening hours when the proposed pre-kindergarten and daycare uses are not in session. Additional discussion regarding the conditional use permit process, as well as the required findings of fact, is provided in section 6 of this report.

3. **Property Development Standards.** The proposed project would comply with all applicable development standards for residentially zoned property pursuant to City Code Section 106-967. Discussion on the specific development standards applicable to this project is provided below.
    - A. **Building Height:** Pursuant to City Code Section 106-967(5), the maximum height permitted for buildings in the R-2 zone is 35 feet. The new proposed assembly hall and pre-kindergarten and daycare building is designed with a gable roof with a maximum height of approximately 28 feet. Therefore, the building would comply with applicable building height requirement.
    - B. **Lot Coverage:** Pursuant to City Code Section 106-967(6)(b), the maximum lot coverage allowed in the R-2 zone 40 percent. The primary project site at 668 South Workman Street is a 100,000-square-foot lot comprised of two parcels of land. As part of the project, a lot merger of these two parcels (APN's: 2521-037-001 and 002) would be required in order to consolidate these parcels into one legal lot of record. In addition to the proposed new assembly hall and pre-kindergarten/daycare building, the site is improved with an existing kindergarten through eighth grade school, a church, a rectory, and offices that service the church and school facilities. A breakdown of these building's square footage and percentage of lot coverage area is provided below.
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<u>Facility/Building</u>	<u>Building Size</u>	<u>Lot Coverage</u>
Church (Existing)	11,434 Sq.Ft.	11.43%
School (Existing)	8,575 Sq.Ft.	8.57%
Offices and Rectory (Existing)	2,700 Sq.Ft.	2.70%
<u>Assembly Hall and Pre-K (New)</u>	<u>7,856 Sq.Ft.</u>	<u>7.86%</u>
<b>Total:</b>	<b>30,565 Sq.Ft.</b>	<b>30.56%</b>

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As noted above, the lot coverage for the site for all existing and proposed buildings would be approximately 30.56 percent. This calculation does not reflect the existing assembly hall, outdoor covered eating area, and performance stage that will be demolished as part of the project. Therefore, the proposed project would comply with lot coverage requirements.

- C. Setbacks. Pursuant to City Code Section 106-967(11), the setbacks applicable to through-lot properties within the R-2 zone consist of two 20-foot front setbacks and two five-foot side yard setbacks. The new assembly hall and pre-kindergarten/daycare building would be built toward the center of the property and would not impact the two 20-foot front yard setbacks. Along the property's side setbacks, the proposed new building would maintain an approximate 79-foot side setback along Griffith Street and a five-foot setback along Mott Street. As such, the project would comply with the applicable setback requirements.
- D. Trash Areas. A designated trash area shall be provided on-site within a trash enclosure. As part of the project, a new trash enclosure would be built along the driveway abutting Mott Street to allow for ease of access to refuse pick-up vehicles. The trash enclosure shall have a design treatment that is similar and compatible to the architecture of the existing buildings on-site and shall include decorative non-view obscuring access gates. The final design of the trash enclosure shall be reviewed by planning staff prior to its construction.
- E. Walls and Fences. As part of the proposed on-site improvements for the project, the existing deteriorated wrought-iron fence would be replaced with a new six-foot high decorative wrought fence that will be built around the perimeter of the property facing Mott Street and Kalisher Street. The fence would be built within a landscape planter and will be setback five-feet from the property line. Because the property is a through lot, having street frontages along South Workman Street and Kalisher Street, fence requirements pursuant to City Code Section 106-970 limit the height of any fence to three feet (36 inches). In review of all entitlements issued to the property to date, staff determined that the replacement of the existing fence would be permitted pursuant to Planning Commission Resolution No. 35, which previously approved a variance for the construction of an eight-foot fence on May 28, 1948. As such, the proposed fence height is permitted based on the current variance entitlement that runs in perpetuity with the land.
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- 4. Parking Requirements.** As discussed in section 2 of this report, the proposed 7,856-square-foot building would accommodate the new assembly hall and the proposed pre-kindergarten and daycare use. Additionally, an existing building located at 1304 Hollister Street would be used as an interim pre-kindergarten and daycare facility during the construction of the new building at 668 South Workman Street. Upon completion the new building, pre-kindergarten and daycare services would be relocated from 1304 Hollister Street to 668 South Workman Street. The ancillary facility at 1304 Hollister Street will continue to be used as satellite offices for Santa Rosa Parish after the interim occupancy by the pre-kindergarten and daycare use.

The city's parking requirements (City Code Section 106-822) dictate the amount of on-site parking required for each use. The city parking requirements for each existing and proposed use are provided below.

<u>Existing/Proposed Use</u>	<u>Parking Requirement</u>
Church	One (1) space per every seven (7) linear feet of bench
Church Assembly	One (1) space per every 35 square feet of floor area
General Assesmbly (Hall)	One (1) space per every 21 square feet of floor area
Schools	Two (2) spaces per classroom
Office	One (1) space per every 300 square feet of floor area
Rectory	One (1) space per every two (2) rooms of a residence

Additionally, a breakdown of the total required parking for the project at 668 South Workman Street and 1304 Hollister Street is provided below.

<b><u>668 South Workman Street</u></b>			<u>Parking</u>	
<u>Existing/Proposed Use</u>	<u>Floor Area</u>	<u>Fixed Seating</u>	<u>Required</u>	<u>Provided</u>
1) <i>Church Building (Existing)</i>				
a) Church Area	---	877 Linear Feet of Bench Seating	125	
b) Misc. Assembly Area	705.0 Sq.Ft.		20	
2) <i>Assembly Hall/Pre-Kindergarten Building (Proposed)</i>				
a) Assembly Area	3,209.0 Sq.Ft.	---	152	
b) Two Classrooms	---	---	4	
c) Offices	571.0 Sq.Ft.	---	2	
3) <i>Rectory/Office Building (Existing)</i>				
a) Rectory with 6 bedrooms	---	---	3	
b) Offices	1,834.0 Sq.Ft.	---	6	
4) <i>School (Existing)</i>				
a) Eight Classrooms	---	---	16	
b) Offices	891.0 Sq.Ft.	---	3	
<b>Total Required:</b>			<b>331</b>	
<b>Total Provided at 668 S. Workman:</b>				<b>148</b>

<b>1304 Hollister Street</b>			<u>Parking</u>	
<u>During Interim Pre-K/Daycare Use</u>	<u>Floor Area</u>	<u>Fixed Seating</u>	<u>Required</u>	<u>Provided</u>
1) <i>Office and School Building</i>				↓
a) Office Area	2,705.0 Sq.Ft.	---	9	
b) One Classroom	---	---	2	
2) <i>LAUSD Adult Education Bungalow</i>				
b) Instruction Area	1,979.0 Sq.Ft.	---	7	
<b>Total Required:</b>			<b>18</b>	
<b>Total Provided at 1304 Hollister:</b>				<b>20</b>

<u>During Office Use of the Site</u>	<u>Floor Area</u>	<u>Fixed Seating</u>	<u>Required</u>	<u>Provided</u>
1) <i>Office Building</i>				↓
a) Office Area	3,764.0 Sq.Ft.	---	13	
2) <i>LAUSD Adult Education Bungalow</i>				
b) Instruction Area	1,979.0 Sq.Ft.	---	7	
<b>Total Required:</b>			<b>20</b>	
<b>Total Provided at 1304 Hollister:</b>				<b>26</b>

As noted above, the required parking for all existing and proposed development at 668 South Workman Street would result in a total of 331 parking spaces that would need to be provided on-site. As proposed, the existing parking lot would be restriped and improved with 148 parking spaces, in a tandem and non-tandem configuration, through the demolition of the existing assembly hall, outdoor eating area, and performance stage. Currently, the site maintains 152 parking spaces on-site, in tandem and non-tandem configuration. While the new proposal would result in a net reduction of four (4) parking spaces on-site, it is staff's assessment that the proposed new configuration would result in improved vehicular circulation throughout the site.

As shown on the vicinity map for the project (Attachment 4) vehicles currently enter the site from a one-way driveway located along Griffith Street. If vehicles are unable to locate a parking space in the first section of parking located along the church and office buildings, then a vehicle must exit onto Mott Street and make a U-turn in a residential area to re-enter the site through a second one-way entrance on Mott Street. If vehicles are unable to locate a parking space thereafter, on-site and on-street queuing of vehicles occurs. Additionally, a third entry and exit from a two-way driveway located along Kalisher Street provides access to the site and parking area adjacent to the school building.

The new proposed configuration would remove all existing driveways along Griffith Street and Mott Street and replace them with a new sidewalk and parkway area. A new two-way driveway would be constructed along Mott Street to provide access to the site. The existing two-way driveway along Kalisher Street would be retained. However, vehicular access



from Griffith Street would be eliminated. It is staff's assessment that the new parking layout and proposed driveway location will reduce the need for vehicles to make unsafe U-turns on adjacent residential streets and will alleviate congestion from vehicles stacking and waiting to access the site because all vehicular circulation can now occur on-site.

The proposed project also includes the use of the satellite facility located at 1304 Hollister Street as an off-site parking lot that would be used when church services or assembly hall events are occurring at 668 South Workman Street. The satellite facility at 1304 Hollister Street includes a 3,764-square-foot permanent building that is used as off-site administrative offices for Santa Rosa Church. The site also maintains a 1,979-square-foot bungalow used by the Los Angeles Unified School District for adult education classes. During the construction of the new assembly hall and pre-kindergarten building at 668 South Workman Street, the existing office building at 1304 Hollister Street would be used as an interim pre-kindergarten and daycare facility. During this occupancy, the site will require 18 parking spaces and would meet parking requirement by providing 20 parking spaces on-site. Additionally, when the pre-kindergarten and daycare use is relocated to 668 South Workman Street, the site would return to office uses and the parking lot would be restriped to provide a total of 26 parking spaces.

When the occupancy of the new building commences at 668 South Workman Street, the improved off-site parking lot at 1304 Hollister Street would be available for additional parking when the church or the assembly hall is being used. The off-site parking lot, in combination with the improved parking lot at 668 South Workman Street, would yield a total of 174 parking spaces available to patrons of Santa Rosa Church and School. As such, staff has included as a recommended condition of project approval that church and assembly hall not be used simultaneously in order to ensure that sufficient on-site parking is available for each one of the more parking intensive uses at 668 Workman Street. As part of the conditions, the applicant would be required to submit a schedule to the city that notes the hours of the day that each use is in operation to ensure that no overlap between the most parking intensive uses occurs.

The proposed use of the off-site parking lot at 1304 Hollister Street to mitigate potential parking demand at 668 S. Workman Street would require the review and approval of a variance by the Planning and Preservation Commission. Therefore, the applicant has submitted a variance application requesting approval of the proposed off-site parking facility. The variance application includes a request for approval of tandem parking spaces at 668 South Workman Street. In evaluating this request, staff is recommending a condition of approval that requires management of on-site parking by church designated parking attendants to ensure safe access to all on-site parking stalls, including the proposed tandem parking spaces. Additional discussion regarding the variance request and the required findings of fact is provided in section 7 of this report.

5. **Lot Merger.** As part of the proposed project, the existing 6,875-square-foot assembly hall would be demolished at 668 South Workman Street and replaced with a 7,856-square-foot building that would accommodate the new assembly hall and pre-kindergarten/daycare use.
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The location of the proposed building at the project site would result in the construction of a building over the existing property lines for parcels 2521-037-001 and 002. In order to address this issue, staff is requesting that the owner initiate a lot merge that would consolidate these two parcels into one legal lot of record. This recommended condition of approval must be completed before the issuance of a certificate of occupancy to use the proposed new building.

6. **Conditional Use Permit (CUP).** As the name implies, a CUP allows the city the ability to consider specified uses that might not otherwise be allowed as a principally permitted use, provided the landowner or applicant meets certain conditions of approval. The basic goal of the CUP is to allow the full range of land uses required for the community to function, while still giving the community some oversight on individual development proposals that could cause land use incompatibilities or negative environmental impacts. Although usually dealing with the development standards and operating conditions of a facility or business, rather than its underlying land use, CUPs are important to land use planning because it allows the Planning and Preservation Commission (the “Commission”) to review the potential impacts associated with the discretionary review of the proposed development.

A CUP is subject to discretionary review by the Commission. Discretionary review is a process that permits the Commission to review individual cases for proposed uses of the land and either approve with conditions or deny approval. Conditions of project approval imposed on the applicant through the discretionary review process may call for any measures that are reasonably related to mitigating potential adverse impacts that might be associated with the project.

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

It is staff’s assessment that the findings for approval of the CUP can be made in this instance for the expansion of the school facilities at 668 South Workman Street and the interim school facilities at 1304 Hollister Street based on the aforementioned discussion, and as explained below for each of the required findings of fact.

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

668 South Workman Street. The primary project site located at 668 South Workman Street is located within the city’s R-2 (Multiple Family Residential) zone. Pursuant to City Code Sections 106-353(4) and 106-388(1), schools, including pre-kindergarten and daycare uses, are conditionally permitted within the R-2 zone. The proposed new 7,856-square-foot building would replace the existing assembly hall and accommodate the new pre-kindergarten and daycare use at the site would be built pursuant to the

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city's property development standards, including compliance with applicable building height, lot coverage, and setback requirements. Additionally, the proposed parking lot redesign would improve vehicular circulation on-site and in the vicinity of the project site, along adjacent residential streets. Furthermore, the off-site parking facility at 1304 Hollister Street would provide sufficient off-street parking to facilitate the operation of the major parking intensive uses at the primary church/school site at any one time. Therefore, the recommended conditions of approval will restrict the most parking intensive uses (the church and assembly hall) from operating simultaneously and require on-site management of parking and circulation, would improve existing traffic and parking conditions that affect the site. Thus, it is staff's assessment that this finding can be made.

1304 Hollister Street. The satellite facility located at 1304 Hollister Street is located within the city's R-2 (Multiple Family Residential) zone. Pursuant to City Code Sections 106-353(4) and 106-388(1), schools, including pre-kindergarten and daycare uses, are conditionally permitted within the R-2 zone. The proposed interim school/daycare use at 1304 Hollister Street would be housed within a 1,059-square-foot portion of the existing 3,764-square-foot office building. The proposed interim uses would comply with all applicable city parking requirements. (*City Code Section 106-822 et. seq.*) Once the new assembly hall and pre-kindergarten/daycare building is completed, the pre-kindergarten and daycare uses will be relocated from 1304 Hollister Street to 668 South Workman Street and the office use will be continued at the satellite facility. As part of the proposed parking lot improvements, the site would be restriped in order to create additional parking spaces on-site and improve vehicular ingress and egress from the subject site. Thus, it is staff's assessment that this finding can be made.

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

668 South Workman Street. The proposed improvements at the Santa Rosa School site at 668 South Workman Street that include pre-kindergarten and daycare services would not impair the integrity and character of the surrounding residential neighborhood. Additionally, the continued operation of a church use in a modern building with improved parking facilities would not adversely alter the character, nor the intent and purpose, of the R-2 (Multiple Family Residential) zone. Pursuant to City Code Sections 106-353(4) and 106-388(1), schools, including pre-kindergarten and daycare uses, are conditionally permitted in the R-2 zone. As proposed, the project would create new pedestrian pathways between the church building and new assembly hall, which would eliminate current issues associated with pedestrians having to access to the detached assembly hall via the existing parking lot. Furthermore, the proposed on-site and off-site improvements would improve access to the redesigned on-site parking facility and result in an improved vehicular circulation throughout the site and along adjacent residential streets.

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The new 7,856-square-foot building that will replace the existing assembly hall and accommodate the new pre-kindergarten and daycare use at the site would be built in conformance with the *San Fernando Design Guidelines*. The new building would be built at a scale that is similar to that of structures found within the residential neighborhood along Griffith Street and Mott Street. As proposed, each end of the building will step down in height along the Griffith Street and Mott Street elevations. The building is designed with Mission Style architectural features that are intended to be complementary to the architectural design of existing buildings at the project site. Thus, it is staff's assessment that this finding can be made.

1304 Hollister Street. The proposed interim use of the existing office building at 1304 Hollister Street for a pre-kindergarten and daycare facilities would not impair the integrity and character of the residential neighborhood in which the project site located. The proposed school/day care use includes interior tenant improvement work and parking lot redesign, which would not adversely alter the character, nor the intent and purpose, of the R-2 (Multiple Family Residential) zone. Pursuant to City Code Sections 106-353(4) and 106-388(1), schools, including pre-kindergarten and daycare uses, are conditionally permitted in the R-2 zone. The proposed school use of the satellite facility is in keeping the residential character of the neighborhood and the types of uses that are envisioned for residentially zoned property within the city. The proposed interim use would comply with the city's parking requirements and improved the existing parking lot by restriping it to create additional on-site parking. Thus, it is staff's assessment that this finding can be made.

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

668 South Workman Street. The primary project site at 668 South Workman Street is a 100,000-square-foot lot comprised of two parcels of land. As part of the project, a lot merger of these two parcels (APN's: 2521-037-001 and 002) would be required and conditioned onto the project, to consolidate these parcels into one legal lot of record. The project site is physically suitable to accommodate the proposed construction of new proposed pre-kindergarten and daycare use with the implementation of the required conditions of approval for the project. Additionally, the off-site parking facility at 1304 Hollister Street, together with the available parking on-site at 668 South Workman Street, would ensure that sufficient on-site parking is available for one of the most intensive parking uses on-site at any one time. The recommended condition of approval that restricts the most parking intensive uses, consisting of the church and the assembly hall, from operating simultaneously would ensure that there is sufficient on-site parking available for all proposed uses. Also, the proposed parking improvements at the primary project site would improve vehicular circulation throughout the site and along the adjacent residential streets. Thus, it is staff's assessment that this finding can be made.

1304 Hollister Street. The satellite facility at 1304 Hollister Street is a 25,000-square-foot (0.57-acre) site located between South Workman Street and Kalisher Street. The

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project site is currently improved with a 3,764-square-foot office building and a 1,979-square-foot bungalow used for adult education classes by the Los Angeles Unified School District (LAUSD). As proposed, the interim pre-kindergarten and daycare use would occupy a 1,059-square-foot portion of the existing office building and would not result in the physical expansion of any of the existing structures on-site. Also, the parking lot for the site will be restriped to provide additional parking that complies with city parking requirements. Upon completion of the new building, the interim pre-kindergarten and daycare services would be relocated from 1304 Hollister Street to 668 South Workman Street, the primary project site. After the relocation, the building at 1304 Hollister Street will return to its former use as administrative offices for Santa Rosa Church. Therefore, the site would be physically suitable for the proposed interim school use that is being proposed. Thus, it is staff's assessment that this finding can be made.

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

668 South Workman Street. The proposed expansion of the school facilities at 668 South Workman Street that include the addition of pre-kindergarten services is compatible to the existing school uses currently in operation at the project site. Santa Rosa School currently operates kindergarten through eighth grade classes at the project site. The proposal would add pre-kindergarten services to an existing school. The project proposal also includes the demolition of an existing assembly hall that would be subsequently replaced by the construction of a new building to accommodate the assembly hall and pre-kindergarten/daycare use at the site. The new building would be built in compliance with the city's applicable development standards and the San Fernando Design Guidelines, which ensure that the project retains a scale and overall architectural design that is compatible to the surrounding residential neighborhoods. Thus, it is staff's assessment that this finding can be made.

1304 Hollister Street. The proposed interim use of the existing office building as a pre-kindergarten and daycare facility is compatible with existing land uses currently present on the property. Current, LAUSD operates adult education classes in the evenings out of a 1,979-square-foot bungalow on-site. The proposed interim pre-kindergarten and daycare use would be similar and compatible to existing school uses at the site. Additionally, the proposed pre-kindergarten and daycare uses are conditionally permitted uses within the R-2 zone. Thus, it is staff's assessment that this finding can be made.

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

668 South Workman Street. The proposed pre-kindergarten and daycare use is similar and compatible to existing and future land uses permitted within the zone and the general area in which the proposed use is to be located. The primary project site at 668 South Workman Street is located within the city's R-2 zone. Additionally, the project

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site's surrounding uses include residential land uses within the same zoning classification. Within the city's R-2 zone, schools, including pre-kindergarten and daycare uses, are conditionally permitted pursuant to City Code Sections 106-353(4) and 106-388(1). As such, other types of school uses can be established on other properties in the general area with the same zoning classification. Also, the project site is also the home to Santa Rosa School, a long established elementary and junior high school in the community that provides kindergarten through eighth grade education to enrolled children. Thus, it is staff's assessment that this finding can be made.

1304 Hollister Street. The proposed interim pre-kindergarten and daycare use is similar and compatible to existing and future land uses permitted within the zone and the general area in which the proposed use is to be located. The satellite facility at 1304 Hollister Street is located within the city's R-2 zone. Additionally, the project site's surrounding uses include residential land uses within the same zoning classification. Within the city's R-2 zone, schools, including pre-kindergarten, daycare and church uses, are conditionally permitted pursuant to City Code Sections 106-353(4) and 106-388(1). As such, other types of school and church uses can be established on other properties in the general area with the same zoning classification. Currently, an adult education facility is operated from an existing bungalow on-site and Santa Rosa Church maintains satellite offices at the subject site. The proposed educational land uses are similar and compatible to the existing education and office uses at the subject site. Thus, it is staff's assessment that this finding can be made.

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

668 South Workman Street. The project will be adequately served by existing water, sanitation and public utilities that were previously developed and currently service Santa Rosa Church and School at 668 South Workman Street. Any infrastructure and utility upgrades required as part of the project would be developed in compliance with the requirements of the city's building codes and any additional requirements from the Public Works Department. Furthermore, the new building and proposed physical improvements to project site will incorporate low flow faucets, and waterless urinals as well as drought tolerant perimeter landscape and automatic irrigation systems that are designed to reduce the project site's potential water usage in compliance with the city's water conservation efforts. Thus, it is staff's assessment that this finding can be made.

1304 Hollister Street. The project will be adequately served by existing water, sanitation and public utilities that were previously developed and currently service the existing office building and bungalow at 1304 Hollister Street. Any infrastructure and utility upgrades required as part of the project would be developed in compliance with the requirements of the city's building codes and any additional requirements from the Public Works Department. Thus, it is staff's assessment that this finding can be made.

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

668 South Workman Street. The primary project site at 668 South Workman Street would employ various on-site and off-site improvements to provide adequate provisions for public access to the site. The proposed project includes redesign of the on-site parking facilities in order to improve vehicular circulation on-site and along adjacent residential streets. As part of project, existing one-way driveways along Griffith Street and Mott Street will be removed and replaced with new sidewalk and park area. Additionally, a new two-way driveway will be built along Mott Street to provide the primary ingress and egress area for the site. The existing two-way driveway along Kalisher Street would be retained and provide a secondary area for vehicular ingress and egress on-site. All proposed on-site vehicle travel lanes would be designed in compliance with applicable parking lot design standards ensuring continued public and emergency vehicle access to the subject.

The proposed redesign of the on-site parking lot would provide an improved layout that maximizes the amount of on-site parking available to visitors and ensures improved parking facilities for disabled persons and safer pedestrian pathways throughout the site. The proposed on-site public improvements include the installation of handicap accessible parking stalls abutting the church and office buildings. Thus, it is staff's assessment that this finding can be made.

1304 Hollister Street. The satellite facility at 1304 Hollister Street would employ on-site and off-site improvements to provide adequate provisions for public access to the site. As proposed, the existing driveway providing vehicular ingress and egress to the site along Hewitt Street would be widened to accommodate two-way vehicular traffic. In addition, the proposed parking lot redesign would provide an improved layout that increases the amount of parking and ensures improved access for disabled persons throughout the site. The proposed on-site public improvements include the installation of handicap accessible parking stalls abutting the existing office building. Thus, it is staff's assessment that this finding can be made.

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

668 South Workman Street. The proposed expansion of the existing school to provide pre-kindergarten and daycare uses is consistent with the pattern of development established within similar residentially zoned property within the R-2 zone that meets the needs of the community. Santa Rosa School was established at 668 South Workman Street prior to 1955 and has continued to serve the community with school that provides kindergarten through eighth grade education. The expansion of the school to include a pre-kindergarten and daycare use would support the ongoing need for local schools within the community that continue to promote quality educational

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opportunities for the community's youth. Thus, it is staff's assessment that this finding can be made.

1304 Hollister Street. The proposed school use to provide interim pre-kindergarten and daycare uses at 1304 Hollister Street within an existing office building is consistent with the pattern of development established within similar residentially zoned property within the R-2 zone that meets the needs of the community. The expansion of the school to include an interim pre-kindergarten and daycare use would support the ongoing need for local schools within the community that continue to promote quality educational opportunities for the community's youth. The project would facilitate currently needed educational uses as an interim measure while the permanent facility for the school and daycare uses are completed at 668 S. Workmans Street. Thus, it is staff's assessment that this finding can be made.

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

668 South Workman Street. The proposed expansion of the existing school to include pre-kindergarten and daycare services to the community, along with the continued use of the project site at 668 South Workman Street as a church and school is consistent with the City of San Fernando General Plans Land Use Element's purpose of establishing a pattern for compatible land uses to reflect existing conditions and to guide future development. Additionally, the continued use of the site as a school would meet the intent of the established land use designation by providing the necessary infrastructure to maintain a quality living environment in terms of public/quasi-public facilities in the community that meet the educational needs of the community's youth. Thus, it is staff's assessment that this finding can be made.

1304 Hollister Street. The proposed interim pre-kindergarten and daycare use within the existing office building at 1304 Hollister Street, along with the continued use of the site for educational facilities and administrative office uses is consistent with the General Plans Land Use Element's purpose of establishing a pattern for compatible land uses to reflect existing conditions and to guide future development. Additionally, the continued use of the site as a school would meet the intent of the established land use designation by providing the necessary infrastructure to maintain a quality living environment in terms of public/quasi-public facilities in the community that meet the educational needs of the community's youth. Thus, it is staff's assessment that this finding can be made.

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

668 South Workman Street. The proposed expansion of the existing school to include pre-kindergarten and daycare services to the community, along with the continued use of the project site at 668 South Workman Street as a school, subject to the

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recommended conditions of approval, would not be detrimental to the public interest, health, safety, convenience or welfare in that the church and school uses and physical improvements to the site would provide for the church assembly needs while expanding youth educational and support services that are current needs in the community. Additionally, the proposed uses would not be detrimental or injurious to the property and are in keeping the pattern of improvements sought for non-residential land uses that are allowed within the R-2 zone. Thus, it is staff's assessment that this finding can be made.

1304 Hollister Street. The proposed interim pre-kindergarten and daycare use within the existing office building at 1304 Hollister Street, along with the continued use of the site for educational purposes, subject to the recommended conditions of approval, would not be detrimental to the public interest, health, safety, convenience or welfare in that the use and physical improvements to the site would providing for the expansion of youth and education support services that are needed within the community. Additionally, the use would not be detrimental or injurious to the property and are in keeping the pattern of improvements sought for non-residential land uses that are allowed within the R-2 zone. Thus, it is staff's assessment that this finding can be made.

7. **Variance.** A variance is a discretionary permit issued by the 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, surroundings and/or other particular characteristics.

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

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- **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 requested variance to allow: the use of an off-site parking facility located at 1304 Hollister Street; development of tandem parking spaces to meet on-site parking requirements at 668 South Workman Street; and, reduction of the total on-site parking required for the project would result in a project that is able to maximize the amount of available parking area to provide parking for patrons of Santa Rosa Church and School, both on-site and off-site. The project site at 668 South Workman Street is a 100,000-square-foot (2.29-acre) site that is currently improved with an existing church, kindergarten through eighth-grade school, administrative offices that serve the existing church and school, and a rectory. The site also maintains an existing assembly hall, covered eating area and outdoor performance stage that would be demolished as part of the project to accommodate a new assembly hall/classroom building and redesigned parking lot facility. Initial development of the site began in the early 1920's with the construction of Santa Rosa Church.

The manner in that the subject property was historically developed, with existing placement of the buildings, creates a physical constraint on lot that does not allow the site to accommodate the total required parking if all current and proposed uses were simultaneously in operation. In total, if all uses at the site were in operation at the same time, the anticipated parking demand per the city's parking requirements would be 331 parking spaces. However, the operation of a school and church facility does not typically operate all available uses simultaneously. The amount of parking that would be available on-site, at 668 South Workman Street, would be 148 parking spaces in tandem and non-tandem configuration. Additionally, the proposed off-site parking facility at 1304 Hollister Street would allow for an additional 26 parking spaces to be available when one of the most parking intensive uses is in operation. In total, 174 parking spaces will be available on-site and off-site to patrons of Santa Rosa Church and School. In addition, the proposed parking lot improvement at 668 South Workman Street would improve pedestrian access within the property by creating a pedestrian paseo/walkway between the church and assembly hall buildings and placing handicap accessible parking stalls adjacent to the new building. Furthermore, the proposed parking lot redesign would improve vehicular circulation on-site and along adjacent residential streets. Approval of the requested variance, with the recommended conditions of approval for the project, would ensure that the most parking intensive uses are not operated concurrently and that parking attendants are available to manage all on-site parking, including the proposed tandem parking stalls abutting the school and church. Therefore, it is staff's assessment that based on the location of existing church and school buildings that limit needed physical upgrades to the church buildings and parking facilities, there are special circumstances and exceptional characteristics applicable to the subject property that strict application of the zoning

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ordinance would deprive the property of privileges enjoyed by other properties in the vicinity and under the similar R-2 (Multiple Family Residential) zoning classification. Thus, it is staff's assessment that this finding can be made.

- **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 requested variance to allow: the use of an off-site parking facility located at 1304 Hollister Street; development of tandem parking spaces to meet on-site parking requirements at 668 South Workman Street; and, reduction of the total on-site parking required for the project would result in a project that is able to maximize the amount of available parking area to provide parking for patrons of Santa Rosa Church and School, both on-site and off-site. Therefore, the project would not be detrimental to the public interest, safety, health or welfare, and will not detrimental or injurious to the property or improvements in the same vicinity and zone in which the project site is located. The proposed parking lot improvements will improve vehicular circulation of 668 South Workman Street and along adjacent residential streets that abut the project site. Additionally, the proposed use of an off-site parking lot at 1304 Hollister Street would allow for additional parking to be available to patrons of Santa Rosa Church and School when church is in session or when the assembly hall is in use.

Furthermore, approval of the requested variances and the associated adoption of the recommended conditions of approval would restrict the most parking intensive uses (the church and assembly hall) from operating simultaneously in order to ensure that there is sufficient parking available on-site and off-site to accommodate the operation of one of these uses at any time. The applicant shall be required to submit a schedule of all uses to determine that the most parking intensive uses are not operated at the same time. Also, the project's conditions of approval require on-site parking attendants to monitor the proposed on-site parking facility, including tandem parking stalls, in order to ensure safe vehicular circulation and access to on-site parking spaces. Collectively, the proposed improvements would allow for the continued use of the project site at 668 South Workman Street as a school and would not be detrimental to the public interest, health, safety, convenience or welfare in that the use and physical improvements to the site would provide for the church assembly, youth education, and educational support services that are needed within the community. Additionally, the use would not be detrimental or injurious to the property and are in keeping the pattern of improvements sought for non-residential land uses that are allowed within the R-2 zone. Thus, it is staff's assessment that this finding can be made.

- **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.**
-

A granting of the requested to allow: the use of an off-site parking facility located at 1304 Hollister Street; development of tandem parking spaces to meet on-site parking requirements at 668 South Workman Street; and, reduction of the total on-site parking required for the project would not be contrary to or in conflict with the general purposes and intent of the city's zoning ordinance, with the implementation of the recommended conditions of approval for the project. The proposed expansion of the existing school to include pre-kindergarten and daycare services to the community, along with the continued use of the project site at 668 South Workman Street as a school is consistent with the General Plans Land Use Element's purpose of establishing a pattern for compatible land uses to reflect existing conditions and to guide future development. Additionally, the continued use of the site as a school would meet the intent of the established land use designation by providing the necessary public services and infrastructure to maintain a quality living environment in terms of public/quasi-public facilities in the community that meet the educational needs of the community's youth.

The proposed improvements to the site would also result in improved vehicular circulation on-site and along the adjacent residential streets in the vicinity of the project site. The requested variance to allow for an off-site parking facility at 1304 Hollister Street would allow for the project to accommodate overflow parking necessary for the operation of each of the most intensive parking uses (the church and the assembly hall) at 668 S. Workman Street. The recommended conditions of approval would restrict each of these uses from operating at the same time so that there is sufficient parking on-site and off-site to accommodate the projected parking demand. Thus, it is staff's assessment that this finding can be made.

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

The proposed assembly hall and classroom expansion project is consistent with the city general plan's purpose to establish a pattern for compatible land uses to reflect existing conditions and to guide future development by allowing for private investment to be undertaken by the church/school in order to improve the physical appearance and function of the site. The project introduces private investment within a predominantly residential area, while retaining the ability of the property owner to continue a operate existing church and school uses use on the subject sites in a manner that is compatible with the residential character of the surrounding neighborhood and does not infringe upon the adjoining property owner's and resident's use and enjoyment of their property. Additionally, the proposed expansion of the church and school facilities is consistent with type of uses conditionally permitted within the city's R-2 (Multiple Family Residential) zone, pursuant to City Code Sections 106-353(4) and 106-388(1). Thus, it is staff's assessment that this finding can be made.

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

The primary project site at 668 South Workman Street is a 100,000-square-foot lot comprised of two parcels of land. As part of the project, a lot merger of these two parcels (APN's: 2521-037-001 and 002) would result in the creation of one legal lot of record suitable for the proposed development of a new assembly hall and classroom building and redesigned parking facility. Therefore, the project site is physically suitable to accommodate the proposed expansion for the existing school through the new proposed pre-kindergarten and daycare use with the implementation of the conditions of approval for the project. In addition, the off-site parking facility at 1304 Hollister Street, together with the available parking on-site at 668 South Workman Street, would provide sufficient parking for one of the most intensive parking uses on-site at a time. The recommended conditions of approval restrict the most parking intensive uses, consisting of the church and the assembly hall, from operating simultaneously in order to ensure that there is sufficient parking available on-site and off-site. Furthermore, the proposed parking improvements at the primary project site would improve vehicular circulation throughout the site and along the adjacent residential streets. Therefore, the subject properties would accommodate and are suitable for the requested variance to allow for the use of an off-site parking facility located at 1304 Hollister Street, allow for a partial tandem parking configuration at the primary project site located at 668 South Workman Street, and to allow for a reduction of the total parking required for the project with the adoption of the recommended conditions of approval. Thus, it is staff's assessment that this finding can be made.

- **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 primary project site at 668 South Workman Street and the satellite facility at 1304 Hollister Street would be adequately served by existing water, sanitation and public utilities that were previously developed and currently service at each project site. Any infrastructure and utility upgrades required as part of the project would be developed in compliance with the requirements of the city's building codes and any additional requirements from the Public Works Department. The requested variance to allow: the use of an off-site parking facility located at 1304 Hollister Street; development of tandem parking spaces to meet on-site parking requirements at 668 South Workman Street; and, reduction of the total on-site parking required for the project would not be detrimental to the public health and safety, as it related to providing adequate provisions for water, sanitation and public utilities. Thus, it is staff's assessment that this finding can be made.

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

The primary project site at 668 South Workman Street would employ various on-site and off-site improvements to provide adequate provisions for public access to the site. The proposed project includes redesign of the parking lot area and driveway approaches in order to improve vehicular circulation on-site and along adjacent residential streets. As part of project, existing one-way driveways along Griffith Street and Mott Street will be removed and replaced with new sidewalk and park area. Additionally, a new two-way driveway will be built along Mott Street to provide the primary ingress and egress area for the site. The existing two-way driveway along Kalisher Street would be retained and provide a secondary area for vehicular ingress and egress on-site.

The proposed parking lot redesign would provide an improved layout that maximizes the amount of parking and ensures improved access for disabled persons throughout the site. The proposed on-site public improvements include the installation of handicap accessible parking stalls abutting the church and office buildings as well as the creation of a pedestrian paseo/walkway between both structures. The satellite facility at 1304 Hollister Street would also include on-site and off-site improvements that provide adequate provisions for safe public access to the site. As proposed, the existing driveway providing vehicular ingress and egress to the site along Hewitt Street would be widened to accommodate two-way vehicular traffic. 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 project, along with all proposed on-site and off-site public improvements, would significantly improve the physical appearance of the two project sites that make up the proposed development and ensuring compatibility with residential neighborhood. Therefore, the proposed project would be developed in a manner consistent with the city's general plan's goals and objectives, and the development standards and design guidelines applicable to properties within the R-2 (Multiple Family Dwelling) zone.

Based on the above findings, staff recommends that the Planning and Preservation Commission:

- a. Adopt a Mitigated Negative Declaration for the proposed Santa Rosa Improvement Project pursuant to Planning and Preservation Commission Resolution No. 2012-05 and Exhibit "A": Initial Study and Mitigated Negative Declaration (Attachment 1);
  - b. Approve Conditional Use Permit 2012-01, Variance 2012-01, and Site Plan Review 2011-06, pursuant to Planning and Preservation Commission Resolution 2012-06 and the conditions of approval attached as Exhibit "A" to the resolution (Attachment 2), and;
-

July 3, 2012

Mitigated Negative Declaration and Initial Study, SPR 2011-06, CUP 2012-01 and 02, and VAR 2012-01  
668 S. Workman Street and 1304 Hollister Street

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- c. Approve Conditional Use Permit 2012-02, pursuant to Planning and Preservation Commission Resolution 2012-07 and the conditions of approval attached as Exhibit “A” to the resolution (Attachment 3).

**Attachments (9):**

1. Planning and Preservation Commission Resolution 2012-05 and Exhibit “A”: Initial Study and Mitigated Negative Declaration
  2. Planning and Preservation Commission Resolution 2012-06 and Exhibit “A”: Conditions of Approval
  3. Planning and Preservation Commission Resolution 2012-07 and Exhibit “A”: Conditions of Approval
  4. Vicinity Map - (Aerial Map)
  5. Zoning Map
  6. Traffic Impact Analysis
  7. Santa Rosa Informational Workshop Flyer
  8. Project Site Photos
  9. Conceptual Site Plans, Floor Plans, and Exterior Elevations
-

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**ATTACHMENT 1:**

**Planning and Preservation Commission  
Resolution 2012-05 and  
Exhibit “A”: Conditions of Approval**

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## **RESOLUTION NO. 2012-05**

### **RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO ADOPTING A MITIGATED NEGATIVE DECLARATION FOR THE SANTA ROSA IMPROVEMENT PROJECT AT 668 SOUTH WORKMAN STREET AND 1304 HOLLISTER STREET.**

WHEREAS, an Initial Study and Mitigated Negative Declaration was prepared, pursuant to the California Environmental Quality Act (CEQA) and the City's Local CEQA Guidelines, in order to evaluate any potential environmental impacts associated with the proposed Santa Rosa Improvement Project at 668 South Workman Street and 1304 Hollister Street.

WHEREAS, a Notice of Intent to Adopt a Mitigated Negative Declaration was filed with the Los Angeles County Clerk on May 25, 2012, and said document was made available for public review and comment.

WHEREAS, on June 5, 2012, the Planning and Preservation Commission held a duly noticed public hearing to allow for public comment on the draft Initial Study and Mitigated Negative Declaration for the Santa Rosa Improvement Project during the required public review and comment period pursuant to CEQA.

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 3rd day of July 2012.

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 in accordance with the provisions of the California Environmental Quality Act (CEQA), and the City as the "Lead Agency" has determined that any potential significant adverse environmental impacts associated with the Santa Rosa Improvement Project's approval and implementation can be mitigated to less than significance levels through the implementation of project specific mitigation measures and has thus prepared a Negative Declaration with described mitigation measures otherwise herein referred to as the Mitigated Negative Declaration;

PASSED, APPROVED AND ADOPTED this 3rd day of July 2012.

---

JULIE CUELLAR, CHAIRPERSON

ATTEST:

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FRED RAMIREZ, SECRETARY TO THE PLANNING  
AND PRESERVATION COMMISSION

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

I, FRED RAMIREZ, Secretary to the Planning and Preservation Commission of the City of San Fernando, do hereby certify that the foregoing Resolution was duly adopted by the Planning and Preservation Commission and signed by the Chairperson of said City at a meeting held on the 3rd day of July 2012; and that the same was passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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FRED RAMIREZ, SECRETARY TO THE PLANNING AND  
PRESERVATION COMMISSION

**EXHIBIT “A”**

**Mitigated Negative Declaration for the Santa Rosa Improvement Project**

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## **Notice of Intent to Adopt a Mitigated Negative Declaration and Public Hearing Notice for the Santa Rosa Parish Improvement Project**

**NOTICE IS HEREBY GIVEN** that the City of San Fernando Community Development Department (the "City") has prepared an Initial Study to provide a comprehensive assessment of any potential environmental impacts associated with the proposed development and operation of interim and permanent improvements related to the operation of Santa Rosa Catholic Church and School. The proposed project (the "Project") will involve the demolition of the existing 6,875-square-foot assembly hall and the construction of a new 7,856-square foot assembly hall and pre-kindergarten building at 668 South Workman Street. The Project would also utilize a satellite facility located at 1304 Hollister Street as a temporary pre-kindergarten/daycare facility while the construction of the proposed assembly hall and pre-kindergarten is completed at 668 South Workman Street. The primary project site at 668 South Workman Street is located along the 600 block of South Workman Street and is bound by South Workman Street to the northwest, Kalisher Street to the southeast, Griffith Street to the northeast, and Mott Street to the southwest. Additionally, the satellite facility at 1304 Hollister Street is located along the 1300 block of Hollister Street, between South Workman Street and Kalisher Street.

In accordance with the provisions of the California Environmental Quality Act (CEQA), this notice is intended to advise all interested individuals that the City as the "Lead Agency" has determined that the proposed Project will not have a significant adverse impact on the environment with the implementation of specific mitigation measures and therefore intends to adopt a Mitigated Negative Declaration for the Project.

Pursuant to the CEQA Guidelines, the Lead Agency is providing a 20-day public comment period during which all interested individuals can submit comments to the City of San Fernando Community Development Department on the Initial Study and Mitigated Negative Declaration document. The 20-day public comment period for the Initial Study, Mitigated Negative Declaration, and associated Mitigation Monitoring Plan is from Friday, May 25, 2012 to Wednesday, June 13, 2012. During the public review period, the Planning and Preservation Commission will hold a public hearing to allow public comments on the draft Initial Study and Mitigated Negative Declaration. Subsequent to the public review period, the Planning and Preservation Commission will hold a second public hearing to consider the proposed Project that includes conditional use permit applications, a variance application, a site plan review application, an initial study and mitigated negative declaration, and an associated mitigation monitoring plan. The following section provides detailed information about the scheduled public hearing date(s) and the Project:

### **PUBLIC HEARINGS:**

Planning and Preservation Commission Public Hearing  
Public Comment Meeting on Draft Initial Study and Mitigated Negative Declaration

Date: Tuesday, June 5, 2012

Time: 7:00 p.m.

Location: City of San Fernando City Hall - Council Chambers  
117 Macneil Street  
San Fernando, CA 91340

Planning and Preservation Commission Public Hearing  
Consideration of Santa Rosa Church Project and Draft IS/MND

Date: Tuesday, July 3, 2012

Time: 7:00 p.m.

Location: City of San Fernando City Hall - Council Chambers  
117 Macneil Street  
San Fernando, CA 91340

<b>PROJECT TITLE:</b>	Santa Rosa Parish Improvement Project: Conditional Use Permit 2012-01 and 2012-02, Variance 2012-01, and Site Plan Review 2011-06, Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring Plan
<b>APPLICANT:</b>	Cunningham Group Architecture (c/o: Santa Rosa Catholic Church), 4056 Del Rey Avenue, Marina Del Rey, CA 90292
<b>PROJECT LOCATION:</b>	668 South Workman Street and 1304 Hollister Street, San Fernando, CA 91340 (Los Angeles County Assessors' Parcel Numbers: 2521-037-001 and 002 and 2521-012-025)
<b>PROJECT DESCRIPTION:</b>	<p>The proposed Project is a request for approval of a conditional use permit to allow the construction and operation of a new pre-kindergarten/daycare facility, pursuant to City Code Sections 106-353(3) and 106-388(1), at Santa Rosa Church and School, located at 668 South Workman Street. To facilitate the proposed development, the project will involve the demolition of the existing 6,875-square-foot assembly hall to allow for the construction of a new 7,856-square-foot assembly hall and pre-kindergarten/daycare building along the portion of the property facing Mott Street. In addition, the existing covered eating area along Mott Street and the outdoor stage along Kalisher Street would be demolished to facilitate the reconfiguration of the existing parking lot and playground area and additional on-site improvements. As an interim measure, the Project includes the use of a satellite facility located 1304 Hollister Street as a temporary pre-kindergarten/daycare facility while the construction of the proposed assembly hall and pre-kindergarten/daycare building is completed at 668 South Workman Street. Upon completion of the new building, the pre-kindergarten/daycare use will be relocated to 668 South Workman Street. The applicant is requesting approval of an additional conditional use permit for this location, pursuant to City Code Sections 106-353(3) and 106-388(1), to operate the proposed use at this location.</p> <p>The Project would provide 148 parking spaces in tandem and non-tandem configuration at 668 South Workman Street, the site of Santa Rosa Church and School. In addition, 20 parking spaces would be provided at the satellite location at 1304 Hollister Street during the operation of the pre-kindergarten/daycare facility at the location. Upon relocation of the pre-kindergarten/daycare use from 1304 Hollister Street to 668 South Workman Street, the satellite facility would be further improved to provide 26 parking spaces at the site. Additionally, the project includes a request for approval of a variance to allow for the use 1304 Hollister Street, the site of the temporary pre-kindergarten/daycare facility, as an off-site parking lot to augment the parking at 668 South Workman Street when the church or assembly hall is in operation. The proposed use the off-site parking facility would require the approval of a variance pursuant to City Code Section 106-827(a), as well as a variance to provide allow a tandem parking configuration and reduced parking for the project.</p> <p>The primary project site at 668 South Workman Street is a 100,000-square-foot property (APN: 2521-037-001 and 002) located within the R-2 (Multiple Family Dwelling) zone, bound by South Workman Street to the northwest, Kalisher Street to the southeast, Griffith Street to the northeast, and Mott Street to the southwest. Additionally, the satellite facility at 1304 Hollister Street is a 25,000-square-foot site located within the R-2 (Multiple Family Dwelling) zone, between South Workman Street and Kalisher Street.</p>
<b>ENVIRONMENTAL ASSESSMENT:</b>	The City of San Fernando is the designated Lead Agency overseeing the environmental review for the Project. As the Lead Agency, the City of San Fernando has prepared an Initial Study to determine the nature and extent of the environmental review required for



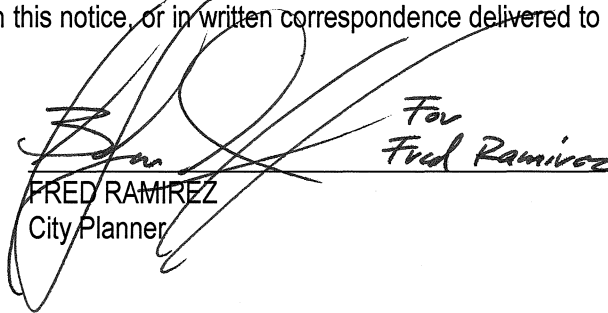
the Project. On the basis of the Initial Study prepared for the Project, it has been determined that the proposed development will have potential environmental impacts that can be mitigated to levels that are less than significant. Therefore, a Mitigated Negative Declaration and Mitigation Monitoring Plan have been prepared.

A copy of the Initial Study, Mitigated Negative Declaration, Mitigation Monitoring Plan, and other materials used as baseline information by the Lead Agency to make the determination that the proposed project merits adoption of a Mitigated Negative Declaration are available for review at the Community Development Department, 117 Macneil Street, San Fernando, CA 91340, the Los Angeles County Library located at 217 N. Maclay Avenue, San Fernando, CA 91340, Las Palmas Park, 505 S. Huntington Street, San Fernando, CA 91340, and at Recreation Park located at 208 Park Avenue, San Fernando, CA 91340. Documents are also available online at: [www.sfcity.org/environmental](http://www.sfcity.org/environmental).

**PUBLIC REVIEW PERIOD:**

The 20-day public comment period for the Initial Study, Mitigated Negative Declaration, and Mitigation Monitoring Plan is from **Friday, May 25, 2012 to Wednesday, June 13, 2012**. (Notice is pursuant to Section 21092.5 of the Public Resources Code.)

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 hearings described in this notice, or in written correspondence delivered to the City of San Fernando at, or prior to, the public hearings.



FRED RAMIREZ  
City Planner

For  
Fred Ramirez

# CITY OF SAN FERNANDO



## 500' RADIUS MAP

### GC MAPPING SERVICE, INC.

3055 WEST VALLEY BOULEVARD  
ALHAMBRA CA 91803  
(626) 441-1080 FAX (626) 441-8850

#### LEGEND

- ⊙ OWNERSHIP NO.
- 1 OWNERSHIP HOOK

CASE NO.

DATE: 03 - 16 - 2012

SCALE: 1" = 100'

**OWNERSHIP MAP**

# CITY OF SAN FERNANDO



## 500' RADIUS MAP



### GC MAPPING SERVICE, INC.

3055 WEST VALLEY BOULEVARD  
ALHAMBRA CA 91803  
(626) 441-1080 FAX (626) 441-8850

### LEGEND.

- 62. OWNERSHIP NO.
- 1 OWNERSHIP HOOK

CASE NO.

DATE: 05 - 09 - 2012

SCALE: 1" = 100'

### OWNERSHIP MAP



# **MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY**

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## **SANTA ROSA PARISH IMPROVEMENT PROJECT 668 S. WORKMAN ST. & 1304 HOLLISTER ST. SAN FERNANDO, CALIFORNIA**



**LEAD AGENCY:**

**CITY OF SAN FERNANDO  
COMMUNITY DEVELOPMENT DEPARTMENT  
117 MACNEIL STREET  
SAN FERNANDO, CALIFORNIA 91340**

**MAY 23, 2012**

## MITIGATED NEGATIVE DECLARATION

**PROJECT NAME:** Santa Rosa Parish Improvement Project

**ADDRESS:** 668 South Workman Street and 1304 Hollister Street

**CITY & COUNTY:** San Fernando, Los Angeles County

**PROJECT:** The City of San Fernando Community Development Department (referred to hereinafter as the Lead Agency) is reviewing a development proposal for a number of interim and permanent improvements related to the operation of Santa Rosa Catholic Church and School. The proposed project will involve the demolition of the existing 6,875-square-foot assembly hall and the construction of a new 7,856-square foot assembly hall and Pre-kindergarten building at 668 S. Workman Street. In addition to the new construction, the proposed project will involve the reconfiguration of the existing on-site parking lot and playground area, as well as the demolition of the existing covered eating area (along Mott Street) and the outdoor stage (along S. Kalisher Street). The project would also utilize a satellite facility located 1304 Hollister Street as a temporary Pre-kindergarten/daycare facility while the construction of the proposed assembly hall and Pre-kindergarten is completed. Additionally, when the interim Pre-kindergarten facility is not in use, the site would be used as a satellite parking lot for Santa Rosa Church during mass or when an event is occurring in the assembly hall. The applicant for the proposed project is Cuninghame Group Architecture (c/o Santa Rosa Catholic Church) 4056 Del Ray Avenue, Marina Del Ray, California 90292.

**FINDINGS:** The City of San Fernando determined that a *Mitigated Negative Declaration* is the appropriate CEQA document for the proposed project. The following findings may be made based on the analysis contained in the attached Initial Study:

- The proposed project *will not* have the potential to degrade the quality of the environment.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the City.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

The environmental analysis is provided in the attached Initial Study that was prepared for the proposed project. The project is described in greater detail in Section 2 of the attached Initial Study.

  
\_\_\_\_\_  
Signature  
City of San Fernando Department of Community Development

  
\_\_\_\_\_  
Date

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## SECTION 1 INTRODUCTION

### 1.1 PURPOSE OF INITIAL STUDY

The City of San Fernando Community Development Department (referred to hereinafter as the Lead Agency) is reviewing a development proposal for a number of improvements to Santa Rosa Catholic Church and School. The proposed project will involve the demolition of the existing 6,875-square-foot assembly hall and the construction of a new 7,856-square-foot assembly hall and Pre-kindergarten building at 668 S. Workman Street. In addition to the new construction, the proposed project will involve the reconfiguration of the existing on-site parking lot and playground area, as well as the demolition of the existing covered eating area (along Mott Street) and the outdoor stage (along S. Kalisher Street). The project would also utilize a satellite facility located 1304 Hollister Street as a temporary Pre-kindergarten/daycare facility while the construction of the proposed assembly hall and Pre-kindergarten is completed. Additionally, when the interim Pre-kindergarten facility is not in use, the site would be used as a satellite parking lot for Santa Rosa Church during mass or when an event is occurring in the assembly hall.<sup>1</sup> The applicant for the proposed project is Cuningham Group Architecture (c/o Santa Rosa Catholic Church) 4056 Del Ray Avenue, Marina Del Ray, California 90292.

The proposed project is described in greater detail herein in Section 2. The proposed improvements are considered to be a project under the California Environmental Quality Act (CEQA) and therefore, is subject to the city's environmental review process.<sup>2</sup> The City of San Fernando (referred to herein as "the city") is the designated Lead Agency for the proposed project and the city will be responsible for the project's environmental review. Section 21067 of CEQA defines a Lead Agency as the public agency that has the principal responsibility for carrying out or approving a project that may have a significant effect on the environment.<sup>3</sup> As part of the proposed project's environmental review, the city authorized the preparation of this Initial Study.<sup>4</sup> The primary purpose of CEQA is to ensure that decision-makers and the public understand the environmental implications of a specific action or project. The purpose of this Initial Study is to determine whether the proposed project will have the potential for significant adverse impacts on the environment once it is implemented. Pursuant to the CEQA Guidelines, additional purposes of this Initial Study include the following:

- To provide the city with information to use as the basis for deciding whether to prepare an environmental impact report (EIR), mitigated negative declaration, or negative declaration for a project;
- To facilitate the project's environmental assessment early in the design and development of the proposed project;
- To eliminate unnecessary EIRs; and,
- To determine the nature and extent of any impacts associated the proposed project.

---

<sup>1</sup> E-mail from Edgar Arroyo, City of San Fernando Community Development Department dated February 28, 2012.

<sup>2</sup> California, State of. *Title 14. California Code of Regulations. Chapter 3. Guidelines for the Implementation of the California Environmental Quality Act.* as Amended 1998 (CEQA Guidelines). § 15060 (b).

<sup>3</sup> California, State of. *California Public Resources Code. Division 13, Chapter 2.5. Definitions.* as Amended 2001. § 21067.

<sup>4</sup> Ibid.(CEQA Guidelines) § 15050.



Although this Initial Study was prepared with consultant support, the analysis, conclusions, and findings made as part of its preparation fully represent the independent judgment and position of the city in its capacity as the Lead Agency. Certain projects or actions undertaken by a Lead Agency (in this instance, the city) may require approvals or permits from other public agencies. These other agencies are referred to as responsible agencies and trustee agencies, pursuant to Sections 15381 and 15386 of the state CEQA Guidelines.<sup>5</sup> Those public agencies and/or entities that may use this Initial Study in decision-making or for informational purposes include the Los Angeles Unified School District, the City of Los Angeles, and Los Angeles County.

The city determined, as part of this Initial Study's preparation, that a mitigated negative declaration is the appropriate environmental document for the proposed project's CEQA review. This Initial Study and the *Notice of Intent to Adopt a Mitigated Negative Declaration* will be forwarded to responsible agencies, trustee agencies, and the public for review and comment. A 20-day public review period will be provided to allow these entities and other interested parties to comment on the proposed project and the findings of the Initial Study.<sup>6</sup>

## 1.2 INITIAL STUDY'S ORGANIZATION

The following annotated outline summarizes the contents of this Initial Study:

- *Section 1 Introduction*, provides the procedural context surrounding this Initial Study's preparation and insight into its composition. A checklist that summarizes the findings of the environmental analysis is summarized in this section.
- *Section 2 Project Description*, provides an overview of the existing environment as it relates to the project site and describes the proposed project's physical and operational characteristics.
- *Section 3 Environmental Analysis* includes an analysis of potential impacts associated with the construction and the subsequent occupancy of the proposed project. The analysis considers both the short-term (construction) impacts and the long-term (operational) impacts.
- *Section 4 Findings* summarizes the CEQA findings related to the proposed project's approval and subsequent implementation along with the mitigation measures.
- *Section 5 References*, identifies the sources used in the preparation of this Initial Study.

## 1.3 INITIAL STUDY CHECKLIST

The environmental analysis provided in Section 3 of this Initial Study indicates that the proposed development will not result in any significant adverse unmitigable impacts on the environment. For this reason, the city has determined that a mitigated negative declaration is the appropriate CEQA document for the proposed project.

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<sup>5</sup> California, State of. Public Resources Code Division 13. *The California Environmental Quality Act. Chapter 2.5, Section 21067 and Section 21069.* 2000.

<sup>6</sup> Ibid. *Chapter 2.6, Section 2109(b).* 2000.

The following findings may also be made, based on the analysis completed as part of this Initial Study's preparation:

- The proposed project *will not* have the potential to degrade the quality of the environment.
- The proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly.

The findings of this Initial Study are summarized in Table 1-1 provided below and on the following pages.

**Table 1-1  
Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Section 3.1 Aesthetic Impacts.</b> <i>Would the project:</i>				
<b>a)</b> Have a substantial adverse affect on a scenic vista?				<b>X</b>
<b>b)</b> Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				<b>X</b>
<b>c)</b> Create a new source of substantial light or glare that would adversely affect day or nighttime views in the area?		<b>X</b>		
<b>Section 3.2 Agriculture and Forestry Resources Impacts.</b> <i>Would the project:</i>				
<b>a)</b> Convert Prime Farmland, Unique Farmland or Farmland of state wide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				<b>X</b>
<b>b)</b> Conflict with existing zoning for agricultural use, or a Williamson Act contract?				<b>X</b>
<b>c)</b> Would the project conflict with existing zoning for or cause rezoning of, forest land (as defined in Public Resources Code §4526), or zoned timberland production (as defined by Government Code §51104(g))?				<b>X</b>
<b>d)</b> Would the project result in the loss of forest land or the conversion of forest land to a non-forest use?				<b>X</b>

**Table 1-1**  
**Summary (Initial Study Checklist)**

<b>Environmental Issues Area Examined</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>e)</b> Involve other changes in the existing environment that, due to their location or nature, may result in conversion of farmland to non-agricultural use?				<b>X</b>
<b>Section 3.3 Air Quality Impacts.</b> <i>Would the project:</i>				
<b>a)</b> Conflict with or obstruct implementation of the applicable air quality plan?				<b>X</b>
<b>b)</b> Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		<b>X</b>		
<b>c)</b> Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?			<b>X</b>	
<b>d)</b> Expose sensitive receptors to substantial pollutant concentrations?			<b>X</b>	
<b>e)</b> Create objectionable odors affecting a substantial number of people?				<b>X</b>
<b>Section 3.4 Biological Resources Impacts.</b> <i>Would the project have a substantial adverse effect:</i>				
<b>a)</b> Either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?				<b>X</b>
<b>b)</b> On any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				<b>X</b>
<b>c)</b> On federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				<b>X</b>
<b>d)</b> In interfering substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites?				<b>X</b>
<b>e)</b> In conflicting with any local policies or ordinances, protecting biological resources, such as a tree preservation policy or ordinance?				<b>X</b>
<b>f)</b> By conflicting with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				<b>X</b>

**Table 1-1**  
**Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Section 3.5 Cultural Resources Impacts.</b> <i>Would the project:</i>				
<b>a)</b> Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the CEQA Guidelines?				<b>X</b>
<b>b)</b> Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the CEQA Guidelines?				<b>X</b>
<b>c)</b> Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				<b>X</b>
<b>d)</b> Disturb any human remains, including those interred outside of formal cemeteries?				<b>X</b>
<b>Section 3.6 Geology Impacts.</b> <i>Would the project result in or expose people to potential impacts involving:</i>				
<b>a)</b> The exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, ground –shaking, liquefaction, or landslides?			<b>X</b>	
<b>b)</b> Substantial soil erosion or the loss of topsoil?			<b>X</b>	
<b>c)</b> Location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				<b>X</b>
<b>d)</b> Location on expansive soil, as defined in California Building Code (2001), creating substantial risks to life or property?				<b>X</b>
<b>e)</b> Soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				<b>X</b>
<b>Section 3.7 Greenhouse Gas Emissions Impacts.</b> <i>Would the project</i>				
<b>a)</b> Result in the generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			<b>X</b>	
<b>b)</b> Increase the potential for conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gasses?			<b>X</b>	
<b>Section 3.8 Hazards and Hazardous Materials Impacts.</b> <i>Would the project:</i>				
<b>a)</b> Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				<b>X</b>

**Table 1-1  
Summary (Initial Study Checklist)**

<b>Environmental Issues Area Examined</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>b)</b> Create a significant hazard to the public or the environment or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				<b>X</b>
<b>c)</b> Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?		<b>X</b>		
<b>d)</b> Be located on a site, which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5, and as a result, would it create a significant hazard to the public or the environment?				<b>X</b>
<b>e)</b> Be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area?				<b>X</b>
<b>f)</b> Within the vicinity of a private airstrip, result in a safety hazard for people residing or working in the project area?				<b>X</b>
<b>g)</b> Impair implementation of, or physically interfere with, an adopted emergency response plan or emergency response plan or emergency evacuation plan?				<b>X</b>
<b>h)</b> Expose people or structures to a significant risk of loss, injury, or death involving wild lands fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?				<b>X</b>
<b>Section 3.9 Hydrology and Water Quality Impacts.</b> <i>Would the project:</i>				
<b>a)</b> Violate any water quality standards or waste discharge requirements?		<b>X</b>		
<b>b)</b> Substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level?			<b>X</b>	
<b>c)</b> Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on or off-site?				<b>X</b>
<b>d)</b> Substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in flooding on-or off-site?				<b>X</b>
<b>e)</b> Create or contribute runoff water, which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?		<b>X</b>		

**Table 1-1**  
**Summary (Initial Study Checklist)**

<b>Environmental Issues Area Examined</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>f)</b> Substantially degrade water quality?		<b>X</b>		
<b>g)</b> Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				<b>X</b>
<b>h)</b> Place within a 100-year flood hazard area, structures that would impede or redirect flood flows?				<b>X</b>
<b>i)</b> Expose people or structures to a significant risk of flooding because of dam or levee failure?				<b>X</b>
<b>j)</b> Result in inundation by seiche, tsunami, or mudflow?				<b>X</b>
<b>Section 3.10 Land Use and Planning Impacts. Would the project:</b>				
<b>a)</b> Physically divide an established community, or otherwise result in an incompatible land use?				<b>X</b>
<b>b)</b> Conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			<b>X</b>	
<b>c)</b> Conflict with any applicable habitat conservation or natural community conservation plan?				<b>X</b>
<b>Section 3.11 Mineral Resources Impacts. Would the project:</b>				
<b>a)</b> Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				<b>X</b>
<b>b)</b> Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				<b>X</b>
<b>Section 3.12 Noise Impacts. Would the project result in:</b>				
<b>a)</b> Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				<b>X</b>
<b>b)</b> Exposure of people to or generation of excessive ground-borne noise levels?			<b>X</b>	
<b>c)</b> Substantial permanent increase in ambient noise levels in the project vicinity above noise levels existing without the project?			<b>X</b>	

**Table 1-1  
Summary (Initial Study Checklist)**

<b>Environmental Issues Area Examined</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>d)</b> Substantial temporary or periodic increases in ambient noise levels in the project vicinity above levels existing without the project?		<b>X</b>		
<b>e)</b> For a project located with an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				<b>X</b>
<b>f)</b> For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				<b>X</b>
<b>Section 3.13 Population and Housing Impacts.</b> <i>Would the project:</i>				
<b>a)</b> Induce substantial growth in an area either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)?				<b>X</b>
<b>b)</b> Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				<b>X</b>
<b>c)</b> Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				<b>X</b>
<b>Section 3.14 Public Services Impacts.</b> <i>Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives in any of the following areas:</i>				
<b>a)</b> Fire protection services?		<b>X</b>		
<b>b)</b> Police protection services?		<b>X</b>		
<b>c)</b> School services?				<b>X</b>
<b>d)</b> Other governmental services?				<b>X</b>
<b>Section 3.15 Recreation Impacts.</b> <i>Would the project:</i>				
<b>a)</b> Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				<b>X</b>
<b>b)</b> Affect existing recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?				<b>X</b>

**Table 1-1**  
**Summary (Initial Study Checklist)**

Environmental Issues Area Examined	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
<b>Section 3.16 Transportation Impacts.</b> <i>Would the project:</i>				
<b>a)</b> Cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit)?			<b>X</b>	
<b>b)</b> Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency for designated roads or highways?			<b>X</b>	
<b>c)</b> A change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks?				<b>X</b>
<b>d)</b> Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)		<b>X</b>		
<b>e)</b> Result in inadequate emergency access?				<b>X</b>
<b>f)</b> Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				<b>X</b>
<b>Section 3.17 Utilities Impacts.</b> <i>Would the project:</i>				
<b>a)</b> Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?		<b>X</b>		
<b>b)</b> Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts?				<b>X</b>
<b>c)</b> Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				<b>X</b>
<b>d)</b> Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				<b>X</b>
<b>e)</b> Result in a determination by the provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?				<b>X</b>
<b>f)</b> Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?				<b>X</b>



**Table 1-1  
Summary (Initial Study Checklist)**

<b>Environmental Issues Area Examined</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>g)</b> Comply with federal, state, and local statutes and regulations related to solid waste?				<b>X</b>
<b>h)</b> Result in a need for new systems, or substantial alterations in power or natural gas facilities?				<b>X</b>
<b>i)</b> Result in a need for new systems, or substantial alterations in communication systems?				<b>X</b>
<b>Section 3.18 Mandatory Findings of Significance.</b> <i>The approval and subsequent implementation of the proposed project:</i>				
<b>a)</b> Will not have the potential to degrade the quality of the environment, with the implementation of the recommended standard conditions and mitigation measures included herein.				<b>X</b>
<b>b)</b> Will not have the potential to achieve short-term goals to the disadvantage of long-term environmental goals, with the implementation of the recommended standard conditions and mitigation measures referenced herein.				<b>X</b>
<b>c)</b> Will not have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity, with the implementation of the recommended standard conditions and mitigation measures contained herein.				<b>X</b>
<b>d)</b> Will not have environmental effects that will adversely affect humans, either directly or indirectly, with the implementation of the recommended standard conditions and mitigation measures contained herein.				<b>X</b>



## SECTION 2 PROJECT DESCRIPTION

### 2.1 PROJECT LOCATION

The City of San Fernando is located in the northeast portion of the San Fernando Valley in Los Angeles County. The city has a total land area of 2.4 square miles and is surrounded by the City of Los Angeles on all sides. Major physiographic features located near the city include the San Gabriel Mountains (located approximately 3 miles to the north), the Pacoima Wash (located along the eastern side of the city), Hansen Lake (located 3 miles to the southeast of the city), and the Los Angeles Reservoir (located approximately 4 miles to the northwest).<sup>7</sup> The City of San Fernando is located 22 miles from downtown Los Angeles. Other communities located near San Fernando include Sylmar, Sun Valley, Mission Hills, and Pacoima.<sup>8</sup> These latter named communities are also part of the City of Los Angeles.

Regional access to the City of San Fernando (“the city”) and the project site is possible from three freeways located in the area: the Interstate 5 Freeway (I-5), the State Route 118 (SR-118), and the Interstate 210 Freeway (I-210). The I-5 Freeway is located to the southwest of the city with ramp connections at South Brand Boulevard and San Fernando Mission Boulevard. State Route 118 (the Ronald Reagan Freeway) is located to the east of the city and has ramp connections at San Fernando Road and Glenoaks Boulevard. Finally, the I-210 Freeway is located to the north of the city and provides ramp connections at Maclay Street and Hubbard Street.<sup>9</sup> The location of the city in a regional context is shown in Exhibit 2-1. A city wide map is provided in Exhibit 2-2.

The project sites are located in the southern portion of the city. Santa Rosa Catholic Church, the site of the new assembly hall and Pre-kindergarten building, is located at 668 S. Workman Street. The church and school are bounded on the west by S. Workman Street, on the south by Mott Street, on the north by Griffith Street and on the east by S. Kalisher Street. All of the new permanent improvements will be confined to the existing church property. Two driveways providing access to the church property from Mott Street and Griffith Street will be eliminated. The existing parking area within the school will be restriped and access will be provided by new driveway connections with Mott Street and S. Kalisher Street.<sup>10</sup>

The existing church property located at 1304 Hollister Street that is currently being used as a satellite facility, will serve as a temporary Pre-kindergarten/daycare facility while the construction of the proposed assembly hall and Pre-kindergarten is completed. Additionally, when the interim Pre-kindergarten facility is not in use, the site would be used as a satellite parking lot for Santa Rosa Church during mass or when an event is occurring in the assembly hall. This interim site is located two blocks north of Santa Rosa Church on the west side of S. Kalisher Street between Hollister Street (on the north) and Hewitt Street (on the south).<sup>11</sup> Existing access is provided by a curb-cut on Hewitt Street. A vicinity map indicating the location of the two sites is provided in Exhibit 2-3. A local map of the two sites is provided in Exhibit 2-4.

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<sup>7</sup> United States Geological Survey. San Fernando 7 1/2 Minute Quadrangle.

<sup>8</sup> These communities are communities that are part of the City of Los Angeles.

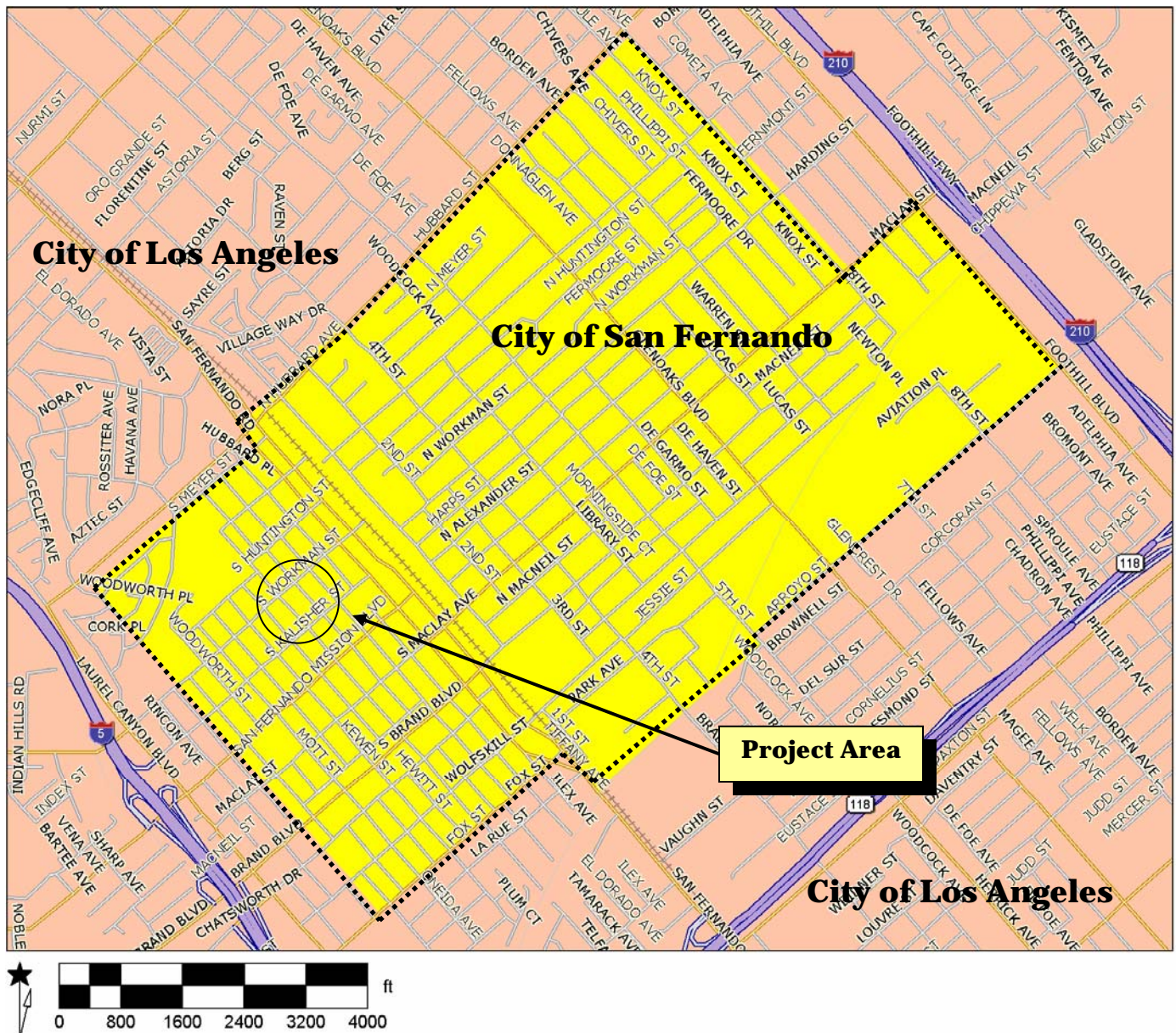
<sup>9</sup> American Map Corporation. Street Atlas [for] Los Angeles and Orange Counties. 2001

<sup>10</sup> Cunningham Group. Santa Rosa New Hall and Pre-K Building. 668 Workman St., San Fernando CA. [Architectural and Design Package]. December 23, 2011.

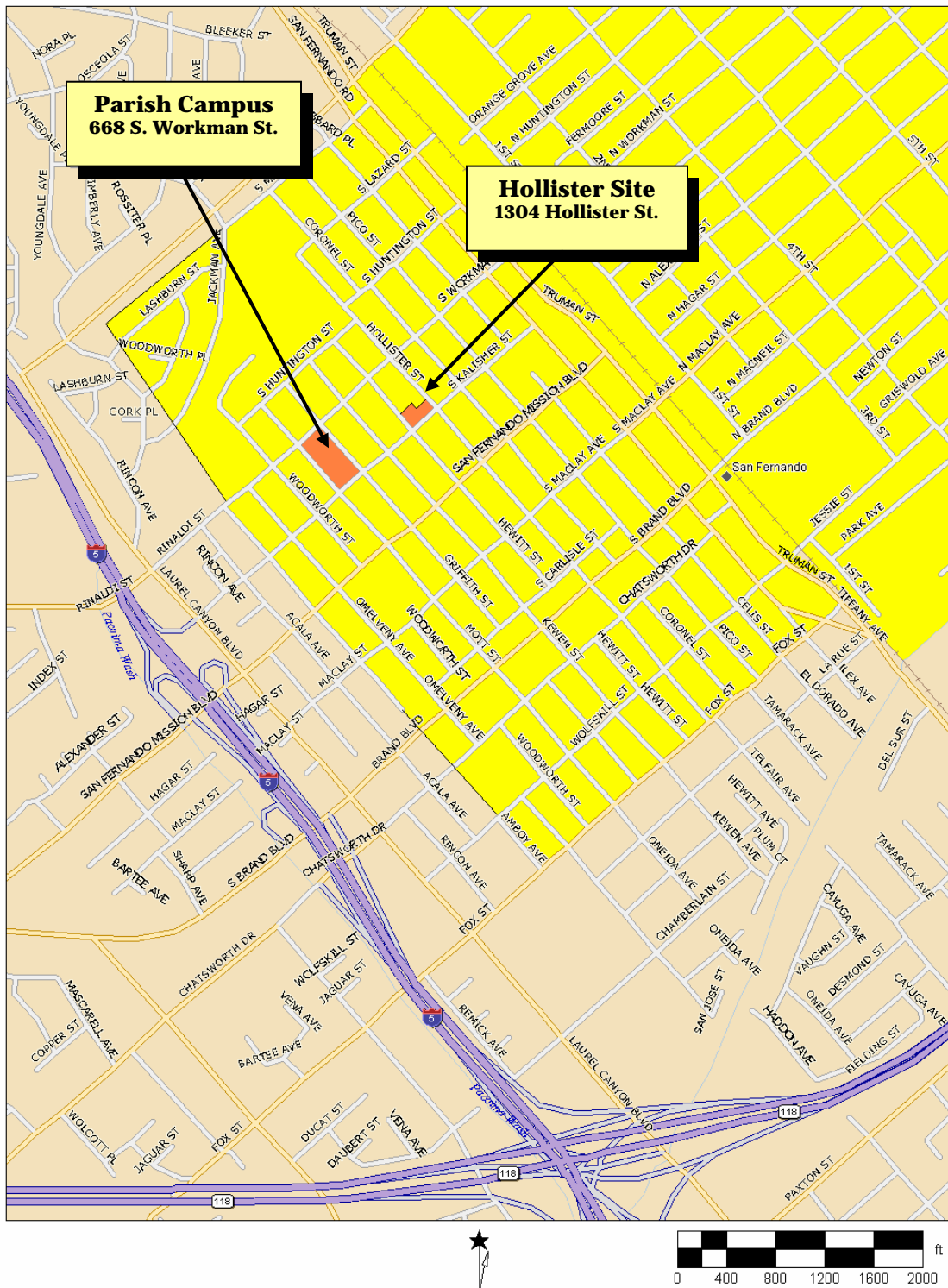
<sup>11</sup> Ibid.

**EXHIBIT 2-1**  
**REGIONAL LOCATION**  
**SOURCE: DELORME MAPS, 2009**



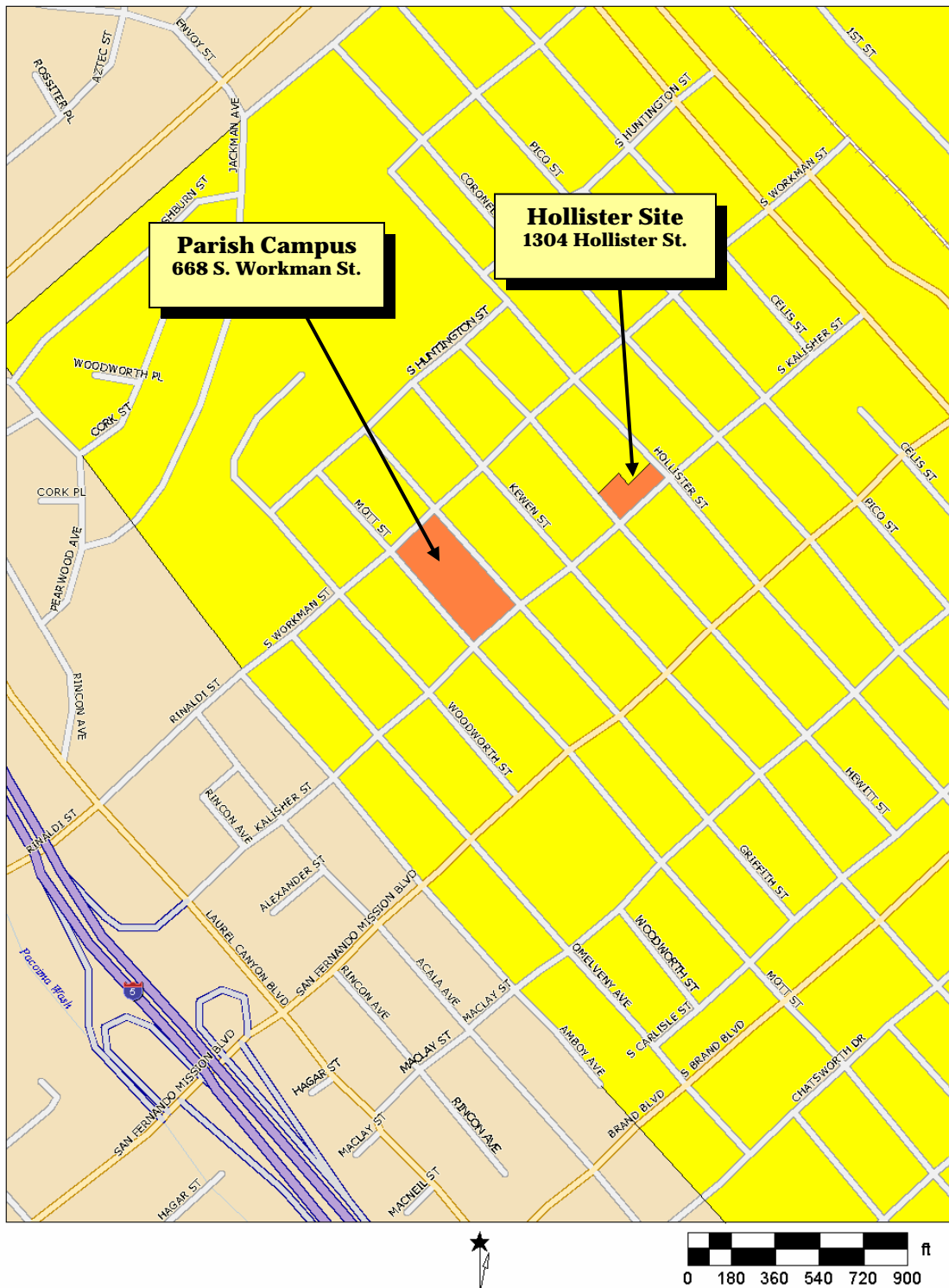


**EXHIBIT 2-2**  
**PROJECT AREA'S LOCATION IN THE CITY OF SAN FERNANDO**  
SOURCE: DELORME MAPS, 2009



**EXHIBIT 2-3**  
**VICINITY MAP**  
SOURCE: DELORME MAPS, 2009





**EXHIBIT 2-4**  
**LOCAL MAP**  
SOURCE: DELORME MAPS, 2009

## **2.2 ENVIRONMENTAL SETTING**

### **2.2.1 SETTING OF THE SURROUNDING AREA**

The City of San Fernando (“the city”) is a historic community (founded in 1874) that was incorporated as a municipality in 1911. The city is urbanized with little vacant land remaining though there are a number of underutilized or vacant parcels that present opportunities for more intensive infill development. Commercial development extends along the major arterial roadways, industrial uses are concentrated along railroad corridors, and residential neighborhoods are located behind the commercial development that have frontage along the major arterials.<sup>12</sup> Both the parish and the satellite site are located in the southern portion of the city along the west side S. Kalisher Street.

Santa Rosa Catholic Church, the site of the new assembly hall and Pre-kindergarten building, is located at 668 S. Workman Street. The church and school are bounded on the west by S. Workman Street, on the south by Mott Street, on the north by Griffith Street and on the east by S. Kalisher Street. Santa Rosa Church is located in the midst of a residential neighborhood that includes both single-family and multiple-family residences.<sup>13</sup> The total land area of this site is 2.3 acres. The site for the proposed interim Pre-kindergarten use is located approximately 560 feet north of the parish at 1304 Hollister Street. This site is bounded by S. Kalisher Street on the east, Hollister Street on the north, and Hewett Street on the south. Existing residences are located along the site’s westerly side. This site has a total land area of 25,000 square feet.

### **2.2.3 SETTING OF THE PROJECT SITE**

The affected sites include Santa Rosa Church and School located at 668 S. Workman Street and a smaller satellite facility that contains two smaller buildings currently being used as a classroom and an adult education classroom by the Los Angeles Unified School District (LAUSD). This site is located at 1304 Hollister Street. The existing Santa Rosa convent located opposite the church on the north side of Griffith Street (1323 Griffith Street) will not be impacted by this project.<sup>14</sup>

The 2.3 acre site where the new permanent improvements are proposed is occupied by the existing Santa Rosa Catholic Church, the Pre K-8 school, the parish offices, and the assembly hall. The main sanctuary is located in the western portion of the site with the main entrance facing Griffith Street. South and adjacent to the main sanctuary building are the parish offices. The existing classroom building extends along the property’s northern side. The existing sanctuary, parish offices, the rectory, and the classroom building will not be affected by the proposed project. The 0.57-acre satellite facility contains two existing single level buildings and a parking area. The larger building consists of 4,306 square feet of floor area and contains offices. The second and smaller building consists of 1,979 square feet and is being used as a classroom by the LAUSD.<sup>15</sup> Existing access to the parking area within the parcel is provided by a curb-cut with Hewitt Street. The existing improvements within the two sites are summarized in Table 2-1. An

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<sup>12</sup> United States Geological Survey. San Fernando 7 1/2 Minute Quadrangle.

<sup>13</sup> Blodgett/Baylosis Associates. Site Visit. Field survey was completed on Monday, April 23, 2012. Site visit was also conducted on Sunday, April 29, 2012.

<sup>14</sup> United States Geological Survey. San Fernando 7 1/2 Minute Quadrangle.

<sup>15</sup> Cuninghame Group. Santa Rosa New Hall and Pre-K Building. 668 Workman St., San Fernando CA. [Architectural and Design Package]. December 23, 2011.

aerial photograph of the project area and the two sites is provided in Exhibit 2-5. Photographs of the sites are provided in Exhibits 2-6 through 2-8.

**Table 2-1**  
**Existing Improvements within the Project Site**

Existing Element	Use/Activity	Description
<b>Parish Site (668 S. Workman Street)</b>		
Main Church Building	Sanctuary for worship	Single level; 11,434 sq. ft.
Parish Offices	Offices and storage	Two level; 2,700 sq. ft.
School Building	Classrooms and school office	Single-level; 8,575 sq. ft.
Assembly Building (to be demolished)	Meetings and special events	Single level; 6,875 sq. ft.
Hardscape Area	Parking and circulation (incl. pedestrian)	59,450 sq. ft.
Landscaped Area	Grounds and parkway landscaping	9,985 sq. ft.
<b>Hollister Site (1304 Hollister Street)</b>		
Meeting Rooms	Meetings and other activities	4,306 sq. ft.
Classroom Trailer	Adult Education	1,979 sq. ft.
Hardscape Area	Parking and circulation	16,277 sq. Ft.
Landscaped Area	Perimeter and site landscaping	2,438 sq. ft.

Source: Cuningham Group. Santa Rosa New Hall and Pre-K Building. 668 Workman St., San Fernando CA.  
 [Architectural and Design Package]. December 23, 2011.

The sanctuary's maximum occupancy is 900 persons. The busiest mass is typically the 11:00 AM mass where the attendance typically approaches the capacity. The church activities are summarized below in Table 2-2. The school's current enrollment is 170 students. An aerial photograph of the project area and the two sites are provided in Exhibit 2-5. Photographs of the sites are provided in Exhibits 2-6 through 2-8.

**Table 2-2**  
**Overview of Santa Rosa Parish Activities**

Sunday Mass	6:30 AM; 8:00 AM; 9:30 AM; 11:00 AM; 12:30 PM; 2:00 PM; 3:30 PM; 5:30 PM; and 7:30 PM
Saturday Mass	7:00 AM; 6:30 PM;
Weekday Mass	(Mon. through Fri.) 6:30 AM; (Wed.) 6:30 AM and 6:30 PM
Confessions	(Sat.) 3:00 PM to 6:00 PM
School	(Mon. through Fri.) 8:00 AM to 3:00 PM
After School Daycare	(Mon. through Fri.) 3:00 PM to 6:00 PM

Source: www.parishonline.com and Santa Rosa Parish





**EXHIBIT 2-5**  
**AERIAL PHOTOGRAPH**  
SOURCE: GOOGLE MAPS, 2010



**A view of the existing classroom building with the main hardscape area in the foreground (668 S. Workman St.).**



**A view of the main church sanctuary building (668 S. Workman St.).**

**EXHIBIT 2-6**  
**SITE PHOTOGRAPHS**  
**SOURCE: BLODGETT/BAYLOSIS ASSOCIATES 2012**





**A view of the building that houses the parish offices. The existing parking lot is in the foreground. This lot will become a pedestrian commons (668 S. Workman St.).**



**A view of the existing assembly hall that will be demolished (668 S. Workman St.).**

**EXHIBIT 2-7**  
**SITE PHOTOGRAPHS**  
SOURCE: BLODGETT/BAYLOSIS ASSOCIATES 2012



**A view of the site looking west from Kalisher Street (1304 Hollister St.)**



**View of the smaller classroom building located on the Hollister Site (1304 Hollister St.)**

**EXHIBIT 2-8**  
**SITE PHOTOGRAPHS**  
**SOURCE: BLODGETT/BAYLOSIS ASSOCIATES 2012**

## **2.3 PROJECT DESCRIPTION**

The proposed project will involve the demolition of the existing 6,875-square-foot assembly hall and the construction of a new 7,856-square-foot assembly hall and Pre-kindergarten building at 668 S. Workman Street. In addition to the new construction, the proposed project will involve the reconfiguration of the existing on-site parking lot and playground area, as well as the demolition of the existing covered eating area (along Mott Street) and the outdoor stage (along S. Kalisher Street). The project would also utilize a satellite facility located 1304 Hollister Street as a temporary Pre-kindergarten/daycare facility while the construction of the proposed assembly hall and Pre-kindergarten is completed.<sup>16</sup>

### **2.3.1 CONSTRUCTION PHASES AND INTERIM IMPROVEMENTS**

The project's implementation will require the demolition of existing 6,875-square-foot assembly hall to accommodate the new Pre-kindergarten (Pre-K) and Assembly Hall Building. In addition, the site's circulation and parking will be completely redesigned with the existing surface parking lot located between the church building and the existing assembly hall to be eliminated to accommodate the new building and pedestrian courtyard area. As a result, the existing surface parking and the assembly and Pre-kindergarten activities will need to be relocated to accommodate the construction of the new improvements. An existing church-owned satellite facility located 1304 Hollister Street would be used as a temporary Pre-kindergarten facility while the construction of the proposed assembly hall and new Pre-kindergarten is completed. Additionally, when the interim Pre-kindergarten facility is not in use, the site would be used as a satellite parking lot for Santa Rosa Church during mass or when an event is occurring in the assembly hall. Once the construction has been completed, the assembly and Pre-kindergarten activities will move back to the church and will occupy the new building.<sup>17</sup>

The interim site located at 1304 Hollister Street, consists of 0.57-acres and is presently occupied by two "manufactured" buildings. The smaller 1,979 square foot building located on the corner of S. Kalisher Street and Hewitt Street is currently being used as a classroom. This building will not be modified. The larger building, consisting of 4,306 square feet, will undergo interior tenant improvements to accommodate the proposed offices, two conference rooms, ancillary improvements, and a 1,058 square foot classroom area within the existing building. In addition, the existing hardscape surface within the property will be restriped to accommodate a 1,500 square foot play area.<sup>18</sup>

During the construction phases involving the new assembly hall and Pre-K building, vehicle parking will be relocated from the main church campus to the interim site. The existing Santa Rosa Church and the school facilities will remain open during the demolition and construction phases. The project would also utilize a satellite facility located 1304 Hollister Street as a temporary Pre-kindergarten/daycare facility while the construction of the proposed assembly hall and new Pre-K is completed. Additionally, when the interim Pre-kindergarten facility is not in use, the site would be used as a satellite parking lot for Santa Rosa Church during mass or when an event is occurring in the assembly hall.<sup>19</sup> The existing and interim improvements within the Hollister site are shown in Exhibit 2-9. The floor plan for those improvements that will be made to the larger classroom building are shown in Exhibit 2-10.

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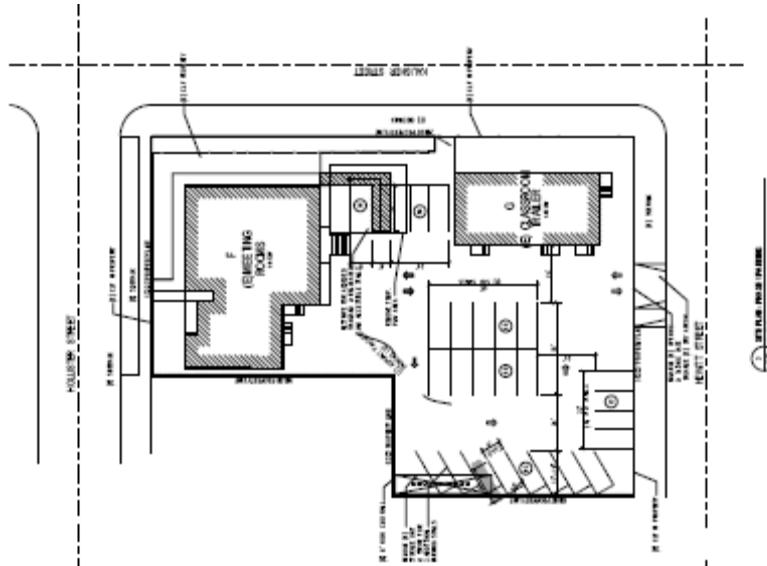
<sup>16</sup> E-mail from Edgar Arroyo, City of San Fernando Community Development Department dated February 28, 2012.

<sup>17</sup> Ibid.

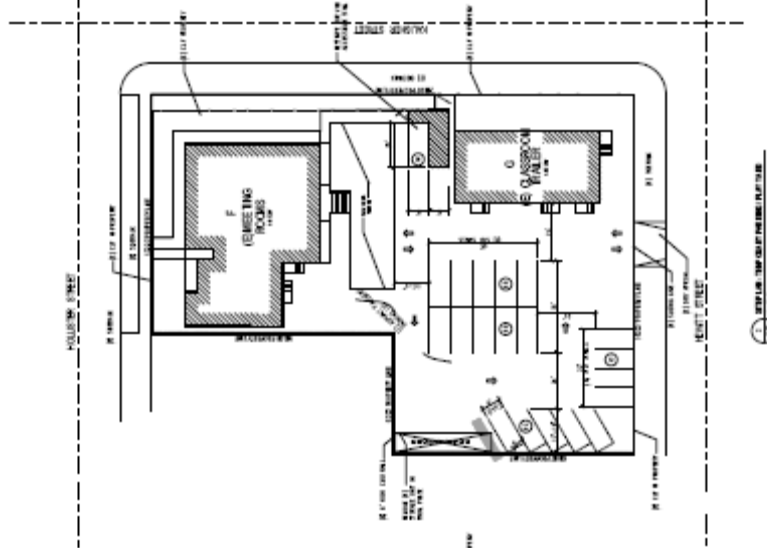
<sup>18</sup> Cunningham Group. Santa Rosa New Hall and Pre-K Building. 668 Workman St., San Fernando CA. [Architectural and Design Package]. December 23, 2011.

<sup>19</sup> E-mail from Edgar Arroyo, City of San Fernando Community Development Department dated February 28, 2012.

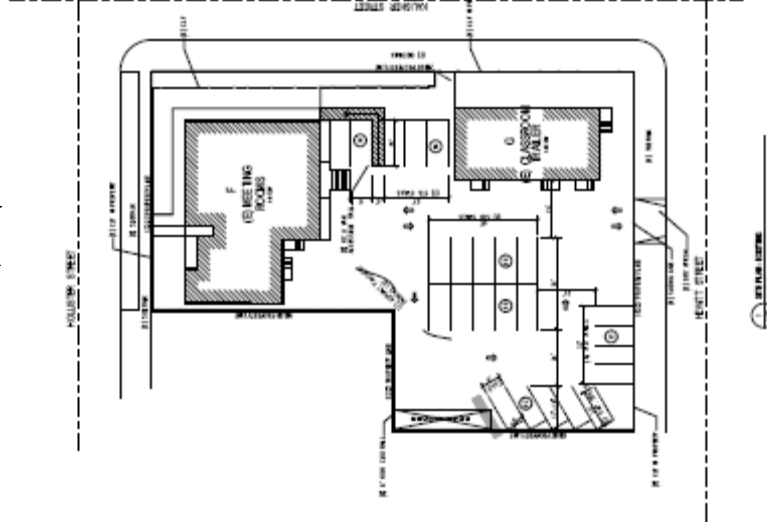
Existing  
Site Plan



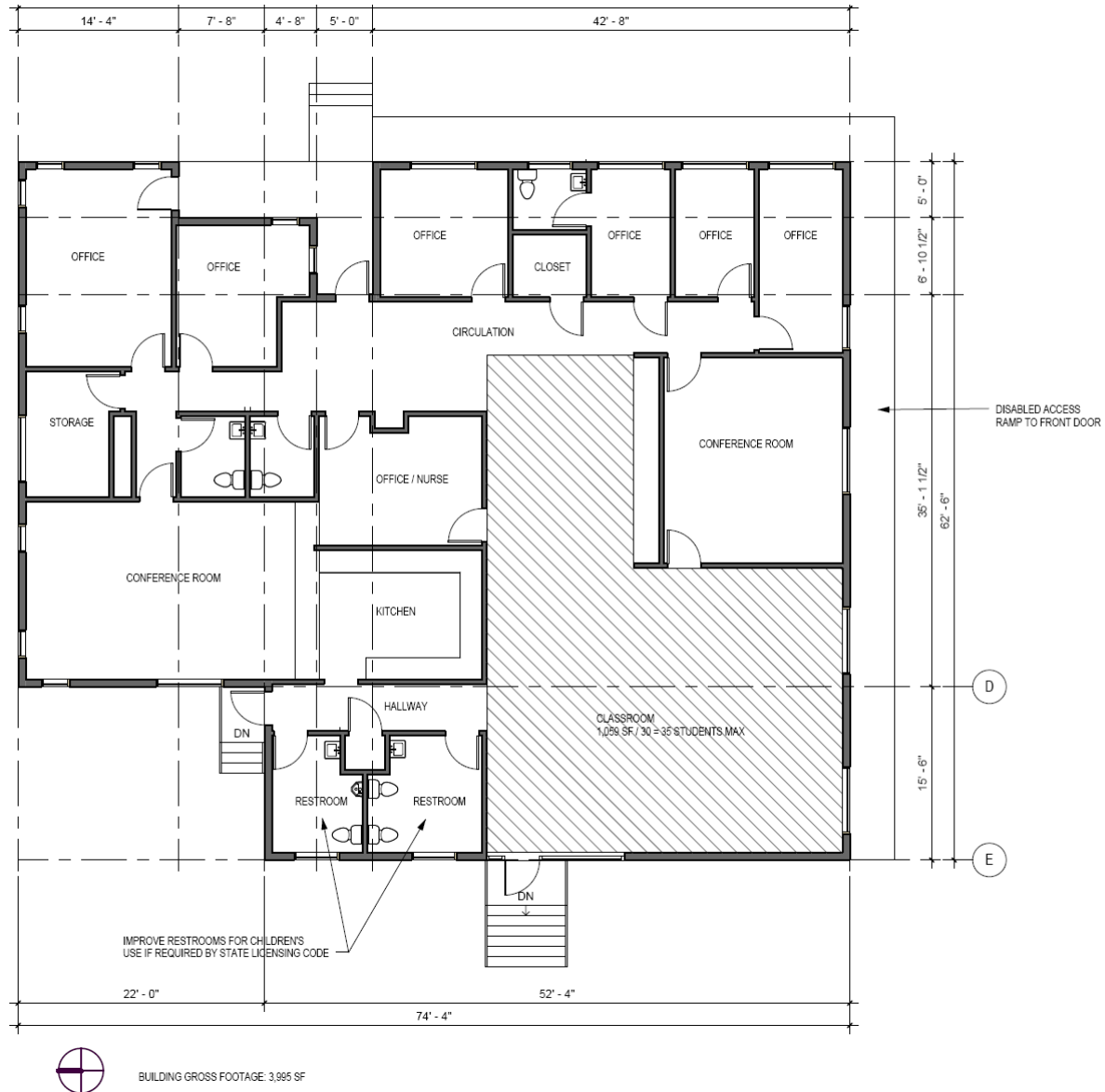
Interim  
Site Plan



New  
Site Plan



**EXHIBIT 2-9**  
**SITE PLAN FOR THE HOLLISTER SITE (1304 HOLLISTER ST.)**  
 SOURCE: CUNNINGHAM GROUP.



**EXHIBIT 2-10**  
**FLOOR PLAN FOR HOLLISTER SITE (1304**  
**HOLLISTER ST.) CLASSROOM BLDG**  
 SOURCE: CUNNINGHAM GROUP

### 2.3.2 PERMANENT IMPROVEMENTS

The site plan for Santa Rosa Church will the new improvements are provided in Exhibit 2-11. The key project elements are described below.

- *New Assembly and Pre-Kindergarten Building.* The new assembly hall and Pre-K building will be constructed within the central portion of the church campus that is presently occupied by surface parking and the existing assembly building. The new building will have a total floor area of 7,856 square feet and will include new classrooms (including a large Pre-kindergarten classroom), offices, a kitchen, restrooms, and storage rooms.<sup>20</sup> The floor plan for the new building is provided in Exhibit 2-12. The elevations for the proposed new building are shown in Exhibit 2-13. Finally, oblique views of the new building are shown in Exhibit 2-14.
- *New Pedestrian Commons.* The existing surface parking area located to the east of the sanctuary building and rectory/parish office and west of the new building will be replaced with a new pedestrian commons and circulation area. The hardscape surfaces will consist of new concrete flat work. A decorative feature will be located within a larger commons area near Griffith Street. Pedestrian circulation will be oriented on a north-south axis providing a pedestrian connection between Mott Street and Griffith Street.<sup>21</sup> The new commons area is shown in Exhibit 2-11.
- *New Parking/Hardscape.* The existing hardscape area located in the central portion of the site located immediately south of the classroom building and the new assembly hall and Pre-kindergarten building will be restriped for new parking. When the school is not in session, this area will be used for parking for the church services and special events. When the school is in session, a portion of this hardscape area will be fenced off so this area may be used as an activity area for the students.<sup>22</sup> This hardscape area will provide 148 parking spaces (a total of 26 spaces will also be provided at the Hollister site). The new hardscape area is shown in Exhibit 2-15.
- *New Play Area.* A new 885 square foot playground will be installed in the northeast corner of the hardscape area. The students will use this playground which will be secured by a 6-foot high fence. The new playground location is shown in Exhibit 2-15.
- *Other Site Improvements.* The perimeter walls and fences will be upgraded to include a number of pedestrian gates. In addition, two new driveway access points will be provided. One access will provide a connection to Mott Street while the second access will connect to S. Kalisher Street.
- *Permanent Improvements to the Hollister Site.* The existing hardscape surfaces within the property will be restriped to eliminate the hardscape play area and to accommodate a total of 26 parking spaces. The existing driveway along Hewett Street will be widened.<sup>23</sup>

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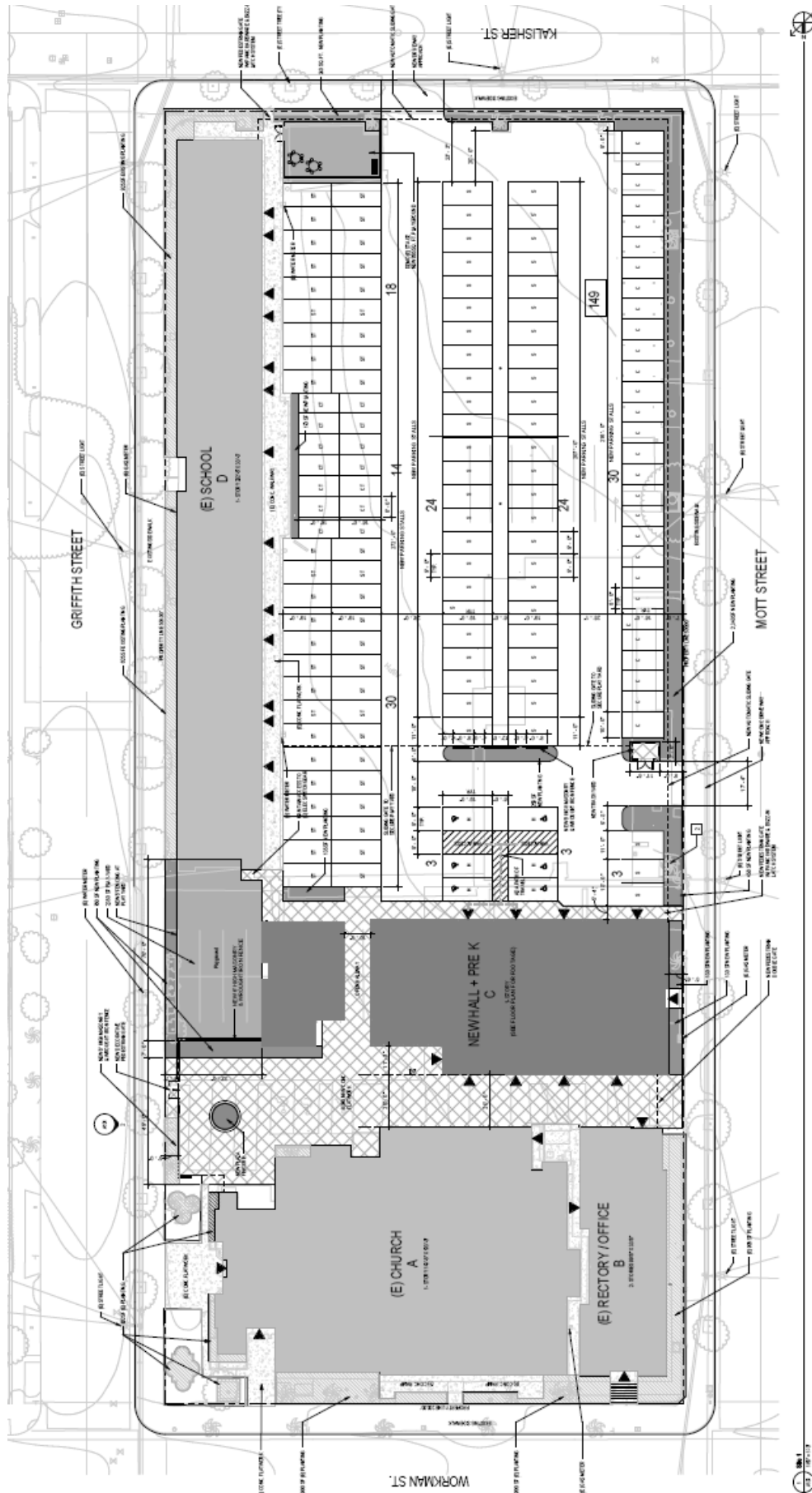
<sup>20</sup> Cunningham Group. Santa Rosa New Hall and Pre-K Building. 668 Workman St., San Fernando CA. [Architectural and Design Package]. December 23, 2011.

<sup>21</sup> Ibid.

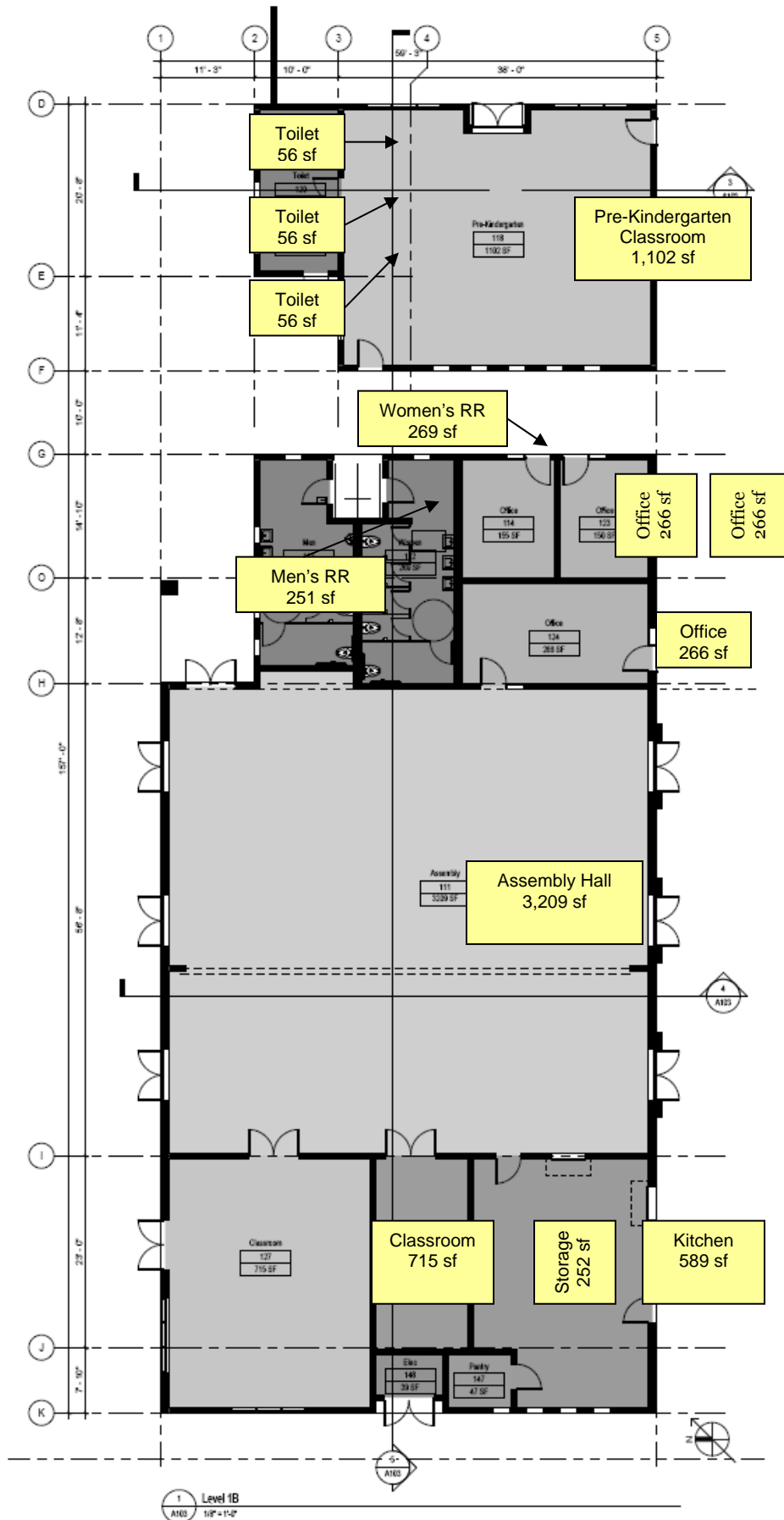
<sup>22</sup> Ibid.

<sup>23</sup> Ibid.

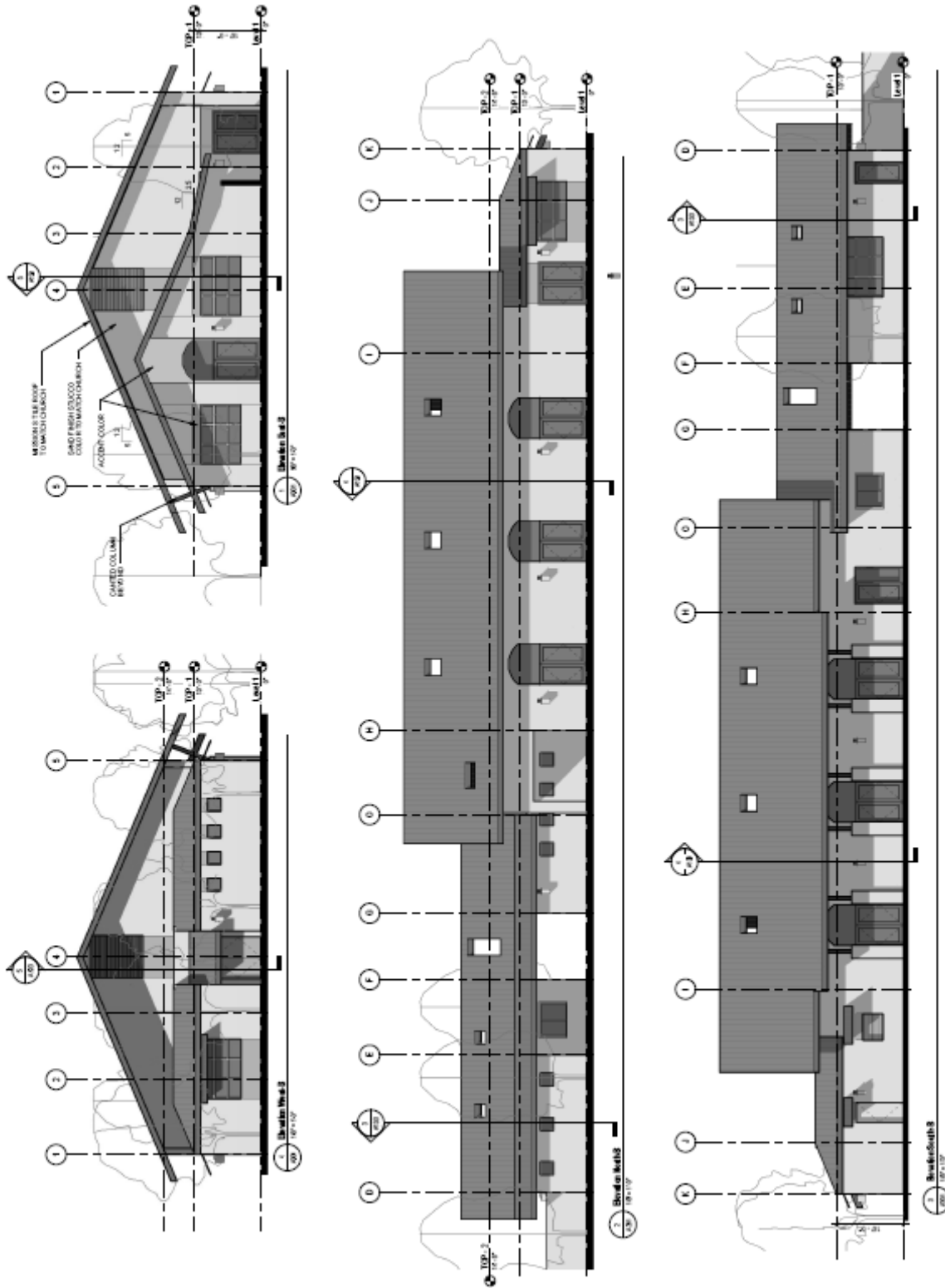




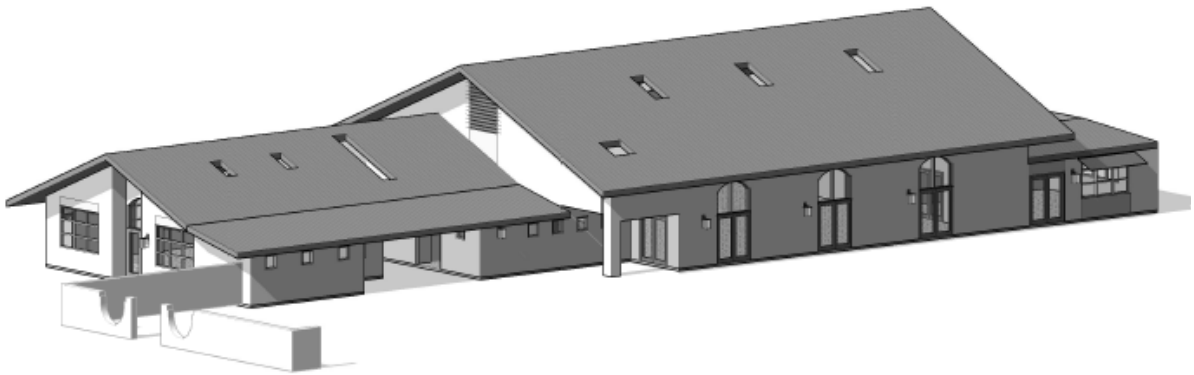
**EXHIBIT 2-11**  
**SITE PLAN FOR SANTA ROSA CHURCH (668 S. WORKMAN ST.)**  
 SOURCE: CUNNINGHAM GROUP.



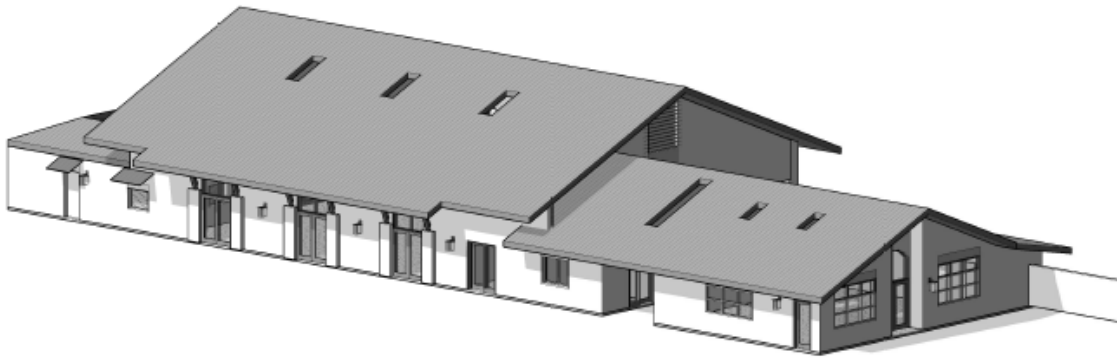
**EXHIBIT 2-12**  
**FLOOR PLAN OF NEW ASSEMBLY AND PRE-K TO 8 BUILDING (668 S. WORKMAN ST.)**  
 SOURCE: CUNNINGHAM GROUP



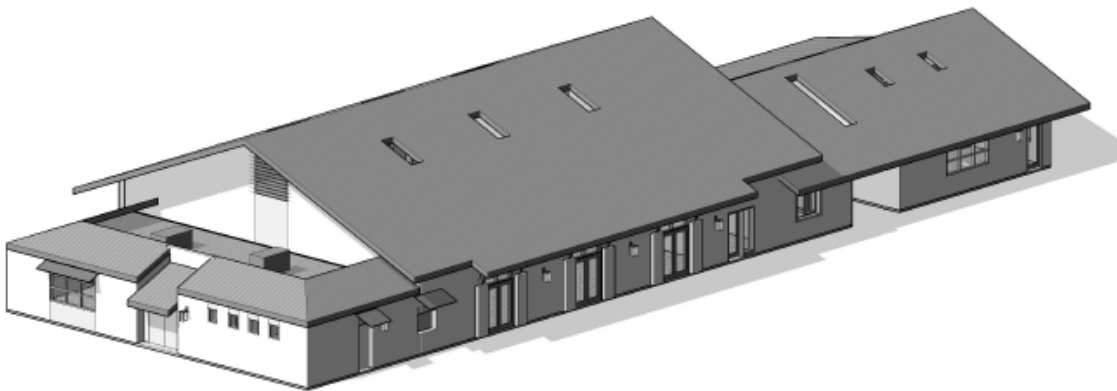
**EXHIBIT 2-13**  
**BUILDING ELEVATIONS (668 S. WORKMAN ST.)**  
 SOURCE: CUNNINGHAM GROUP



3 33 p. 14-85.3  
ART

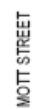


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**EXHIBIT 2-14**  
**OBLIQUE VIEWS OF THE NEW BUILDING (668 S. WORKMAN ST.)**  
SOURCE: CUNINGHAM GROUP



**EXHIBIT 2-15**  
**HARDSCAPE PLAN (668 S. WORKMAN ST.)**  
**SOURCE: CUNINGHAM GROUP**

## 2.4 OBJECTIVES OF THE PROJECT & DISCRETIONARY ACTIONS

The objectives the city seeks to accomplish as part of the proposed project's implementation are described below.

- To ensure that new development conforms to the city's General Plan and Zoning Ordinance; and,
- To ensure that the proposed project's environmental impacts are mitigated to the greatest extent possible.

A discretionary decision is an action taken by a government agency (for this project, the government agency is the City of San Fernando) that calls for an exercise of judgment in deciding whether to approve a potential development. The following discretionary approvals are required for this project:

- The approval of a Variance for parking and the use of an off-site parking facility;
- The proposed project will require conditional use permit to operate the temporary Pre-kindergarten facility at 1304 Hollister Street.
- The proposed project will require conditional use permit to operate the permanent Pre-kindergarten facility at 668 S. Workman Street.
- The adoption of a Mitigated Negative Declaration for the proposed project; and,
- The adoption of the Mitigation Monitoring and Reporting Program.

Other permits required for the project will include, but may not be limited to, the issuance of grading permits, building permits, and occupancy permits from the City of San Fernando and utility connection permits from the utility providers.



## SECTION 3 ENVIRONMENTAL ANALYSIS

This section of the Initial Study analyzes the potential environmental impacts that may result from the proposed project's implementation. The issue areas evaluated in this Initial Study include:

- |  |                                |
|--|--------------------------------|
| ➤ Aesthetics (3.1);                        | ➤ Land Use & Planning (3.10);  |
| ➤ Agricultural & Forestry Resources (3.2); | ➤ Mineral Resources (3.11);    |
| ➤ Air Quality (3.3);                       | ➤ Noise (3.12);                |
| ➤ Biological Resources (3.4);              | ➤ Population & Housing (3.13); |
| ➤ Cultural Resources (3.5);                | ➤ Public Services (3.14);      |
| ➤ Geology & Soils (3.6);                   | ➤ Recreation (3.15);           |
| ➤ Greenhouse Gas Emissions (3.7);          | ➤ Transportation (3.16);       |
| ➤ Hazards & Hazardous Materials (3.8);     | ➤ Utilities (3.17); and,       |
| ➤ Hydrology & Water Quality (3.9);         | ➤ Mandatory Findings (3.18)    |

The environmental analysis included in this section of the Initial Study reflects the Initial Study Checklist format used by the City of San Fernando ("the city") Community Development Department in its environmental review process. Under each issue area, an analysis of impacts is provided in the form of questions and answers. For the evaluation of potential impacts, questions are stated and an answer is provided according to the analysis undertaken as part of this Initial Study's preparation. To each question, there are four possible responses:

- *No Impact.* The proposed project *will not* have any measurable environmental impact on the environment.
- *Less Than Significant Impact.* The proposed project *may have* the potential for affecting the environment, although these impacts will be below levels or thresholds that the city or other responsible agencies consider to be significant.
- *Less Than Significant Impact with Mitigation.* The proposed project *may have* the potential to generate impacts that will have a significant impact on the environment. However, the level of impact may be reduced to levels that are less than significant with the implementation of mitigation measures.
- *Potentially Significant Impact.* The proposed project may result in environmental impacts that are significant.

### 3.1 AESTHETIC IMPACTS

#### 3.1.1 THRESHOLDS OF SIGNIFICANCE

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse aesthetic impact if it results in any of the following:

- An adverse effect on a scenic vista;

- Substantial damage to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway; or,
- A new source of substantial light and glare that would adversely affect day or night-time views in the area.

### **3.1.2 ANALYSIS OF ENVIRONMENTAL IMPACTS**

#### ***A. Would the project affect a scenic vista? No Impact.***

The city's local relief is generally level and ranges from 1,017 feet above mean sea level (AMSL) to 1,250 feet AMSL. This generally level topography is due to the city's location over an alluvial fan that is the result of the deposition of water-borne materials from the mountain and hillside areas located to the north of San Fernando (the city is located in the northeastern portion of the San Fernando Valley near the south-facing base of the San Gabriel Mountains).<sup>24</sup> The proposed project will involve the demolition of the existing 6,875-square-foot assembly hall and the construction of a new 7,856-square-foot assembly hall and Pre-kindergarten building at 668 S. Workman Street. In addition to the new construction, the proposed project will involve the reconfiguration of the existing on-site parking lot and playground area, as well as the demolition of the existing covered eating area (along Mott Street) and the outdoor stage (along S. Kalisher Street). The net increase in the overall floor area will be 981 square feet. The new assembly building will also be a single level structure. The new building's architecture, mass, and the location within the property are designed to incorporate the new building into the existing church campus.<sup>25</sup> There are no designated scenic vistas or resources present within the vicinity of the project site. No protected views are present in the immediate area that could be affected by the proposed project.<sup>26</sup> As a result, no significant adverse impacts are anticipated.

#### ***B. Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? No Impact.***

Much of the city's architectural character was derived from the San Fernando Mission, founded in 1797. Notable historically significant buildings that are located within the city include the Casa de Lopez Adobe, the Morningside Elementary School Auditorium, and the historic Post Office. In addition to the Mission Revival style, other architectural styles found within the area include Spanish Colonial Revival, Mediterranean, and Monterey. Other architectural influences present in the area include Craftsman, Bungalow, Beaux-Arts, Art Deco, and Victorian styles. These architectural styles also flourished at the turn of the century primarily in residential construction, with a few commercial and public buildings exhibiting these design characteristics as well. The architecture, building mass, and the location of the new building within Santa Rosa Church property are designed to facilitate the blending of the new building into the existing church campus. There are no unique natural features and the new construction will not affect any existing historic buildings. As a result, the proposed project's implementation will not result in any significant adverse impacts with respect to scenic highways, historic buildings, or other significant view elements.

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<sup>24</sup> City of San Fernando. *San Fernando Parking Lots Draft Environmental Impact Report*. February 20, 2008.

<sup>25</sup> Cuninghame Group. Santa Rosa New Hall and Pre-K Building. 668 Workman St., San Fernando CA. [Architectural and Design Package]. December 23, 2011.

<sup>26</sup> United State Geological Survey. *San Fernando 7 ½ Minute Quadrangle*. Release Date March 25, 1999



*C. Would the project create a new source of substantial light or glare that would adversely affect day or nighttime views in the area? Less Than Significant Impact with Mitigation.*

The proposed project involves a number of improvements to the existing Santa Rosa church complex and its auxiliary site located two blocks to the north. Both sites are located within a residential neighborhood with homes (that are considered to be light-sensitive) located nearby. As a result, care must be taken as part of any future planning to avoid light trespass and spill over onto neighboring residential properties. Potential sources of light and glare that may result from the proposed project include new decorative lighting in the new commons, new security lighting, interior lighting, and vehicle headlights. Unprotected lighting from the proposed project could, in the absence of mitigation, affect those residences located near the project sites. Mitigation measures have been identified in Section 3.1.4 that will be effective in reducing potential light and glare impacts to levels that are less than significant.

### **3.1.3 CUMULATIVE IMPACTS**

The potential aesthetic impacts related to views, aesthetics, and light and glare is site specific. Furthermore, the analysis determined that the proposed project would not result in any significant adverse view impacts. As a result, no cumulative aesthetic impacts are anticipated. Mitigation measures that will be effective in reducing potential light and glare impacts are required.

### **3.1.4 MITIGATION MEASURES**

The following mitigation measures will reduce the proposed project's light and glare impacts to levels that are less than significant:

*Mitigation Measure 1 (Aesthetic Impacts).* All new lighting must conform to the city's development standards (Chapter 106-834, Lighting) that includes a foot-candle map illustrating the amount of light from the project site at adjacent light sensitive receptors. The outdoor lighting plan shall be subject to final review and approval by the Community Development Department. Safety and security for pedestrians and vehicular movements must be anticipated. Light fixtures shall have cut-off shields to prevent light spill and glare into adjacent areas.

## **3.2 AGRICULTURE AND FORESTRY RESOURCES**

### **3.2.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant impact on agriculture resources if it results in any of the following:

- The conversion of prime farmland, unique farmland or farmland of statewide importance;
- A conflict with existing zoning for agricultural use or a Williamson Act contract;
- A conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code §4526), or zoned timberland production (as defined by Government Code §51104(g));

- The loss of forest land or the conversion of forest land to a non-forest use; or,
- Changes to the existing environment that due to their location or nature may result in the conversion of farmland to non-agricultural uses.

### 3.2.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

*A. Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? No Impact.*

No agricultural activities are located within either project site or on the adjacent parcels. Furthermore, the City of San Fernando General Plan and Zoning Ordinance does not provide for any agricultural land use designation.<sup>27</sup> The majority of the city is underlain by the Hanford Soils Association (2%-5% slopes). This soil classification is considered to be a *prime farmland soil* in the rural portions of the Antelope Valley only. In the urbanized areas of Los Angeles County, this soil classification is not designated as a “*prime farmland soil, unique farmland soil, or a soil of statewide importance.*” As a result, the proposed project’s implementation will not impact any protected farmland soils.<sup>28</sup>

*B. Would the project conflict with existing zoning for agricultural use or a Williamson Act contract? No Impact.*

No agricultural activities are presently located within either project site or in the immediate area.<sup>29</sup> The proposed new assembly hall/Pre-K building will occupy an area currently occupied by the existing assembly hall and surface parking area. In addition, neither project site is subject to a Williamson Act contract. As a result, no impacts on existing or future Williamson Act contracts will result from the proposed project’s implementation.

*C. Would the project conflict with existing zoning for or cause rezoning of, forest land (as defined in Public Resources Code Section 4526), or zoned timberland production (as defined by Government Code § 51104(g))? No Impact.*

San Fernando is located within a larger urban area and no forest lands are located within the city or in the surrounding area. A topographic map provided in Exhibit 3-1 illustrates the degree of urban development in the area surrounding both project sites. The San Fernando General Plan does not specifically provide for any forest land protection since no such use is found within the city.<sup>30</sup> As a result, no impacts on forest land or timber resources will result from the proposed project’s implementation.

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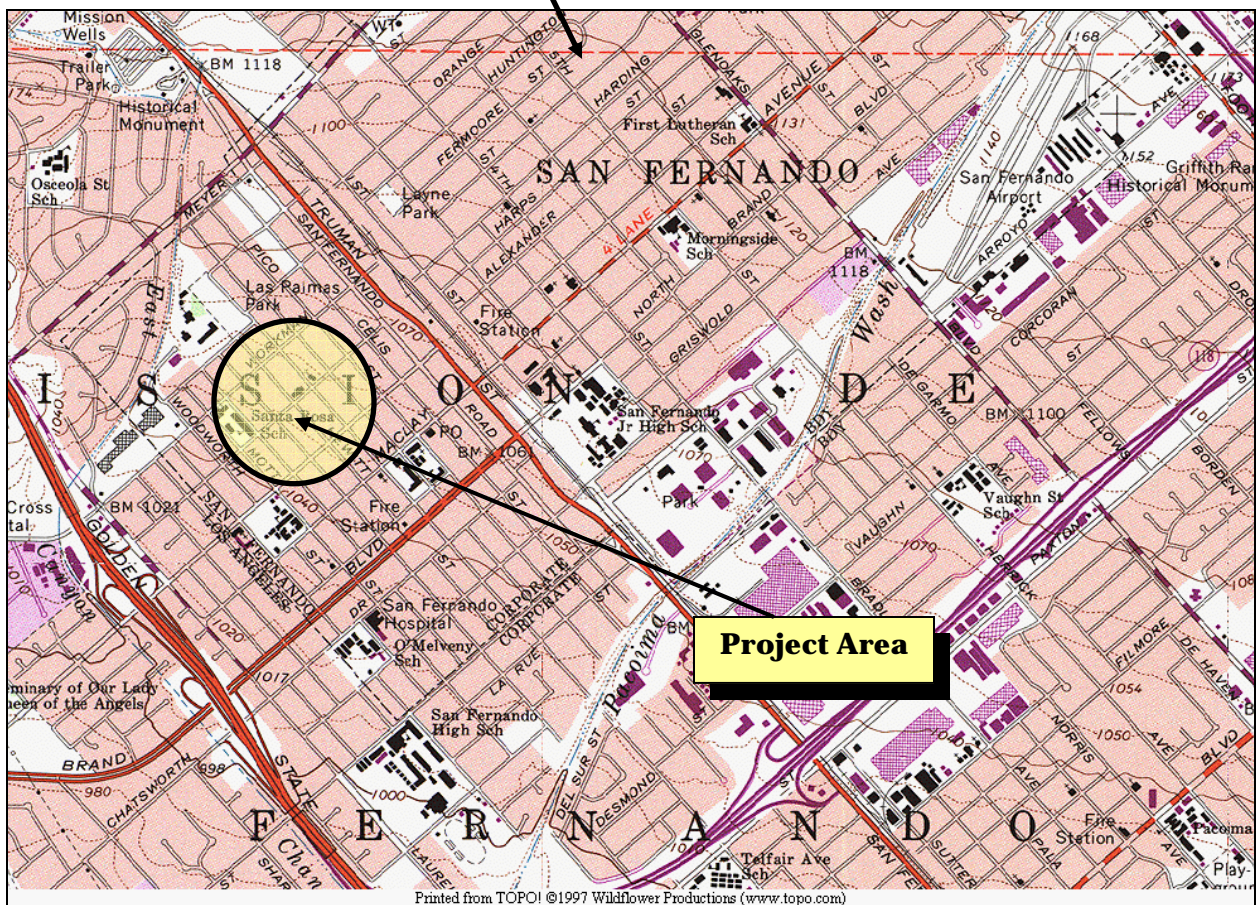
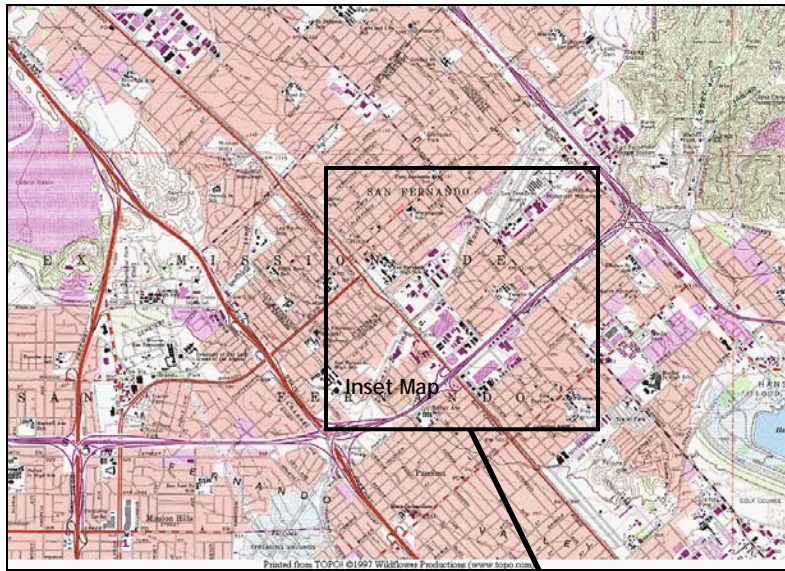
<sup>27</sup> City of San Fernando. *San Fernando General Plan Land Use Element*. 1987.

<sup>28</sup> California, State of. Department of Conservation. *Farmland Mapping and Monitoring Program*. July 13, 1995.

<sup>29</sup> Blodgett/Baylosis Associates. Site Visit. Field survey was completed on Monday, April 23, 2012. Site visit was also conducted on Sunday, April 29, 2012.

<sup>30</sup> City of San Fernando. *San Fernando General Plan Conservation Element, Chapter 3*. January 1987. Page CON-12





## EXHIBIT 3-1 LAND COVER

SOURCE: UNITED STATES GEOLOGICAL SURVEY

*D. Would the project result in the loss of forest land or the conversion of forest land to a non-forest use? No Impact.*

The project sites are located within an urban area. No forest land is located within the city nor does the general plan provide for any forest land protection. No loss or conversion of forest lands will result from the proposed Santa Rosa church improvements. As a result, no significant adverse impacts are anticipated with the proposed project's implementation.

*E. Would the project involve other changes in the existing environment that, due to their location or nature, may result in conversion of farmland to non-agricultural use? No Impact.*

As indicated previously, the project sites and the surrounding properties are currently developed and no agricultural activities are located within the site or in the surrounding area. The proposed project will not involve the conversion of any existing farmland area to urban uses and no significant adverse impacts are anticipated.

### **3.2.3 CUMULATIVE IMPACTS**

The analysis determined that there is no remaining agricultural or forestry resources in the city. The analysis also determined that the implementation of the proposed project would not result in any significant adverse impacts of agriculture or forestry resources. As a result, no cumulative impacts on agricultural or farmland resources will occur.

### **3.2.4 MITIGATION MEASURES**

The analysis of agricultural and forestry resources indicated that no significant adverse impacts on these resources would occur as part of the proposed project's implementation. As a result, no mitigation measures are required.

## **3.3 AIR QUALITY**

### **3.3.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project will normally be deemed to have a significant adverse environmental impact on air quality, if it results in any of the following:

- A conflict with the obstruction of the implementation of the applicable air quality plan;
- A violation of an air quality standard or contribute substantially to an existing or projected air quality violation;
- A cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard;
- The exposure of sensitive receptors to substantial pollutant concentrations; or,
- The creation of objectionable odors affecting a substantial number of people.



The South Coast Air Quality Management District (SCAQMD) has established quantitative thresholds for short-term (construction) emissions and long-term (operational) emissions for criteria pollutants. These criteria pollutants include the following:

- *Ozone (O<sub>2</sub>)* is a nearly colorless gas that irritates the lungs, damages materials, and vegetation. O<sub>2</sub> is formed by photochemical reaction (when nitrogen dioxide is broken down by sunlight).
- *Carbon monoxide (CO)*, a colorless, odorless toxic gas that interferes with the transfer of oxygen to the brain, is produced by the incomplete combustion of carbon-containing fuels emitted as vehicle exhaust.
- *Nitrogen dioxide (NO<sub>2</sub>)* is a yellowish-brown gas, which at high levels can cause breathing difficulties. NO<sub>2</sub> is formed when nitric oxide (a pollutant from burning processes) combines with oxygen.
- *PM<sub>10</sub> and PM<sub>2.5</sub>* refers to particulate matter less than ten microns and two and one-half microns in diameter, respectively particulates of this size cause a greater health risk than larger-sized particles since fine particles can more easily be inhaled.

Specific National Ambient Air Quality Standards (NAAQS) have been promulgated by the Federal government. The California Air Resources Board (CARB) has also established ambient air quality standards for six of the pollutants regulated by the EPA (CARB has not established standards for PM<sub>2.5</sub>). Some of the California ambient air quality standards are more stringent than the national ambient air quality standards as well as additional standards for sulfates, vinyl chloride, and visibility.<sup>31</sup> Table 3-1 lists the current national and California ambient air quality standards for each criteria pollutant.

**Table 3-1**  
**National and California Ambient Air Quality Standards**

Pollutants	National Standards	State Standards
Lead (Pb)	1.5 µg/m <sup>3</sup> (calendar quarter)	1.5 µg/m <sup>3</sup> (30-day average)
Sulfur Dioxide (SO <sub>2</sub> )	0.14 ppm (24-hour)	0.25 ppm (1-hour) 0.04 ppm (24-hour)
Carbon Monoxide (CO)	9.0 ppm(8-hour) 35 ppm(1-hour)	9.0 ppm (8-hour) 20 ppm (1-hour)
Nitrogen Dioxide (NO <sub>2</sub> )	0.053 ppm (annual average)	0.25 ppm (1-hour)
Ozone (O <sub>3</sub> )	0.12 ppm (1-hour)	0.09 ppm (1-hour)
Fine Particulate Matter (PM <sub>10</sub> )	150 µg/m <sup>3</sup> (24-hour)	50 µg/m <sup>3</sup> (24-hour)
Sulfate	None	25 µg/m <sup>3</sup> (24-hour)
Visual Range	None	10 miles (8-hour) w/humidity < 70 percent

Source: South Coast Air Quality Management District. 2010

<sup>31</sup> South Coast Air Quality Management District, *Final 2007 Air Quality Plan*, Adopted June 2007.

The proposed project would also have a significant effect on air quality if it violates any AAQS, contributes substantially to an existing air quality violation, or exposes sensitive receptors to substantial pollutant concentrations. In addition to the federal and state AAQS thresholds, there are daily and quarterly emissions thresholds for construction and operation of a proposed project established by the SCAQMD. Projects in the SCAB generating construction-related emissions that exceed any of the following emissions thresholds are considered to be significant under CEQA.

- 75 pounds per day of reactive organic compounds;
- 100 pounds per day of nitrogen dioxide;
- 550 pounds per day or 24.75 of carbon monoxide;
- 150 pounds per day of PM<sub>10</sub>; or,
- 150 pounds per day of sulfur oxides.

The proposed project would have a significant effect on air quality if any of the operational emissions “significance” thresholds for criteria pollutants are exceeded:

- 55 pounds per day of reactive organic compounds;
- 55 pounds per day of nitrogen dioxide;
- 550 pounds per day of carbon monoxide;
- 150 pounds per day of PM<sub>10</sub>; or,
- 150 pounds per day of sulfur oxides.

### **3.3.2 ANALYSIS OF ENVIRONMENTAL IMPACTS**

#### ***A. Would the project conflict with or obstruct implementation of the applicable air quality plan? No Impact.***

The City of San Fernando is located within the South Coast Air Basin, which covers a 6,600-square-mile area within Orange County, non-desert portions of Los Angeles County, Riverside County, and San Bernardino County. Air quality in the basin is monitored by the South Coast Air Quality Management District (SCAQMD) at various monitoring stations located throughout the region.<sup>32</sup> Measures to improve regional air quality are outlined in the SCAQMD’s Air Quality Management Plan (AQMP).<sup>33</sup> The 2007 AQMP replaced the 2003 AQMP and the latter AQMP is designed to meet both state and federal Clean Air Act planning requirements for all of the geographic areas under the jurisdiction of the SCAQMD. The primary criteria pollutants that remain non-attainment in the SCAB area include PM<sub>2.5</sub> and Ozone. The most recent 2007 AQMP focused on the control of ozone and smaller particulates and their precursors.<sup>34</sup> Two consistency criteria that may be referred to in determining a project’s conformity with the AQMP is defined in Chapter 12 of the Air Quality Management Plan (AQMP) and Section 12.3 of the SCAQMD’s CEQA Air Quality Handbook. Consistency Criteria 1 refers to a project’s potential for resulting in an increase in the frequency or severity of an existing air quality violation or a contribution to the continuation of an existing air quality violation. Criteria 2 refers to the project’s potential for exceeding the assumptions included in the AQMP or other regional growth projections relevant to the AQMP’s

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<sup>32</sup> South Coast Air Quality Management District, *Final 2007 Air Quality Plan*, Adopted June 2007.

<sup>33</sup> Ibid.

<sup>34</sup> Ibid.

implementation.<sup>35</sup> The proposed project is not considered by the SCAQMD to be a regionally significant project since it is an infill development that involves only 981 square feet of additional development. The project will not significantly affect any regional population, housing, and employment projections prepared for the city by the SCAG.<sup>36</sup> Finally, the project is not subject to the requirements of the Air Quality Management Plan's PM<sub>10</sub> Program, which is limited to the desert portions of the South Coast Air Basin. As a result, the proposed project would not be in conflict with, or result in an obstruction of, the applicable 2007 AQMP. The proposed project will not result in any significant adverse impacts related to the implementation of the AQMP.

*B. Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? Less than Significant Impact with Mitigation.*

Pollutants regulated by the federal and state Clean Air Acts correspond to the following three categories: criteria air pollutants; toxic air contaminants, and global warming and ozone-depleting gases. Pollutants in each of these categories are monitored and regulated differently. Criteria air pollutants are measured by ambient air sampling and refer to those pollutants that are subject to both federal and state ambient air quality standards as a means to protect public health. For some criteria pollutants, such as carbon monoxide, there are also secondary standards designed to protect the environment, in addition to human health. Toxic air contaminants are typically measured at the source and their evaluation and control is generally site or project-specific. Finally, global warming and ozone-depleting gases are not monitored. The proposed project's implementation will result in both short-term (construction-related) emissions and long-term (operational) emissions. Short-term airborne emissions will occur during the construction phases of the project and include the following:

- Activities related to building demolition (the existing assembly hall), debris clearance, grading, and excavation will result in fugitive dust emissions;
- Equipment emissions associated with the use of construction equipment during site preparation and construction activities. The construction equipment is generally diesel-powered, resulting in high levels of nitrogen oxide [NO<sub>x</sub>] and particulate emissions; and,
- Delivery vehicles and workers commuting to and from the construction site will generate mobile emissions.

As shown in Table 3-2, the construction of the proposed improvements will result in daily construction emissions that will be "less than significant" since they will be below the SCAQMD's daily thresholds. However, mitigation measures have been included in Section 3.3.4 as a means to further reduce construction-related emissions.

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<sup>35</sup> South Coast Air Quality Management District. *CEQA Air Quality Handbook*. April 1993 [as amended 2009]. Table 11-4.

<sup>36</sup> These projections are critical in the development of policies for the Growth Management Plan, the Regional Transportation Plan, and ultimately, the Air Quality Management Plan.

**Table 3-2**  
**Estimated Short-Term Emissions (lbs/day)**

Source	CO	ROG	PM <sub>10</sub>	PM <sub>2.5</sub>	NO <sub>x</sub>
Construction Emissions	14.77	3.35	1.41	1.30	28.07
Fugitive Particulates	--	--	41.81	0.38	--
Short-term Thresholds	550	75	150	150	100

Source: California Air Resources Board, URBEMIS 9.2.2

Table 3-3 summarizes the long-term operational emissions from the proposed project. The long-term air quality impacts associated with the proposed project includes emissions associated with traffic; on-site stationary emissions; and, off-site stationary emissions associated with the generation of energy (natural gas and electrical). The analysis of long-term operational impacts also used a computer model developed by the California Air Resources Board (CARB). As indicated in Table 3-3, the long-term operational emissions will be below thresholds considered by the SCAQMD to be significant.

**Table 3-3**  
**Existing and Future Long-Term Emissions (lbs/day)**

Emissions Type	Criteria Pollutants (lbs./day)				
	CO	ROG	PM <sub>10</sub>	NO <sub>x</sub>	SO <sub>x</sub>
Future Mobile Emissions	5.15	0.18	0.01	0.10	0.00
Future Stationary Emissions	1.61	0.18	0.01	0.10	0.00
Total Future Emissions	6.76	0.61	1.12	0.69	0.01
Existing Mobile Emissions	4.51	0.38	0.97	0.52	0.01
Existing Stationary Emissions	1.61	0.16	0.01	0.09	0.00
Total Existing Emissions	6.12	0.54	0.98	0.61	0.01
Long –Term Thresholds	550	55	150	100	150

Source: California Air Resources Board, URBEMIS 9.2.4

It is important to note that the new assembly hall and Pre-K building will result in a net increase of 981 square feet. These proposed improvements are designed to make the church campus operations more efficient. Overall, the improvements will not involve any change in the overall capacity of the facility. As indicated in Tables 3-2 and 3-3, the projected short-term and long-term emissions are below thresholds considered to represent a significant adverse impact.

*C. Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? Less than Significant Impact.*

As indicated previously, the SCAB is non-attainment for ozone and particulates. Reactive organic gasses (ROG) are precursors for the formation of ozone. As indicated in the preceding section, the projected



ROG emissions are also below the SCAQMD's thresholds of significance (refer to Table 3-2 and Table 3-3). As a result, the cumulative air quality impacts are considered to be less than significant.

*D. Would the project expose sensitive receptors to substantial pollutant concentrations? Less than Significant Impact.*

Sensitive receptors refer to land uses and/or activities that are especially sensitive to poor air quality and typically include homes, schools, playgrounds, hospitals, convalescent homes, and other facilities where children or the elderly may congregate.<sup>37</sup> These population groups are generally more sensitive to poor air quality. The following are applicable local emission concentration standards for carbon monoxide: California one-hour carbon monoxide standard of 20.0 ppm; or, California eight-hour carbon monoxide standard of 9.0 ppm. The proposed project's trip generation will not be significant enough to result in the creation of a carbon monoxide "hot spot" that could lead to an exceedance of the state's 1-hour or 8-hour carbon monoxide standards. As indicated in the traffic analysis (refer to Section 3.16), the proposed project's traffic generation will not lead to any significant impact on area intersections.<sup>38</sup> As a result, no impacts related to the creation of a carbon monoxide "hot spots" are anticipated. The SCAQMD also regulates levels of air toxics through a permitting process that covers both construction and operation. The SCAQMD has adopted Rule 1401 for both new and modified sources that use materials classified as air toxics. The SCAQMD CEQA Guidelines for permit processing consider the following types of projects significant:

- Any project involving the emission of a carcinogenic or toxic air contaminant identified in SCAQMD Rule 1401 that exceeds the maximum individual cancer risk of one in one million or 10 in one million if the project is constructed with best available control strategy for toxics (T-BACT) using the procedures in SCAQMD Rule 1401;
- Any project that could accidentally release an acutely hazardous material or routinely release a toxic air contaminant posing an acute health hazard; and,
- Any project that could emit an air contaminant that is not currently regulated by SCAQMD rule, but that is on the federal or state air toxics list.

The proposed project involves the construction of a new assembly hall and Pre-K classroom. The actual net increase in floor area overall will be 981 square feet. As indicated previously, the proposed improvements are designed to make the church campus operations more efficient. Overall, the improvements will not involve any change in the overall capacity of the facility. As a result, the potential impacts on sensitive receptors are considered to be less than significant.

*E. Would the project create objectionable odors affecting a substantial number of people? No Impact.*

The SCAQMD has identified those land uses that are typically associated with odor complaints. These uses include activities involving livestock, rendering facilities, food processing plants, chemical plants, composting activities, refineries, landfills, and businesses involved in fiberglass molding.<sup>39</sup> No significant

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<sup>37</sup> South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. 2004 (as amended).

<sup>38</sup> Ibid.

<sup>39</sup> Ibid.

odor emissions are anticipated given the nature and extent of the proposed improvements. As a result, no order-related impacts are anticipated.

### **3.3.3 CUMULATIVE IMPACTS**

The proposed project's would not result in any new exceedance of air pollution standards nor contribute significantly to an existing air quality violation. Furthermore, the analysis determined that the proposed project would not result in any significant adverse impacts. As a result, no significant adverse cumulative air quality impacts will occur.

### **3.3.4 MITIGATION MEASURES**

The analysis of potential air quality impacts indicated that no significant adverse operational impacts would result from the proposed project's implementation. However, the following measures will be required to further mitigate potential short-term construction related emissions.

*Mitigation Measure 2 (Construction Emissions).* All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.

*Mitigation Measure 3 (Construction Emissions).* The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.

*Mitigation Measure 4 (Construction Emissions).* All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.

*Mitigation Measure 5 (Construction Emissions).* All demolition debris transported off-site shall be sufficiently watered and/or securely covered to prevent excessive amount of dust.

*Mitigation Measure 6 (Construction Emissions).* General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.

*Mitigation Measure 7 (Construction Emissions).* Trucks and other construction equipment shall be shut off when not in use.

## **3.4 BIOLOGICAL RESOURCES**

### **3.4.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse impact on biological resources if it results in any of the following:

- A substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in local or regional plans, policies, or

regulations, or by the California Department of Fish and Game or the U.S. Fish and Wildlife Service;

- A substantial adverse effect on any riparian habitat or other sensitive natural plant community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service;
- A substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means;
- A substantial interference with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites;
- A conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance; or,
- A conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

### **3.4.2 ANALYSIS OF ENVIRONMENTAL IMPACTS**

- A. Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? No Impact.*

As indicated in the preceding sections, the City and both project sites are located in the midst of an urbanized area. No native habitat remains in the vicinity of the project sites due to the areas' past development. There are no trees located within the area where the new assembly hall will be located.<sup>40</sup> In addition, there are no sensitive or unique biological resources located within the adjacent properties. As a result, no impacts on any candidate, sensitive, or special status species will result from proposed project.

- B. Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? No Impact.*

There are no native or natural riparian plant habitats found within the project sites or in the adjacent properties. No "blue line" streams are located within or adjacent to either project site. The nearest designated "blue-line" stream is the Pacoima Wash, located approximately 4,500 feet to the southeast (refer to Exhibit 3-2). The Pacoima Wash is concrete lined at this location and is used for flood control purposes. As a result, no significant adverse impacts on natural or riparian habitats will result from the proposed project's implementation.

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<sup>40</sup> Blodgett/Baylosis Associates. Site Visit. Field survey was completed on Monday, April 23, 2012. Site visit was also conducted on Sunday, April 29, 2012.

- C. Would the project have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? No Impact.*

The project sites and the adjacent properties do not contain any natural wetland habitat. No “blue line” streams are located within or adjacent to the project site. The nearest designated “blue-line” stream is the Pacoima Wash, located approximately 4,300 feet to the southeast.<sup>41</sup> As a result, the proposed project will not impact any protected wetland area or designated blue-line stream.

- D. Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory life corridors, or impede the use of native wildlife nursery sites? No Impact.*

The project sites are currently undeveloped and the plants located onsite are limited to ruderal vegetation. As indicated in the preceding section, the adjacent properties are developed and do not contain any natural or native vegetation. No trees are located within either project sites’ boundaries that could provide resting areas for migratory birds.<sup>42</sup> No natural open space areas are located on-site or in the surrounding area that would potentially serve as an animal migration corridor. As a result, no significant adverse impacts are anticipated.

- E. Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? No Impact.*

The project sites and their adjacent properties do not contain any protected habitat. No trees are located within either of the project sites’ boundaries that would be impacted by the new construction. The new assembly and Pre-K building site is occupied by hardscape surfaces that include the existing assembly building and a surface parking lot. As a result, the proposed project is not in conflict with any local policies or ordinances protecting biological resources and no significant adverse impacts are anticipated.

- F. Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? No Impact.*

As indicated previously, the project sites are located within an urbanized setting, and no natural habitats are found within the adjacent areas. The project sites are not located within an area governed by a habitat conservation or community conservation plan.<sup>43</sup> As a result, no adverse impacts on local, regional or state habitat conservation plans will result from the proposed project’s implementation.

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<sup>41</sup> City of San Fernando. *San Fernando General Plan, Chapter 3, Conservation Element*. Page CON-12. 1987

<sup>42</sup> Blodgett/Baylosis Associates. Site Visit. Field survey was completed on Monday, April 23, 2012. Site visit was also conducted on Sunday, April 29, 2012.

<sup>43</sup> United State Geological Survey. *San Fernando 7 ½ Minute Quadrangle*. Release Date March 25, 1999.





**EXHIBIT 3-2**  
**BIOLOGICAL RESOURCES**  
SOURCE: UNITED STATES GEOLOGICAL SURVEY

### **3.4.3 CUMULATIVE IMPACTS**

The impacts on biological resources are typically site specific. The proposed project will not involve any loss of protected habitat. Furthermore, the analysis determined that the proposed project will not result in any significant adverse impacts. As result, the proposed project's implementation would not result in an incremental loss or degradation of those protected habitats found in the Southern California region. As a result, no cumulative impacts on biological resources will be associated with the proposed project's implementation.

### **3.4.4 MITIGATION MEASURES**

The analysis indicated that the proposed project would not result in any significant adverse impacts on biological resources. As a result, no mitigation measures are required.

## **3.5 CULTURAL RESOURCES**

### **3.5.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project will normally have a significant adverse impact on cultural resources if it results in any of the following:

- A substantial adverse change in the significance of a historical resource as defined in §15064.5 of the state's CEQA Guidelines;
- A substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the state's CEQA Guidelines;
- The destruction of a unique paleontological resource, site or unique geologic feature; or,
- The disturbance of any human remains, including those interred outside of formal cemeteries.

### **3.5.2 ANALYSIS OF ENVIRONMENTAL IMPACTS**

*A. Would the project cause a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the State CEQA Guidelines? No Impact.*

Historic structures and sites are defined by local, state, and federal criteria. A site or structure may be historically significant if it is locally protected through a local general plan or historic preservation ordinance. In addition, a site or structure may be historically significant according to state or federal criteria even if the locality does not recognize such significance. The state, through the Office of Historic Preservation, also maintains an inventory of those sites and structures that are considered to be historically significant. Finally, the U. S. Department of the Interior has established specific guidelines and criteria that indicate the manner in which a site, structure, or district is to be defined as having historic significance and in the determination of its eligibility for listing on the National Register of Historic Places. A single location is recorded on the National Register of Historic Places: the Casa de Lopez Adobe located at 1100 Pico Street. In addition to its designation as a national historical site, it is also a state and county historical site. The city also completed a comprehensive historic resources



preservation program. An initial step of this process involved the completion of a city-wide inventory of potential historically significant properties. The survey was completed by Cultural Resources Management LLC in 2002. The survey identified over 230 potentially significant historic sites including two that may be eligible for the National Register. The survey also identified a single potential National Register Historic District. Finally, the school was constructed in 1955. The project site is not included on this list. The church building (the sanctuary) was constructed in 1934 at its current location. The parish hall was constructed in 1949. As a result, the proposed project's implementation will not result in any significant adverse impacts on historic resources.

*B. Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines? No Impact.*

The region in and around the City of San Fernando was home to the Gabrielino Indians. One of the largest Indian settlements was located near the existing San Fernando Mission. The village of Achooykomenga was reported to be among the largest Indian communities in the San Fernando Valley. The exact location of this village is unknown. The early baptismal register from the mission also identifies a settlement in what is now Pacoima.<sup>44</sup> The great majority of the potential development sites in the city were previously disturbed and no archaeological resources were reported during previous grading and excavation activities in the area.<sup>45</sup> In addition, the project sites have undergone extensive disturbances due to past development. No significant archaeological sites are likely to be discovered during grading activities due to the degree of past disturbance.<sup>46</sup> As a result no impacts on archaeological resources are anticipated from the proposed project.

*C. Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? No Impact.*

The potential for paleontological resources in the area is considered low due to the character of subsurface soils (recent alluvium) and the amount of disturbance associated with the previous development on the site.<sup>47</sup> As a result, no significant adverse impacts are anticipated.

*D. Would the project disturb any human remains, including those interred outside of formal cemeteries? No Impact.*

The only cemetery near the project sites is located adjacent to the San Fernando Mission. The cemetery is located at 1160 Stranwood Avenue next to the San Fernando Mission grounds. While there are approximately 2,400 individuals interred in the San Fernando Mission cemetery, its distance from the project site make any unintentional disturbance of burials unlikely. No cemetery was ever established as part of the existing Santa Rosa church. No other cemeteries are located within the city. As a result, the proposed construction activities are not anticipated impact any interred human remains.

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<sup>44</sup> McCawley, William. *The First Angelinos, The Gabrielino Indians of Los Angeles*. 1996.

<sup>45</sup> United State Geological Survey. *San Fernando 7 ½ Minute Quadrangle*. Release Date March 25, 1999.

<sup>46</sup> City of San Fernando. *San Fernando Parking Lots Draft Environmental Impact Report*. February 20, 2008.

<sup>47</sup> Ibid. Page 4.12-2.

### **3.5.3 CUMULATIVE IMPACTS**

The potential environmental impacts related to cultural resources are site specific. Furthermore, the analysis herein also determined that the proposed project would not result in any impacts on cultural resources. As a result, no cumulative impacts will occur as part of the proposed project's implementation.

### **3.5.4 MITIGATION MEASURES**

The analysis of potential cultural resources impacts indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

## **3.6 GEOLOGY**

### **3.6.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse impact on the environment if it results in the following:

- The exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the California Geological Survey for the area or based on other substantial evidence of a known fault), ground shaking, liquefaction, or landslides;
- Substantial soil erosion resulting in the loss of topsoil;
- The exposure of people or structures to potential substantial adverse effects, including location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse;
- Locating a project on an expansive soil, as defined in the California Building Code, creating substantial risks to life or property; or,
- Locating a project in, or exposing people to potential impacts, including soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater.

### **3.6.2 ANALYSIS OF ENVIRONMENTAL IMPACTS**

- A. *Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault (as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault), ground-shaking, liquefaction, or landslides? Less than Significant Impact.*



The geomorphology of the Los Angeles Basin is a direct result of the tectonic forces common to the region. The area's topography is a direct result of the seismic influences that have contributed to the uplift that is evident from the nearby mountains. The region is bisected by numerous faults. Table 3-4 identifies major earthquake faults within the surrounding region as well as their characteristics. All of the faults identified in Table 3-4 are located outside of the city's corporate boundaries. As a result, surface rupture is not anticipated to occur in the vicinity of the project site in the event of an earthquake from the known faults in the surrounding region. Furthermore, no areas of the city are included within an Aquist-Priolo Special Studies Zone. As a result, no surface rupture impacts will likely impact the proposed project site.

A

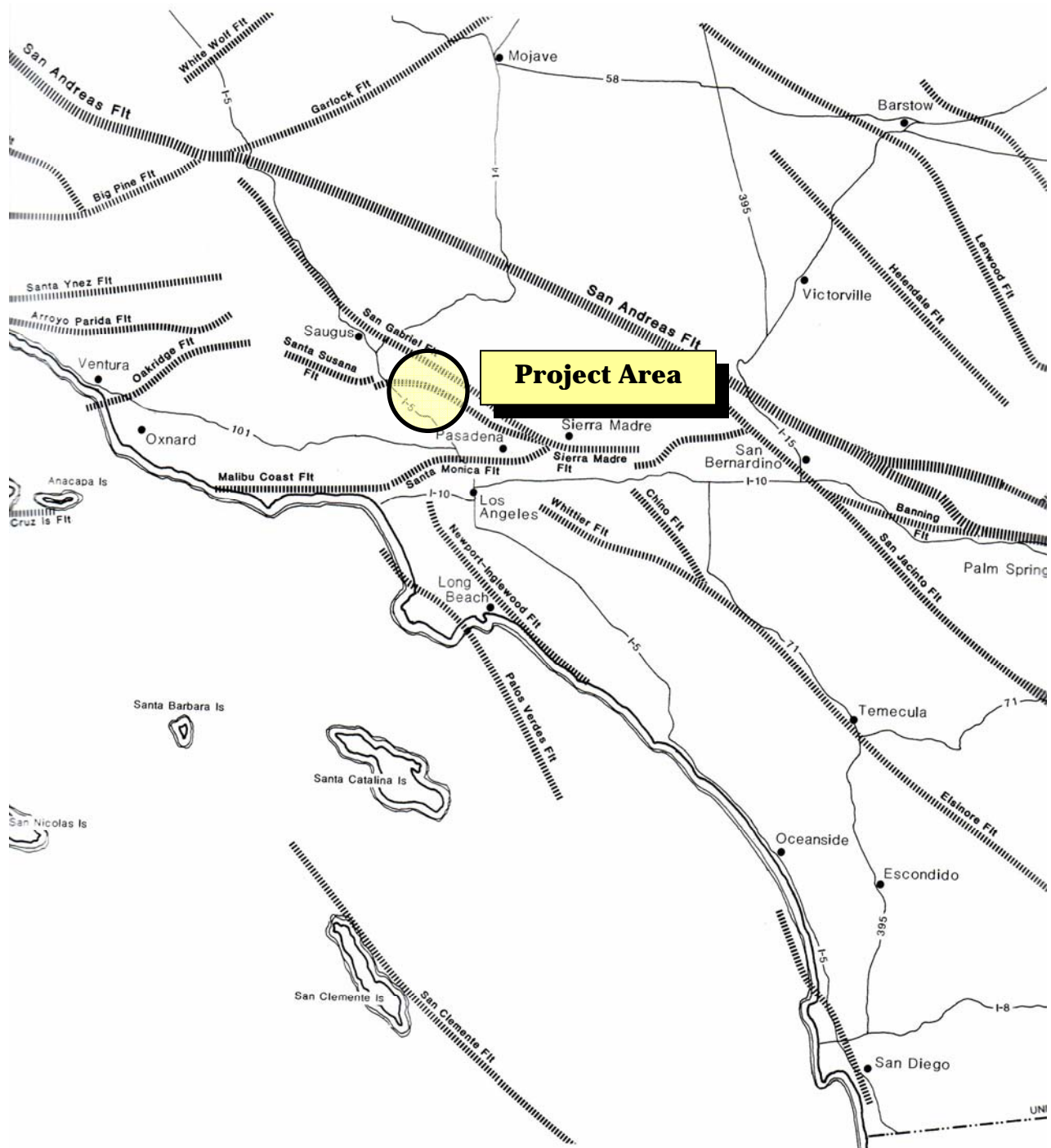
**Table 3-4**  
**Major Active Earthquake Faults Located in the Region**

Name	Type of Fault	Length	Most Recent Surface Rupture	Slip Rate/Year	Fault Rupture Interval
Chatsworth	Reverse	20 km	Late Quaternary	Unknown	Unknown
Mission Hills	Reverse	10 km	Possibly Holocene	0.5 mm	Unknown
Northridge Hills	Reverse	25 km	Late Quaternary	Unknown	Unknown
San Andreas	Right lateral/strike slip	1,200 km	1857	20 to 35 mm	140 years
San Fernando	Thrust	17 km	1971	5 mm	200 years
San Gabriel	Right lateral/strike slip	140 km	Holocene (recent) to Late Quaternary	1 to 5 mm	Unknown
Santa Susana	Thrust	38 km	1971	5 – 7mm	Unknown
Sierra Madre	Reverse	75 km	Holocene	0.36 to 0.44 mm	2,000 years
Raymond	Left Lateral	26 km	Holocene	0.1 to 0.22 mm	4,500 years
Verdugo	Reverse	21 km	Holocene	0.5 mm	Unknown

Source: United States Geological Survey. Southern California Earthquake Center. 2004.

Two major Southern California earthquakes have occurred in the region during the past 35 years: the 1971 Sylmar earthquake and the 1994 Northridge earthquake. The magnitude 6.6 Sylmar Earthquake occurred on February 9, 1971 at 6:01 a.m. along the San Fernando Fault Zone. The magnitude 6.7 Northridge earthquake occurred at 4:30 am on January 17, 1994. The Seismic Hazard Zone Maps indicate where site-specific investigation is required and these investigations determine whether structural design or modification of the development is necessary.<sup>48</sup>

<sup>48</sup> A copy of each approved geotechnical report including the mitigation measures is required to be submitted to the California Geological Survey within 30 days of approval of the report. A Certified Engineering Geologist or Registered Civil Engineer with competence in the field of seismic hazard evaluation is required to prepare, review and approve the geotechnical report. The Act requires peer review and this individual may be either local agency staff or a retained consultant. It must be noted that the Department of Conservation does not have authority to approve or disapprove the geotechnical reports; rather the data is utilized for future updates as well as monitor the effectiveness of the Program. In addition, cities and counties are to incorporate the Seismic Hazard Zone Maps into their Safety Elements. Both the Act and the Natural Hazard Disclosure Statement also require sellers of real property to disclose to buyers if property is in a Seismic Hazard Zone of Required Investigation.



### EXHIBIT 3-3

## FAULTS IN THE SOUTHERN CALIFORNIA REGION

SOURCE: UNITED STATES GEOLOGICAL SURVEY

The project sites are located adjacent to an area where there is an elevated risk for liquefaction. A copy of the Seismic Hazard Zone Map is provided in Exhibit 3-4. The degree of ground shaking is dependent on the location of the earthquake epicenter, the earthquake's intensity, and a number of other variables. For the project area, the degree of impact will not be significantly different from that anticipated for the surrounding areas. As a result, the proposed impacts are considered to be less than significant.

*B. Would the project expose people or structures to potential substantial adverse effects, including substantial soil erosion or the loss of topsoil? Less than Significant Impact*

The project sites are covered over with impervious surfaces. The future development arising as part of the proposed project's implementation will involve the continued covering of the site with impervious materials. As a result, the potential soil erosion impacts associated with future development are considered to be less than significant. Given the character of the site and that of the surrounding properties, no significant adverse impacts related to expansive soils are anticipated.

*C. Would the project expose people or structures to potential substantial adverse effects, including location on a geologic unit or a soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse? No Impact.*

Recent studies completed by the CGS Seismic Hazard Zones Mapping Program indicate the project sites are not located within an area subject to potential slope failure.<sup>49</sup> The sites are also located on relatively level terrain that has previously undergone development. As a result, no impacts due to potential unstable soils are anticipated.

*D. Would the project result in or expose people to potential impacts, including location on expansive soil, as defined in Uniform Building Code (2001), creating substantial risks to life or property? No Impact.*

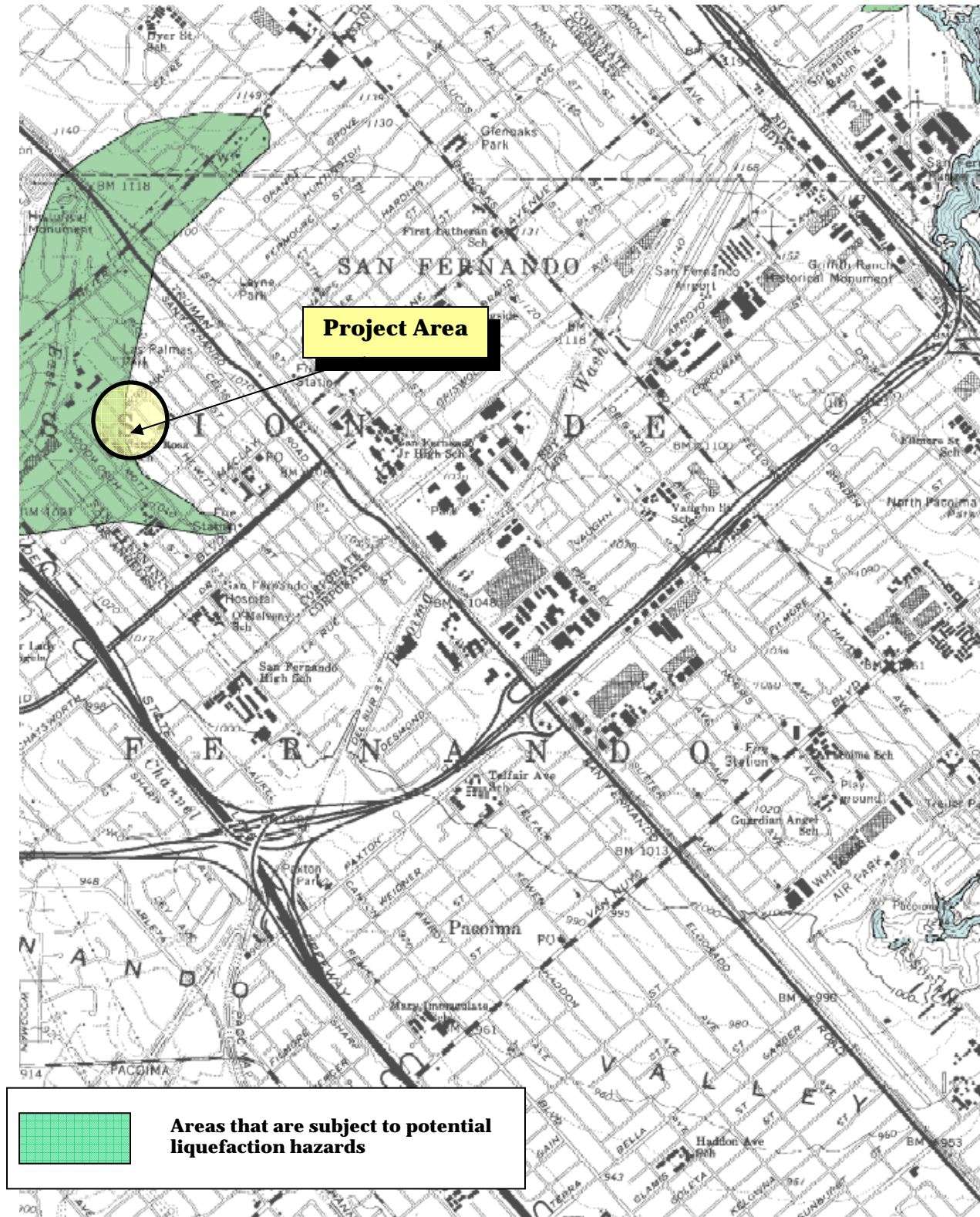
The soils that underlie the project sites consist of silty sand, clayey sand, and clay. These soils do not represent a constraint to development, as evidenced by existing development found within the immediate area. Furthermore, the site's soils do not exhibit any unique shrink-swell characteristics. As a result, no expansive soil impacts are anticipated.

*E. Would the project result in or expose people to potential impacts, including soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? No Impact.*

No septic tanks will be used as part of the new development. The new assembly hall/Pre-K building will be connected to the city's sanitary sewer system. As a result, no impacts associated with the use of septic tanks will occur as part of the proposed project's implementation.

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<sup>49</sup> California Geological Survey. *Map of Seismic Hazard Zones*. 2012.



**EXHIBIT 3-4**  
**LIQUEFACTION HAZARDS IN THE SAN FERNANDO AREA**  
SOURCE: CALIFORNIA GEOLOGICAL SURVEY

### **3.6.3 CUMULATIVE IMPACTS**

The potential cumulative impact related to earth and geology is typically site specific. Furthermore, the analysis herein determined that the proposed project would not result in significant adverse impacts related to landform modification, grading, or the destruction of a geologically significant landform or feature. As a result, no cumulative earth and geology impacts will occur as part of the proposed project's implementation.

### **3.6.4 MITIGATION MEASURES**

The analysis determined that the proposed project would not result in any significant adverse impacts related to earth and geology would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

## **3.7 GREENHOUSE GAS EMISSIONS**

### **3.7.1 THRESHOLDS OF SIGNIFICANCE**

A project may be deemed to have a significant adverse impact on greenhouse gas emissions if it results in any of the following:

- The generation of greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment; and,
- The potential for conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gasses.

### **3.7.2 ENVIRONMENTAL ANALYSIS**

*3.7.A. Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? Less than Significant Impact.*

GHG are emitted by both natural processes and human activities. Examples of GHG that are produced both by natural and industrial processes include carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), and nitrous oxide (N<sub>2</sub>O). The accumulation of GHG in the atmosphere regulates the earth's temperature. Without these natural GHG, the Earth's surface would be about 61°F cooler. Currently, there are no federal standards for GHG emissions and federal regulations have not been promulgated. Recently, the U.S. Supreme Court ruled that the effects associated with climate change are serious and the EPA must regulate GHG as pollutants including the development of regulations for GHG emissions from new motor vehicles. The passage of Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006, promulgated the California target to achieve reductions in GHG to 1990 GHG emission levels by the year 2020. As indicated previously (refer to Table 3-3 which summarizes the daily operational emissions), the future emissions are less than SCAQMD thresholds.<sup>50</sup> As a result, the impacts related to additional greenhouse gas emissions will be less than significant.

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<sup>50</sup> South Coast Air Quality Management District. *CEQA Air Quality Handbook, Appendix 9*. 2004 (as amended).



**3.7.B. Would the project conflict an applicable plan, policy, or regulation adopted for the purpose of reducing emissions of greenhouse gasses? Less than Significant Impact.**

The proposed project would incorporate a number of several design features that are consistent with the California Office of the Attorney General's recommended policies and measures to reduce GHG emissions. A list of the Attorney General's recommended measures and the project's conformance with each are listed in Table 3-5. The new on-site improvements will incorporate sustainable practices that include water, energy, and solid waste efficiency measures.

**Table 3-5  
 Project Consistency With the Attorney General's Recommendations**

<b>Attorney General's Recommended Measures</b>	<b>Project Compliance</b>	<b>% Reduction</b>
Smart growth, jobs/housing balance, transit-oriented development, and infill development through land use designations, incentives and fees, zoning, and public-private partnerships.	<b>Compliant.</b> The proposed project will facilitate new infill development in an urban area. In addition, the new development will support new infill development improving the region's jobs housing balance. Project is located within ½ mile of transit center.	10%-20%
Create transit, bicycle, and pedestrian connections through planning, funding, development requirements, incentives and regional cooperation; create disincentives for auto use.	<b>Compliant.</b> As part of the proposed improvements, a new sidewalk and landscaping will be installed. Mitigation calls for as comprehensive parking and circulation program.	5%
Energy-and water-efficient buildings and landscaping through ordinances, development fees, incentives, project timing, prioritization, and other implementing tools.	<b>Compliant.</b> The new buildings will employ newer efficient utilities and plumbing fixtures. The project will also be required to install modern storm water runoff controls.	10%
Waste diversion, recycling, water efficiency, energy efficiency and energy recovery in cooperation with public services, districts and private entities.	<b>Compliant.</b> The project's contractors will be required to adhere to the use of sustainability practices involving solid waste generation and disposal.	0.5%
Urban and rural forestry through tree planting requirements and programs; preservation of agricultural land and resources that sequester carbon; heat island reduction programs.	<b>Compliant.</b> The project will involve the installation of landscaping. It should be noted that the city is a built-out urban community and contains no natural resource areas such as forests, wildlife habitat, or agricultural land.	0.5%
Regional cooperation to find cross-regional efficiencies in GHG reduction investments and to plan for regional transit, energy generation, and waste recovery facilities.	<b>Compliant.</b> Refer to responses above.	NA
<b>Total Reduction Percentage:</b>		<b>36.0%</b>

1. Emissions Reductions obtained from Appendix B of the CEQA and Climate Change white paper, prepared by CAPCOA (2008).  
 Source: Office of the Attorney General, *Sustainability and General Plans: Examples of Policies to Address Climate Change, 2010*.

Table 3-6 identifies which CARB Recommended Actions applies to the proposed project. Of the 39 measures identified, those that would be considered to be applicable to the proposed project would primarily be those actions related to electricity, natural gas use, water conservation, and waste management. A discussion of each applicable measure and the project's conformity with the measure is provided in Table 3-6. As indicated in the table, the proposed project would not impede the implementation of any of the CARB's recommended actions.

**Table 3-6**  
**Recommended Actions for Climate Change**

<b>ID #</b>	<b>Sector</b>	<b>Strategy Name</b>	<b>Applicable to Project?</b>	<b>Will Project Conflict With Implementation?</b>
T-1	Transportation	Light-Duty Vehicle GHG Standards	No	No
T-2	Transportation	Low Carbon Fuel Standard (Discrete Early Action)	No	No
T-3	Transportation	Regional Transportation-Related GHG Targets	No	No
T-4	Transportation	Vehicle Efficiency Measures	No	No
T-5	Transportation	Ship Electrification at Ports (Discrete Early Action)	No	No
T-6	Transportation	Goods-movement Efficiency Measures	No	No
T-7	Transportation	Heavy Duty Vehicle Greenhouse Gas Emission Reduction Measure – Aerodynamic Efficiency (Discrete Early Action)	No	No
T-8	Transportation	Medium and Heavy-Duty Vehicle Hybridization	No	No
T-9	Transportation	High Speed Rail	No	No
E-1	Electricity and Natural Gas	Increased Utility Energy efficiency programs More stringent Building and Appliance Standards	<b>Yes</b>	No
E-2	Electricity and Natural Gas	Increase Combined Heat and Power Use by 30,000GWh	No	No
E-3	Electricity and Natural Gas	Renewable Portfolio Standard	No	No
E-4	Electricity and Natural Gas	Million Solar Roofs	No	No
CR-1	Electricity and Natural Gas	Energy Efficiency	<b>Yes</b>	No
CR-2	Electricity and Natural Gas	Solar Water Heating	No	No
GB-1	Green Buildings	Green Buildings	<b>Yes</b>	No
W-1	Water	Water Use Efficiency	<b>Yes</b>	No
W-2	Water	Water Recycling	No	No
W-3	Water	Water System Energy Efficiency	<b>Yes</b>	No
W-4	Water	Reuse Urban Runoff	No	No
W-5	Water	Increase Renewable Energy Production	No	No
W-6	Water	Public Goods Charge (Water)	No	No
I-1	Industry	Energy Efficiency and Co-benefits Audits for Large Industrial Sources	No	No
I-2	Industry	Oil and Gas Extraction GHG Emission Reduction	No	No

**Table 3-6**  
**Recommended Actions for Climate Change (continued)**

ID #	Sector	Strategy Name	Applicable to Project?	Will Project Conflict With Implementation?
I-3	Industry	GHG Leak Reduction from Oil and Gas Transmission	No	No
I-4	Industry	Refinery Flare Recovery Process Improvements	No	No
I-5	Industry	Removal of Methane Exemption from Existing Refinery Regulations	No	No
RW-1	Recycling and Waste Management	Landfill Methane Control (Discrete Early Action)	No	No
RW-2	Recycling and Waste Management	Additional Reductions in Landfill Methane – Capture Improvements	No	No
RW-3	Recycling and Waste Management	High Recycling/Zero Waste	<b>Yes</b>	No
F-1	Forestry	Sustainable Forest Target	No	No
H-1	High Global Warming Potential Gases	Motor Vehicle Air Conditioning Systems (Discrete Early Action)	No	No
H-2	High Global Warming Potential Gases	SF6 Limits in Non-Utility and Non-Semiconductor Applications (Discrete Early Action)	No	No
H-3	High Global Warming Potential Gases	Reduction in Perfluorocarbons in Semiconductor Manufacturing (Discrete Early Action)	No	No
H-4	High Global Warming Potential Gases	Limit High GWP Use in Consumer Products (Discrete Early Action, Adopted June 2008)	No	No
H-5	High Global Warming Potential Gases	High GWP Reductions from Mobile Sources	No	No
H-6	High Global Warming Potential Gases	High GWP Reductions from Stationary Sources	No	No
H-7	High Global Warming Potential Gases	Mitigation Fee on High GWP Gases	No	No
A-1	Agriculture	Methane Capture at Large Dairies	No	No

Source: California Air Resources Board, *Assembly Bill 32 Scoping Plan*, 2008.

AB 32 requires the reduction of GHG emissions to 1990 levels, which would require a minimum 28 percent reduction in "business as usual" GHG emissions for the entire State. As the proposed project would reduce its GHG emissions by 36% (refer to Table 3-5), the potential GHG impacts are considered to be less than significant.



### **3.7.3 CUMULATIVE IMPACTS**

The analysis herein also determined that the proposed project would not result in any significant adverse impacts related to the emissions of greenhouse gasses. As a result, no significant adverse cumulative impacts will result from the proposed project's implementation.

### **3.7.4 MITIGATION MEASURES**

The analysis of potential impacts related to greenhouse gas emissions indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

## **3.8 HAZARDS & HAZARDOUS MATERIALS**

### **3.8.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse impact on risk of upset and human health if it results in any of the following:

- The creation of a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials;
- The creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment;
- The generation of hazardous emissions or the handling of hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school;
- Locating the project on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 resulting in a significant hazard to the public or the environment;
- Locating the project within an area governed by an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport;
- Locating the project in the vicinity of a private airstrip that would result in a safety hazard for people residing or working in the project area;
- The impairment of the implementation of, or physical interference with, an adopted emergency response plan or emergency evacuation plan; or,
- The exposure of people or structures to a significant risk of loss, injury or death involving wild land fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands.

### 3.8.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

- A. *Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? No Impact.*

The proposed project will involve the demolition of the existing 6,875-square-foot assembly hall and the construction of a new 7,856-square-foot assembly hall and Pre-kindergarten building at 668 S. Workman Street. The project would also involve the use of a satellite facility located 1304 Hollister Street as a temporary Pre-kindergarten/daycare facility while the construction of the proposed assembly hall and Pre-kindergarten is completed. Additionally, when the interim Pre-kindergarten facility is not in use, the site would be used as a satellite parking lot for Santa Rosa Church during mass or when an event is occurring in the assembly hall.<sup>51</sup> Any hazardous chemicals and materials used on-site once the facility is operational will be limited to common household chemicals that are generally used in routine maintenance and cleaning. Because of the nature of the proposed institutional use, no hazardous or acutely hazardous materials will be emitted. As a result, no significant adverse impacts are anticipated.

- B. *Would the project create a significant hazard to the public or the environment, or result in reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? Less than Significant Impact with Mitigation.*

The use of hazardous materials for the proposed project will consist of those commonly found in a household setting for routine maintenance and cleaning. The proposed project will also involve the demolition of the existing assembly hall which may contain some asbestos and lead. In the event that future demolition activities result in the discovery of these or other hazardous materials, mitigation measures have been incorporated into Section 3.8.4. Adherence to the mitigation measures will reduce the potential impacts to levels that are less than significant.

- C. *Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? No impact.*

Hazardous chemicals and materials used on-site will be limited to common household maintenance and cleaning products. Because of the nature of the proposed use, no hazardous or acutely hazardous materials will be emitted. As a result, no significant adverse impacts concerning a release of hazardous materials are anticipated.

- D. *Would the project be located on a site, which is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5, and, as a result, would it create a significant hazard to the public or the environment? No Impact.*

The proposed project site is not included on a hazardous sites list compiled pursuant to California Government Code Section 65962.5.<sup>52</sup> No Cortese sites are found in the city. As a result, no impacts will occur with respect to locating the project on a site included on a hazardous list pursuant to the government code.

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<sup>51</sup> E-mail from Edgar Arroyo, City of San Fernando Community Development Department dated February 28, 2012.

<sup>52</sup> California, State of, Department of Toxic Substances Control, *DTSC's Hazardous Waste and Substances Site List - Site Cleanup (Cortese List)*, 2009.

*E. Would the project be located within an airport land use plan, or where such a plan has not been adopted, within two miles of a public airport or a public use airport, would the project result in a safety hazard for people residing or working in the project area? No Impact.*

The project sites are not located within two miles of an operational public airport. Whiteman Airport is located 2.3 miles to the southeast. Whiteman Airport is a Los Angeles County-owned general aviation airport. Other major airports in the surrounding region include Burbank-Glendale Airport (located approximately nine miles to the southeast), Los Angeles International Airport (located approximately 25 miles to the south), and Van Nuys Airport (located approximately seven miles to the south).<sup>53</sup> The maximum height of the assembly hall will not be tall enough to interfere with aircraft operations. In addition, the project site is located outside of the accident protection zone of Whiteman Airport. Future development arising as part of the proposed project's implementation will not present a safety hazard to aircraft and/or airport operations at a public use airport. As a result, no significant adverse impacts are anticipated.

*F. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? No Impact.*

The project sites are not located within two miles of an operational private airstrip. As indicated previously, Whiteman Airport is located 2.3 miles to the southeast. Other major airports in the surrounding region include Burbank-Glendale Airport (located approximately nine miles to the southeast), Los Angeles International Airport (located approximately 25 miles to the south), and Van Nuys Airport (located approximately seven miles to the south).<sup>54</sup> The project site is not located within two miles of a private airstrip. As a result, the proposed project will not present a safety hazard related to aircraft and/or airport operations at a private use airstrip.

*G. Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? No Impact.*

At no time will any adjacent streets be closed to traffic during the construction phases. Subsequent to obtaining development entitlements from the Planning and Preservation Commission, a staging plan for the proposed construction will be submitted as part of building permit plan check review process for approval by the Public Works Department. The construction plan will be required to identify the location of all on-site utility facilities as well as trash containers, construction vehicle parking areas and the staging area for debris removal and the delivery of building materials. Construction hours will also be required to comply with the current San Fernando City Code Standards. Finally, the construction plan must identify specific provisions for the regulation of construction vehicle ingress and egress to the site during construction as a means to provide continued through-access for pedestrian and vehicles going to the church and school as well as to the surrounding residential neighborhood. All of the construction activities and staging areas will be located on-site. As a result, no significant adverse impacts are associated with the proposed project's implementation.

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<sup>53</sup> Google Earth (the distances were calculated using the measuring tool).

<sup>54</sup> Ibid.

*H. Would the project expose people or structures to a significant risk of loss, injury or death involving wild lands fire, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands? No Impact.*

The entire city is urbanized and the majority of the parcels are developed.<sup>55</sup> There are no areas of native vegetation found within the project sites or in the surrounding properties that could provide a fuel source for a wildfire. As a result, there are no impacts associated with potential wildfires from off-site locations.

### **3.8.3 CUMULATIVE IMPACTS**

The potential impacts related to hazardous materials are site specific. Furthermore, the analysis herein also determined that the implementation of the proposed project would not result in any significant unmitigable impacts related to hazards and/or hazardous materials. As a result, no significant adverse cumulative impacts related to hazards or hazardous materials will result from the proposed project's implementation.

### **3.8.4 MITIGATION MEASURES**

The following measures are required to ensure that any hazardous materials that may be encountered during the interior improvements are properly handled:

*Mitigation Measure 8 (Hazardous Materials).* Should hazardous materials be encountered during the construction phases, the contractors shall comply with existing regulations regarding the proper removal, handling, and disposal to prevent undue risks to the public.

*Mitigation Measure 9 (Hazardous Materials).* The building contractors must adhere to all requirements governing the handling, removal, and disposal of hazardous substances and materials that may be encountered during construction activities.

## **3.9 HYDROLOGY & WATER QUALITY**

### **3.9.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse environmental impact on water resources or water quality if it results in any of the following:

- A violation of any water quality standards or waste discharge requirements;
- A substantial depletion of groundwater supplies or interference with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level;

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<sup>55</sup> United State Geological Survey. *San Fernando 7 ½ Minute Quadrangle*. Release Date March 25, 1999..

- A substantial alteration of the existing drainage pattern of the site or area through the alteration of the course of a stream or river in a manner that would result in substantial erosion or siltation on or off-site;
- A substantial alteration of the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner that would result in flooding on or off-site;
- The creation or contribution of water runoff that would exceed the capacity of existing or planned storm water drainage systems or the generation of substantial additional sources of polluted runoff;
- The substantial degradation of water quality;
- The placement of housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary, Flood Insurance Rate Map, or other flood hazard delineation map;
- The placement of structures within 100-year flood hazard areas that would impede or redirect flood flows;
- The exposure of people or structures to a significant risk of flooding as a result of dam or levee failure; or,
- The exposure of a project to inundation by seiche, tsunami or mudflow.

### **3.9.2 ANALYSIS OF ENVIRONMENTAL IMPACTS**

#### ***A. Would the project violate any water quality standards or waste discharge requirements? Less than Significant Impact with Mitigation.***

Both the church campus and the interim Pre-K classroom sites are covered over in impervious surfaces. No industrial waste water discharges are anticipated as part of the occupancy of the proposed uses. The major source of potential water pollution is related to sheet runoff from the surface parking areas that capture surface pollutants that are then conveyed into the local storm water system. The National Pollutant Discharge Elimination System (NPDES) Municipal Storm Water Permit is a result of the Federal Clean Water Act (CWA) and is intended to reduce pollution and discharge of contaminants in the storm water system. The city is one of 84 municipalities in Los Angeles County that is required to abide by the conditions imposed by the Regional Water Quality Control Board through the NPDES permit process.<sup>56</sup> CWA serves as the regulatory foundation for controlling water quality and includes two strategies for managing water quality. The first strategy employs a technology-based approach that establishes specific requirements as a means to manage pollutant levels using the best available control technology (BACT). The second strategy establishes limits on the amount of pollution that surface waters may be exposed to without adversely affecting the beneficial uses of those waters.<sup>57</sup> In California, the Water Resources

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<sup>56</sup> United States Environmental Protection Agency (EPA) <http://cfpub.epa.gov/npdes/>

<sup>57</sup> Once a surface water body is identified as being impaired, the individual states must then establish total maximum daily loads (MDL) for those pollutants creating the pollution through the development of a pollutant load allocation for both point and non-point sources that contribute to the degradation of the water quality.

Control Board (SWRCB) and the Regional Water Quality Control Board (RWQCB) are responsible for administering the NPDES Program on behalf of the U.S. Environmental Protection Agency. The SWRCB issues "general" NPDES permits for construction activities and for certain types of industrial and commercial operations. General Permits reduce amount of time and expense required for compliance with the NPDES provisions of the Clean Water Act. The SUSMP requires that new developments and redevelopment projects employ a variety of general and land use specification measures to reduce the post-project discharge of pollutants from storm water conveyance systems to the "maximum extent practicable". The proposed project's contractors will be required to implement storm water pollution control measures and to obtain storm water runoff permits pursuant to the NPDES requirements. Mitigation has been recommended as a means to control potential contaminants that may impact the storm water runoff in Section 3.9.4. Adherence to the recommended mitigation measures will reduce the potential impacts to levels that are less than significant.

*B. Would the project substantially deplete groundwater supplies or interfere substantially with groundwater recharge in such a way that would cause a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of a pre-existing nearby well would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? Less Than Significant Impact.*

The proposed new assembly hall and Pre-K building will require footing and other substructures though this excavation will not be deep enough to interfere with groundwater supplies. In addition, the proposed project will utilize low-flush toilets and other water conservation devices as a means to reduce water consumption. As a result, the potential impacts are anticipated to be less than significant.

*C. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in substantial erosion or siltation on- or off-site? No Impact.*

No natural drainage or riparian areas remain within the project site due to the past development in the area. As a result, no significant adverse impacts are anticipated.

*D. Would the project substantially alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner, which would result in flooding on-or off-site? No Impact.*

There are no natural lakes or streams within or adjacent to either project site. The project sites are located in the midst of an existing neighborhood and no natural drainage features are found within the project site or the adjacent parcels.<sup>58</sup> As a result, no impacts are anticipated.

*E. Would the project create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff? Less than Significant Impact with Mitigation.*

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<sup>58</sup> United State Geological Survey. *San Fernando 7 ½ Minute Quadrangle*. Release Date March 25, 1999.

Following development, the amount of impervious area will not change. The areas where the new assembly hall will be located are presently covered over in impervious surfaces (the existing assembly hall, surface parking, etc.) Following development, the same quantities of sheet flow from rain will continue to flow offsite into the adjacent curbs and gutters. As part of the site's development, certain improvements will be installed that will affect the amount of potential storm water runoff. The first  $\frac{3}{4}$  inches of rainfall from any storm shall be treated and infiltrated through the use of vegetated swales. Mitigation has been recommended as a means to control potential storm water runoff in Section 3.9.4. Adherence to the recommended mitigation measures will reduce the potential impacts to levels that are less than significant.

*F. Would the project otherwise substantially degrade water quality? Less than Significant Impact with Mitigation.*

The major source of potential water pollution in the vicinity of the project sites is related to sheet runoff capturing surface pollutants that are then conveyed into the local storm water system that is composed of gutters, drains, catch basins and pipes. Trash, animal waste, chemicals, and other pollutants are transported untreated through the storm water system where it collects in the beach environment. The project's contractors will be required to implement storm water pollution control measures and to obtain storm water runoff permits pursuant to the NPDES requirements. Mitigation has been recommended as a means to control potential contaminants that may impact the storm water runoff in Section 3.9.4. Adherence to the recommended mitigation measures will reduce the potential impacts to levels that are less than significant.

*G. Would the project place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? No Impact.*

The project site is not located within a designated flood hazard area as identified by Federal Emergency Management Agency (FEMA).<sup>59</sup> As a result, no housing will be placed within a designated flood zone since neither site is located within a flood hazard area, as defined by FEMA's Flood Insurance Rate Maps (FIRM).<sup>60</sup> Therefore, no impacts related to flood flows are associated with the proposed project's implementation.

*H. Would the project place within a 100-year flood hazard area, structures that would impede or redirect flood flows? No Impact.*

As indicated previously, the city is not located within a designated 100-year flood hazard area as defined by FEMA.<sup>61</sup> As a result, the future development contemplated as part of the proposed project's implementation will not impede or redirect the flows of potential floodwater, since it is not located within a flood hazard area. Therefore, no flood-related impacts are anticipated with the proposed project's implementation.

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<sup>59</sup> Federal Emergency Management Agency. *Interim Maps for AR Zone*. 2012

<sup>60</sup> Ibid.

<sup>61</sup> Ibid.

*I. Would the project expose people or structures to a significant risk of flooding as a result of dam or levee failure? No Impact.*

There are three dams located in the vicinity of the city that include the Hansen Dam, the Lopez Dam, and the Los Angeles Reservoir Dam. The U. S. Army Corps of Engineers has prepared emergency plan maps indicating the potential inundation area for the Hansen and Lopez Dams. The potential inundation area for the Hansen Dam is located south of the dam, outside the city boundaries. The potential inundation area includes a small portion of the northeasterly corner of the city though the site is located outside the inundation area. The Los Angeles Reservoir Dam is located to the southwest of the city and the potential inundation area is located further south of the reservoir. Since the project sites are located outside the potential inundation area of these reservoirs, no impacts are anticipated.

*J. Would the project result in inundation by seiche, tsunami, or mudflow? No Impact.*

The city is located inland from the Pacific Ocean and the project area would not be exposed to the effects of a tsunami. No reservoirs or volcanoes are located near the city that would present seiche or volcanic hazards. In addition, there are no surface water bodies in the immediate area of the project site that would result in a potential seiche hazards.<sup>62</sup> As a result, no impacts related to seiche, tsunami, or mudflows will result from the implementation of the proposed project.

### **3.9.3 CUMULATIVE IMPACTS**

The potential impacts related to hydrology and storm water runoff are typically site specific. Furthermore, the analysis determined that the implementation of the proposed project would not result in any significant adverse impacts. As a result, no cumulative impacts are anticipated.

### **3.9.4 MITIGATION MEASURES**

As indicated previously, the site's hydrological characteristics will not substantially change. Mitigation has been recommended as a means to comply with CWA and NPDES requirements.

*Mitigation Measure 10 (Water Quality).* The applicant will be required to submit a grading and drainage plan for on-site as well as elevations along the adjacent lots. The applicant will also be required to submit a hydrology study that indicates how the area will drain down to the First Street storm drain.

*Mitigation Measure 11 (Water Quality).* Treatment of storm flows will be required to reduce or eliminate the particulate matter washed into the storm drain system in order to obtain a storm water discharge permit in accordance with NPDES requirements.

*Mitigation Measure 12 (Water Quality).* Prior to issuance of building permits, a Storm Water Management Plan utilizing Best Management Practices to control or reduce the discharge of pollutants to the maximum extent practicable shall be prepared by the applicant and reviewed and approved by the Community Development Department and the Public Works Department.

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<sup>62</sup> United State Geological Survey. *San Fernando 7 ½ Minute Quadrangle*. Release Date March 25, 1999.



*Mitigation Measure 13 (Water Quality).* Future development must demonstrate compliance to the pertinent NPDES requirements concerning industrial wastewater discharges prior to issuance of the building permits.

## **3.10 LAND USE**

### **3.10.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant impact on land use and development if it results in any of the following:

- The disruption or division of the physical arrangement of an established community;
- A conflict with an applicable land use plan, policy or regulation of the agency with jurisdiction over the project; or,
- A conflict with any applicable conservation plan or natural community conservation plan.

### **3.10.2 ANALYSIS OF ENVIRONMENTAL IMPACTS**

*A. Would the project physically divide or disrupt an established community or otherwise result in an incompatible land use? No Impact.*

Santa Rosa Catholic Church, the site of the new assembly hall and Pre-kindergarten building, is located at 668 S. Workman Street. The church and school are bounded on the west by S. Workman Street, on the south by Mott Street, on the north by Griffith Street and on the east by S. Kalisher Street. Santa Rosa Church is located in the midst of a residential neighborhood that includes both single-family and multiple-family residences.<sup>63</sup> The total land area of this site is 2.3 acres. The site for the proposed interim Pre-kindergarten use is located approximately 560 feet north of the parish at 1304 Hollister Street. This site is bounded by S. Kalisher Street on the east, Hollister Street on the north, and Hewett Street on the south. Existing residences are located along the Hollister site's westerly side. This site has a total land area of 25,000 square feet. No existing roadways will be vacated as part of the proposed project's implementation. The location and extent of existing residential neighborhoods in the immediate vicinity will not be altered as part of the proposed project. The proposed project will not result in the division of an existing residential neighborhood and no impacts will result from the proposed project's implementation.

*B. Would the project conflict with an applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? Less than Significant Impact.*

The proposed project will involve the demolition of the existing 6,875-square-foot assembly hall and the construction of a new 7,856-square-foot assembly hall and Pre-kindergarten building at 668 S. Workman

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<sup>63</sup> Blodgett/Baylosis Associates. Site Visit. Field survey was completed on Monday, April 23, 2012. Site visit was also conducted on Sunday, April 29, 2012.,

Street. The net increase in the overall floor area will be 981 square feet. Two maps indicating the general plan and zoning designations for both sites and the surrounding area are provided in Exhibit 3-5 and 3-6, respectively. The project, as it is currently proposed, will not require the approval of a general plan map amendment or a zone change. The proposed project will require conditional use permits to operate the Pre-kindergarten facility at 668 S. Workman Street and 1304 Hollister Street. In addition, the applicant is requesting a variance to allow the site at 1304 Hollister Street to be used as an off-site parking facility when church services or the assembly hall located at 668 S. Workman Street are in use. The proposed use will be consistent with both the city's general plan and zoning designations. Given the proposed project's consistency with the existing land uses in the area and the city's general plan in terms of use, the impacts related to the proposed project's implementation are less than significant.

*C. Will the project conflict with any applicable habitat conservation plan or natural community conservation plan? No Impact*

No natural open space areas are located within the proposed project site or in the surrounding area. In addition, no adjacent properties are subject to habitat conservation plans. The project sites and the surrounding parcels are not subject to a habitat conservation plan or local coastal plan (LCP).<sup>64</sup> Finally, there are no designated Significant Ecological Areas (SEAs) located within one mile of the city. As a result, the proposed project will not result in any impact on a habitat conservation plan or natural community conservation plan.

### **3.10.3 CUMULATIVE IMPACTS**

The potential cumulative impacts with respect to land use are site specific. Furthermore, the analysis determines that the proposed project will not result in any significant adverse impacts. As a result, no significant adverse cumulative land use impacts will occur.

### **3.10.4 MITIGATION MEASURES**

The analysis determined that no significant adverse impacts on land use and planning would result from the implementation of the proposed project. As a result, no mitigation measures are required.

## **3.11 MINERAL RESOURCES**

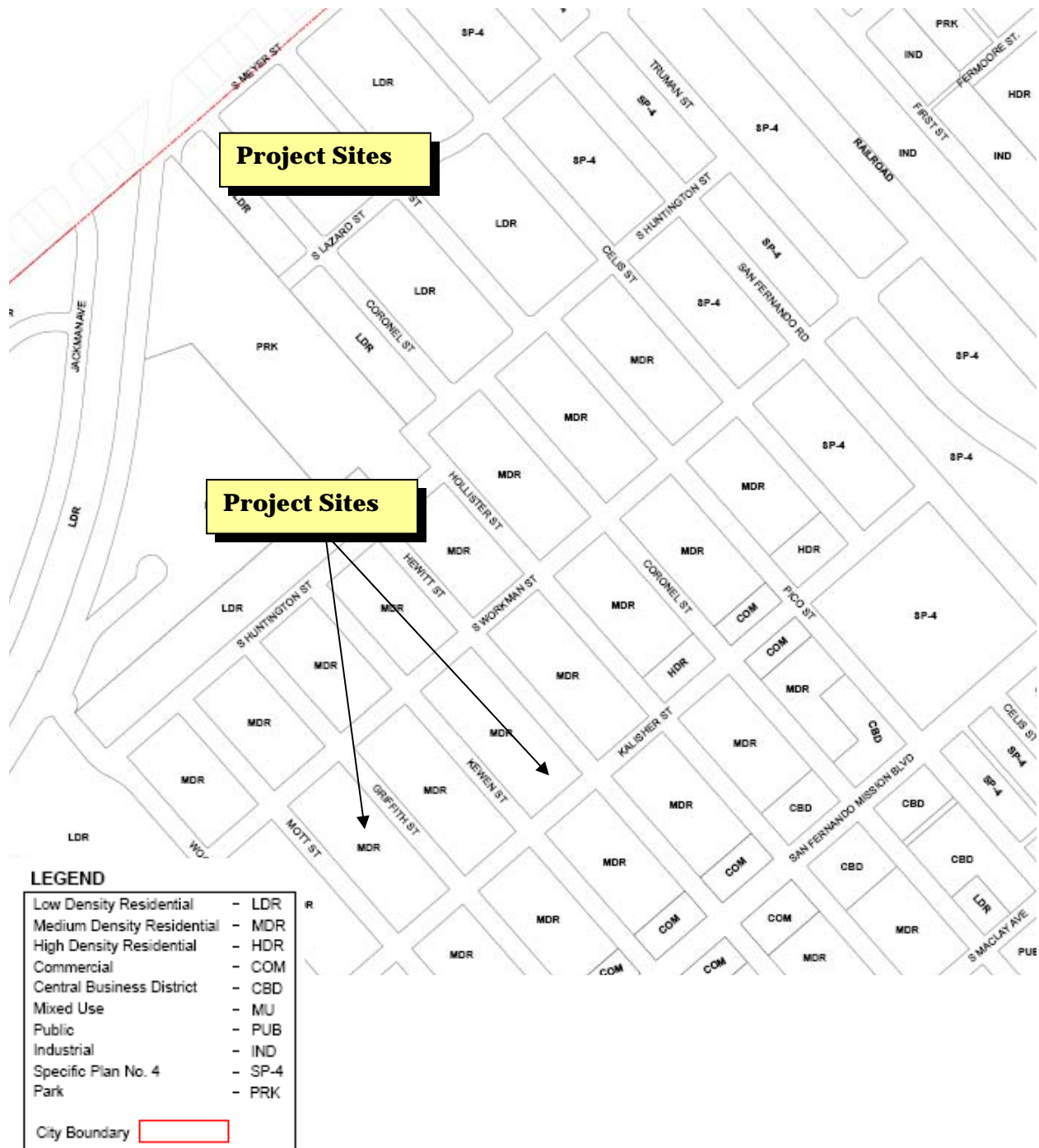
### **3.11.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse impact on energy and mineral resources if it results in any of the following:

- The loss of availability of a known mineral resource that would be of value to the region and the residents of the state; or
- The loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.

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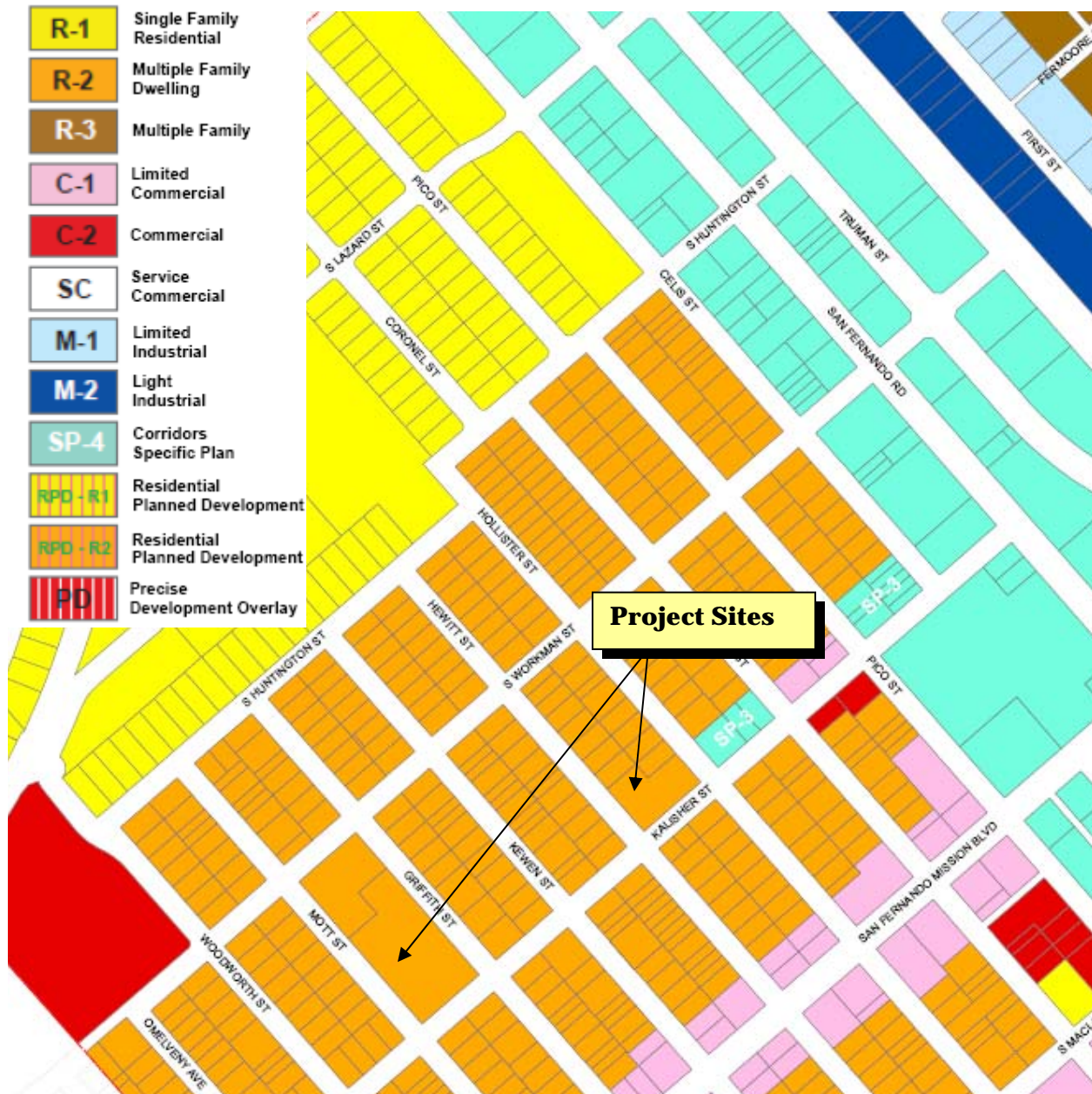
<sup>64</sup> Blodgett/Baylosis Associates. Site Visit. Field survey was completed on Monday, April 23, 2012. Site visit was also conducted on Sunday, April 29, 2012.



### EXHIBIT 3-5

## GENERAL PLAN MAP

SOURCE: CITY OF SAN FERNANDO



**EXHIBIT 3-6**  
**ZONING MAP**  
 SOURCE: CITY OF SAN FERNANDO

There are no oil wells located within or near either project site. Both sites are owned and operated by Santa Rosa parish. Furthermore, the project sites are not located within a Significant Mineral Aggregate Resource Area (SMARA) nor are they located in an area with active mineral extraction activities.<sup>65</sup> As a result, no impacts on existing mineral resources will result from the proposed project's implementation.

*B. Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? No Impact.*

There are no mineral, oil or energy extraction and/or generation activities located within either project site. Review of maps provided by the California Department of Conservation indicated that there are no oil wells located within the project site or in the vicinity. The resources and materials used in the new construction will not include any materials that are considered to be rare or unique. Thus, the proposed project will not result in any significant adverse effects on mineral resources in the region.

### **3.11.3 CUMULATIVE IMPACTS**

The potential impacts on mineral resources are site specific. Furthermore, the analysis determined that the proposed project would not result in any impacts on mineral resources. As a result, no cumulative impacts will occur.

### **3.11.4 MITIGATION MEASURES**

The analysis of potential impacts related to mineral resources indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

## **3.12 NOISE**

### **3.12.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant impact on the environment if it results in any of the following:

- The exposure of persons to, or the generation of, noise levels in excess of standards established in the local general plan, noise ordinance or applicable standards of other agencies;
- The exposure of people to, or generation of, excessive ground-borne noise levels;
- A substantial permanent increase in ambient noise levels in the vicinity of the project above levels existing without the project;
- A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project;

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<sup>65</sup> Blodgett/Baylosis Associates. Site Visit. Field survey was completed on Monday, April 23, 2012. Site visit was also conducted on Sunday, April 29, 2012.

- Locating within an area governed by an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or private use airport, where the project would expose people to excessive noise levels; or,
- Locating within the vicinity of a private airstrip that would result in the exposure of people residing or working in the project area to excessive noise levels.

### **3.12.2 ANALYSIS OF ENVIRONMENTAL IMPACTS**

*A. Would the project result in exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?*

*No Impact.*

Noise levels may be described using a number of methods designed to evaluate the “loudness” of a particular noise. The most commonly used unit for measuring the level of sound is the decibel (dB). Zero on the decibel scale represents the lowest limit of sound that can be heard by humans. The eardrum may rupture at 140 dB. In general, an increase of 3 dB in the ambient noise level is considered to represent the threshold for human sensitivity. Increases in ambient noise levels of 3.0 dB or less are not generally perceptible to persons with average hearing abilities. Noise levels associated with common everyday activities are outlined in Exhibit 3-7.<sup>66</sup> The cumulative future project traffic will not be great enough to result in a measurable or perceptible increase in traffic noise (it typically requires a doubling of traffic volumes to increase the ambient noise levels to 3.0 dBA or greater). In addition, the nature and extent of operations will not change from the existing levels following the completion of the project. The interim Pre-K use at the Hollister Street site will only be used during the day time periods, Monday through Friday. As a result, the proposed project’s implementation will not result in any significant adverse noise impacts.

*B. Would the project result in exposure of people to or generation of excessive ground-borne noise levels? Less than Significant Impact.*

The Pre-K or Day Care use will generate the maximum number of trips during the weekday periods when the school is in session. The new Pre-K facility is anticipated to generate approximately 76 net new daily trips on typical week days, with 12 trips occurring during the AM peak hour (six entering and six exiting) and 12 trips occurring during the PM peak hour (six entering and six exiting). This traffic generation will not lead to any perceptible change in ambient noise levels. It typically requires a doubling of traffic volumes on a roadway before a change in the noise levels can be perceived. In general, it requires a change of between 3.0 dBA to 5.0 for the difference in the ambient noise level to be perceptible by persons with normal hearing.<sup>67</sup>



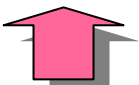


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<sup>66</sup> Bugliarello, et. al., *The Impact of Noise Pollution*, Chapter 127, 1975.

<sup>67</sup> Ibid.



**Noise Levels – in dBA**

 <b>Serious Injury</b>	165	
	160	
	155	
	150	
 <b>Pain</b>	145	
	140	<i>sonic boom</i>
	135	
	130	
	125	<i>jet take off at 200 ft.</i>
	120	
 <b>Discomfort</b>	115	<i>music in night club interior</i>
	110	<i>motorcycle at 20 ft.</i>
	105	<i>power mower</i>
	100	
	95	<i>freight train at 50 ft.</i>
	90	<i>food blender</i>
 <b>Physical Injury</b>	85	<i>electric mixer, light rail train horn</i>
	80	
	75	
	70	<i>portable fan, roadway traffic at 50 ft.</i>
	65	
	60	<i>dishwasher, air conditioner</i>
	55	
	50	<i>normal conversation</i>
	45	<i>refrigerator, light traffic at 100 ft.</i>
	40	
	35	<i>library interior (quiet study area)</i>
	30	
 <b>Threshold of Hearing</b>	25	
	20	
	15	
	10	<i>rustling leaves</i>
	5	
	0	

## EXHIBIT 3-7

### NOISE LEVELS ASSOCIATED WITH COMMON ACTIVITIES

Source: Blodgett/Baylosis Associates

*C. Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? Less than Significant Impact.*

Traffic noise generated by the proposed project will not result in a measurable or discernable increase in the ambient noise levels. The additional traffic on area roadways will result in noise level increases of less than 3.0 dBA, as indicated previously. As a result, the potential impact associated with the proposed project's adoption and subsequent implementation is less than significant.

*D. Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? Less than Significant Impact with Mitigation.*

Noise due to project construction would be intermittent and the intensity of the construction noise would vary. The degree of construction noise will also vary for different areas of the project area and depending on the construction activities. In addition, highway construction is accomplished in several different phases. Exhibit 3-8 characterizes noise levels associated by various types of construction equipment. The noise levels depicted in Exhibit 3-8 indicate the average noise levels from a single piece of construction equipment at a distance of 50 feet. The noisiest phases of construction are anticipated to be 89 dBA as measured at a distance of 50 feet from the construction activity. This value takes into account both the number of pieces and spacing of the heavy equipment typically used in a construction effort. In later phases during building erection, noise levels are typically reduced from these values and the physical structures further break up line-of-sight noise. However, as a worse-case scenario, the 89 dBA value was used as an average noise level for the construction activities. These impacts will be short-term and cease once construction has been completed. All construction activities must conform to the city's noise control regulations. The construction noise levels will also decline as one moves away from the noise source and this effect is known as *spreading loss*. In general, the noise level adjustment that takes the spreading loss into account calls for a 6 dBA reduction for every doubling of the distance beginning with the initial 50-foot distance. Mitigation measures have been included in Section 3.12.4 as a means to reduce potentially significant short-term construction noise impacts. The impacts will be less than significant with adherence to the required mitigation.

*E. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? No Impact.*

The project sites are not located within two miles of an operational *public* airport. Whiteman Airport is located 2.3 miles to the southeast of the project site. This airport is a small general aviation airport that handles private aircraft. The nearest major airports in the surrounding region include Burbank-Glendale Airport (located approximately nine miles to the southeast), Los Angeles International Airport (located approximately 25 miles to the south), and Van Nuys Airport (located approximately seven miles to the south). As a result, no significant adverse impacts related to the exposure of persons to aircraft noise from a public use airport are anticipated.



			Noise Levels – in dBA				
			70	80	90	100	110
Equipment Powered by Internal Combustion Engines	Earth Moving Equipment	Compactors (Rollers)					
		Front Loaders					
		Backhoes					
		Tractors					
		Scrapers, Graders					
		Pavers					
		Trucks					
	Materials Handling Equipment	Concrete Mixers					
		Concrete Pumps					
		Cranes (Movable)					
		Cranes (Derrick)					
	Stationary Equipment	Pumps					
		Generators					
		Compressors					
Impact Equipment	Pneumatic Wrenches						
	Jack Hammers						
	Pile Drivers						
Other Equipment	Vibrators						
	Saws						

## EXHIBIT 3-8

### TYPICAL CONSTRUCTION NOISE LEVELS 50-FEET FROM THE NOISE SOURCE

Source: Blodgett/Baylosis Associates

*F. Within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? No Impact.*

The city is not located within two miles of an operational *private* airstrip. As indicated in the previous section, Whiteman Airport is located 2.3 miles to the southeast of the project site and is a general aviation facility owned by Los Angeles County. Other major airports in the surrounding region include Burbank-Glendale Airport (located approximately nine miles to the southeast), Los Angeles International Airport (located approximately 25 miles to the south), and Van Nuys Airport (located approximately seven miles to the south). As a result, no impacts related to the exposure of persons to aircraft noise from a private airstrip will result from the proposed project.

### **3.12.3 CUMULATIVE IMPACTS**

The analysis indicated the proposed project would not result in any significant adverse cumulative noise impacts. As a result, no significant adverse cumulative noise impacts will occur.

### **3.12.4 MITIGATION MEASURES**

Potential short term noise impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a level of insignificance by the following measures:

*Mitigation Measure 14 (Construction Noise Control).* The project shall comply with the City of San Fernando Noise Control Ordinance and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.

*Mitigation Measure 15 (Construction Noise Control).* Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.

*Mitigation Measure 16 (Construction Noise Control).* Construction and demolition activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously.

*Mitigation Measure 17 (Construction Noise Control).* The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

*Mitigation Measure 18 (Construction Noise Control).* The project sponsor shall comply with the Noise Insulation Standards of Title 24 of the California Code Regulations, which insure an acceptable interior noise environment.

### 3.13 POPULATION & HOUSING

#### 3.13.1 THRESHOLDS OF SIGNIFICANCE

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant impact on housing and population if it results in any of the following:

- A substantial growth in the population within an area, either directly or indirectly related to a project;
- The displacement of a substantial number of existing housing units, necessitating the construction of replacement housing; or,
- The displacement of substantial numbers of people, necessitating the construction of replacement housing.

#### 3.13.2 ANALYSIS OF ENVIRONMENTAL IMPACTS

A. *Would the project induce substantial population growth in an area, either directly or indirectly (e.g., through projects in an undeveloped area or extension of major infrastructure)? No Impact.*

Growth-inducing impacts are generally associated with the provision of urban services to an undeveloped or rural area, such as utilities, improved roadways, and expanded public services. The variables that typically contribute to growth-inducing impacts, and the project's contribution to potential growth-inducing impacts, are identified in Table 3-7. The utility connections and other infrastructure will continue to serve the project site only though some upgrades may be required. As a result, no significant adverse impacts are anticipated.

**Table 3-7  
Potential Growth-Inducing Impacts**

<b>Project's Potential Contribution</b>	<b>Basis for Determination</b>
<i>Factor Contributing to Growth Inducement.</i> New development in an area presently underutilized and economic factors that may influence development.	
The proposed project will promote development of underutilized and blighted property.	The proposed project's implementation will upgrade the existing Santa Rosa Church site.
<i>Factor Contributing to Growth Inducement.</i> Extension of roadways and other transportation facilities.	
The proposed project will not involve the extension of any existing roadways.	No new roadways will be constructed other than the onsite driveways required for the project access.
<i>Factor Contributing to Growth Inducement.</i> Extension of infrastructure and other improvements and major off-site public projects (treatment plants, etc).	

**Table 3-7**  
**Potential Growth-Inducing Impacts**

<b>Project's Potential Contribution</b>	<b>Basis for Determination</b>
No off-site water, sewer, and other critical infrastructure improvements are anticipated as part of the proposed project's implementation.	The only infrastructure improvements will be designed to serve the proposed project.
<i>Factor Contributing to Growth Inducement.</i> Removal of housing requiring replacement housing elsewhere.	
The project involves the construction of 113 units with the majority consisting of affordable units.	No housing units will be displaced.
<i>Factor Contributing to Growth Inducement.</i> Additional population growth leading to increased demand for goods and services.	
The proposed project provides for limited population growth.	Any additional short term employment is considered to be a beneficial impact.
<i>Factor Contributing to Growth Inducement.</i> Short-term growth inducing impacts related to the project's construction.	
Potential development will result in the creation of new construction employment.	Short-term increases in construction employment

Source: Blodgett/Baylosis Associates. 2012.

**B. Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? No Impact.**

The proposed project involves the construction of a new assembly hall and Pre-K building within the existing Santa Rosa Church campus.<sup>68</sup> No housing units will be demolished to accommodate the proposed improvements within the Santa Rose Church property. As a result, no significant adverse impacts related to housing displacement will result from the proposed project's implementation.

**C. Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? No Impact.**

As indicated previously, the proposed project will involve the construction of a new assembly hall and Pre-K building within the existing Santa Rosa Church. Since no existing housing units will be demolished, no displacement of persons will result from the proposed project's implementation.

### 3.13.3 CUMULATIVE IMPACTS

The analysis of potential population and housing impacts indicated that no significant adverse impacts would result from the proposed project's implementation. As a result, no significant adverse cumulative impacts related to population and housing will occur. The proposed project's impact on water and sewer services is analyzed in Section 3.17.

<sup>68</sup> Blodgett/Baylosis Associates. Site Visit. Field survey was completed on Monday, April 23, 2012. Site visit was also conducted on Sunday, April 29, 2012.

### **3.13.4 MITIGATION MEASURES**

The analysis of potential population and housing impacts indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

## **3.14 PUBLIC SERVICES**

### **3.14.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse impact on public services if it results in any of the following:

- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impact in order to maintain acceptable service ratios, response times or other performance objectives relative to fire protection services;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impact in order to maintain acceptable service ratios, response times or other performance objectives relative to police protection services;
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impact in order to maintain acceptable service ratios, response times or other performance objectives relative to school services; or,
- A substantial adverse physical impact associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impact in order to maintain acceptable service ratios, response times or other performance objectives relative to other government services.

### **3.14.2 ANALYSIS OF ENVIRONMENTAL IMPACTS**

- A. *Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives relative to fire protection services? Less than Significant Impact with Mitigation.*

The City of San Fernando is served by the City of Los Angeles Fire Department that operates from three nearby fire stations. The Fire Department currently reviews all new development plans, and future development will be required to conform to all fire protection and prevention requirements, including, but not limited to, building setbacks, emergency access, fire hydrants, interior sprinklers, and et cetera.

The mitigation has been included in Section 3.14.4 to ensure that all pertinent requirements are met. The implementation of the mitigation will reduce the level of impact to less than significant.

*B. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives relative to police protection? Less than Significant Impact with Mitigation.*

Law enforcement services in the city are provided by the San Fernando Police Department that was established following incorporation. The Police Department operates from a facility located at 910 First Street. As part of the Police Department's annual review, demand shall be evaluated and resources allocated as necessary. The proposed new improvements will require review by the Police Department. For this reason, mitigation has been included in Section 3.14.4. The implementation of the mitigation will reduce the level of impact to less than significant.

*C. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, or other performance objectives relative to school services? No Impact.*

Public educational services in or within close proximity of the city are provided by the Los Angeles Unified School District. The proposed project will involve the demolition of the existing 6,875-square-foot assembly hall and the construction of a new 7,856-square-foot assembly hall and Pre-kindergarten building. The project would also involve the use of a satellite facility located 1304 Hollister Street as a temporary Pre-kindergarten/daycare facility while the construction of the new assembly hall and Pre-kindergarten is completed. The proposed project will not impact the existing public school services or facilities. The LAUSD is currently leading one classroom building within the Hollister site and this lease will not be affected by the proposed project. As a result, no significant adverse impacts on schools are anticipated.

*D. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which would cause significant environmental impacts in order to maintain acceptable service ratios, response times or other performance objectives relative to other governmental services? Less Than Significant impact.*

The proposed project is consistent with the growth projections developed for the city by the Southern California Association Governments (SCAG) in that no general plan amendment will be required. As a result, the potential impacts associated with the proposed project's adoption and subsequent implementation, are considered to be less than significant.

### **3.14.3 CUMULATIVE IMPACTS**

The future development contemplated as part of the proposed project's implementation will result in an incremental increase in the demand for police and fire service calls. As a result, no cumulative impacts are anticipated.

### **3.14.4 MITIGATION MEASURES**

The analysis of public service impacts indicated that potentially significant adverse impacts on fire and law enforcement services may result from the proposed project's approval and subsequent implementation. As a result, the following mitigation, with respect to public services, is required.

*Mitigation Measure 19 (Public Services).* The proposed project will be subject to review and approval by the City of Los Angeles Fire Department to ensure that fire safety and fire prevention measures are incorporated into the project. In addition, the Fire Department will be required to review and approve any evacuation plan as well as the on-site circulation to ensure that emergency vehicles can easily access the site.

*Mitigation Measure 20 (Public Services).* The projects' management must ensure that all fire lanes remain open at all times.

*Mitigation Measure 21 (Public Services).* The proposed project will be subject to review and approval by the San Fernando Police Department to ensure that public safety measures are incorporated into the project. In addition, the Police Department will be required to review and approve any security plan.

## **3.15 RECREATION IMPACTS**

### **3.15.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse impact on the environment if it results in any of the following:

- The use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or,
- The construction or expansion of recreational facilities, which might have an adverse physical effect on the environment.

### **3.15.2 ANALYSIS OF ENVIRONMENTAL IMPACTS**

*A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? No Impact.*

The City of San Fernando Parks and Recreation Department operates five public parks. These include La Palmas Park (505 South Huntington Street), Layne Park (120 North Huntington Street), Recreation Park (208 Park Avenue), Pioneer Park (828 Harding Avenue), and Heritage Park (2025 Fourth Street). The department is also responsible for the maintenance and operation of the Casa de Lopez Adobe located at 1100 Pico Street. These existing parks have a total useable land area of approximately 34.13 acres. The current recreational open space ratio in the city is 0.9-acres per 1,000 residents. The proposed project will involve the demolition of the existing 6,875-square-foot assembly hall and the construction of a new

7,856-square-foot assembly hall and Pre-kindergarten building at 668 S. Workman Street. The project would also involve the use of a satellite facility located 1304 Hollister Street as a temporary Pre-kindergarten/daycare facility while the construction of the proposed assembly hall and Pre-kindergarten is completed. Both sites are owned and operated by Santa Rosa Church. The proposed project will not affect any existing public park. The proposed new Pre-K building will include its own secured playground area. As a result, no significant impacts will result.

*B. Would the project affect existing recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment? No Impact.*

The proposed project is consistent with the growth projections developed for the city by SCAG. Furthermore, the proposed improvements will not result in any increase in the demand for park facilities and recreational services. As a result, the proposed project's implementation will not result in any significant adverse impacts related to the need for new or expanded facilities.

### **3.15.3 CUMULATIVE IMPACTS**

The analysis determined the proposed project would not result in any potential impact on recreational facilities and services. As a result, no cumulative impacts on recreational facilities would result from the proposed project's implementation.

### **3.15.4 MITIGATION MEASURES**

The analysis of potential impacts related to parks and recreation indicated that no significant adverse impacts would result from the proposed project's approval and subsequent implementation. As a result, no mitigation measures are required.

## **3.16 TRANSPORTATION & CIRCULATION**

### **3.16.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project will normally have a significant adverse impact on traffic and circulation if it results in any of the following:

- A conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit;
- A conflict with an applicable congestion management program, including but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways;
- Results in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that result in substantial safety risks;



- Substantially increases hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment);
- Results in inadequate emergency access; or,
- A conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

The following five key intersections are identified for intersection level of service (LOS) analysis with and without the project:

- South Workman Street and Mott Street;
- South Workman Street and Hollister Street;
- South Workman Street and San Fernando Road;
- Mott Street and San Fernando Mission Boulevard; and,
- South Workman Street (Rinaldi Street) and Laurel Canyon Boulevard.<sup>69</sup>

### **3.16.2 ANALYSIS OF ENVIRONMENTAL IMPACTS**

- A. *Would the project cause a conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to, intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit)? Less than Significant Impact.*

The primary access to the site will be provided via a full-access driveway off Mott Street, while a secondary access will be via another driveway off Kalisher Street. Major east-west regional access to the site is provided by South Workman Street and San Fernando Mission Boulevard. The Interstate Freeway 5 (I-5) provides full-access interchanges with Laurel Canyon Boulevard. Major north-south regional access is provided by San Fernando Road, Laurel Canyon Boulevard and to some extent, Interstate 5 freeway.<sup>70</sup> Roadways that provide access to the project area and the two sites are described below and on the following page.

- ***South Workman Street.*** South Workman Street is an east-west collector street with one lane of travel in each direction. The street name changes to Rinaldi Street beyond the western boundary of the City of San Fernando (at Amboy Avenue). Directional travel is separated by a painted yellow center line. The street is posted with 25 miles per hour speed limit sign. The intersection of South Workman Street and Mott Street as well as the intersection of South Workman Street and Hollister Street are controlled by stop signs placed on each of the four approaches, making the intersections All Way Stop Controlled. The street provides access primarily to residential uses. The average daily traffic (ADT) volume on South Workman Street near Mott Street is approximately 6,800 vehicles per day.

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<sup>69</sup> Crown City Engineers, Inc. *Traffic Impact Study [for the] Santa Rosa Parish New Hall and Pre-K Building Development, San Fernando, California.* May 3, 2012.

<sup>70</sup>Ibid.

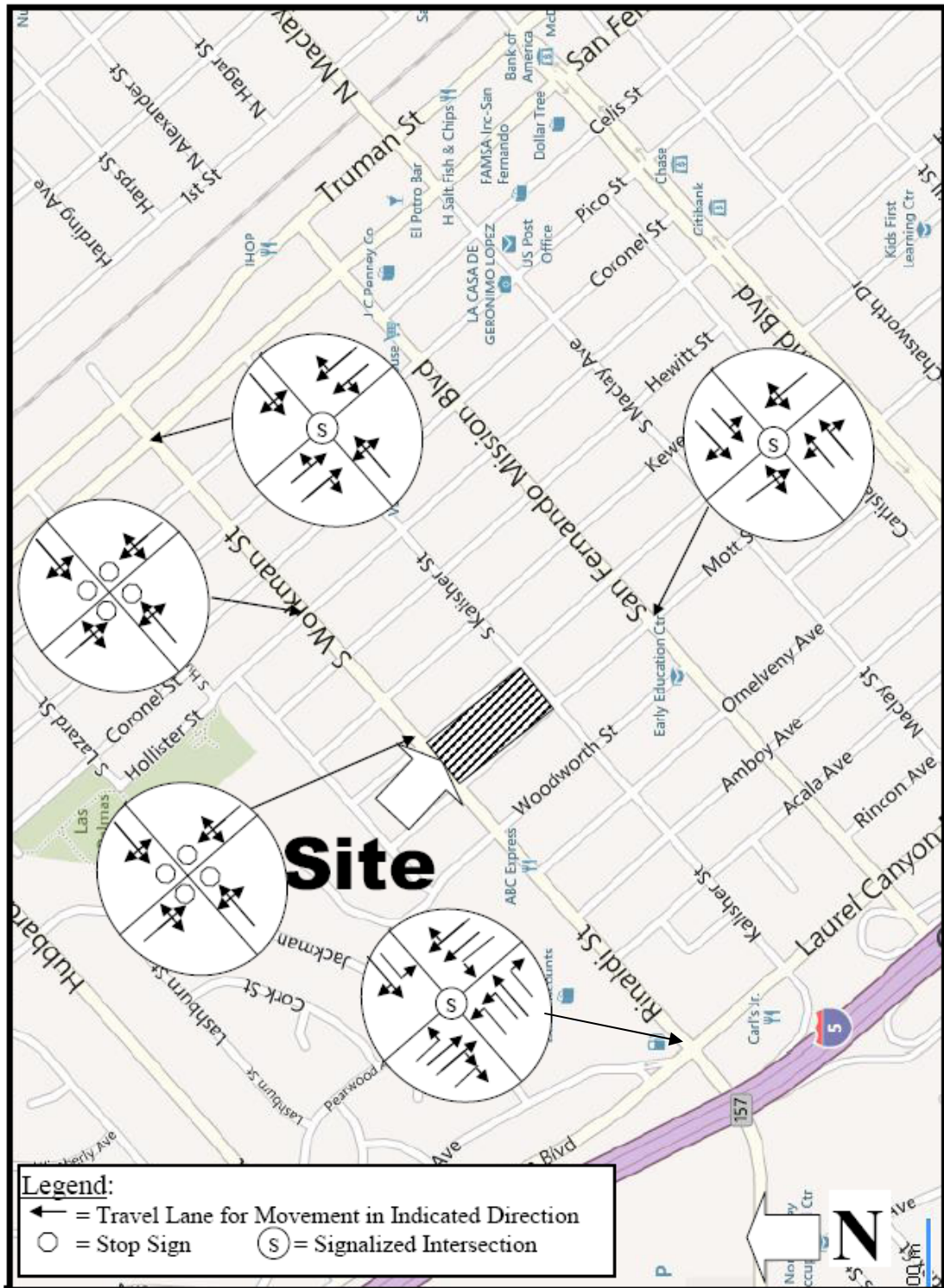
- ***San Fernando Road.*** San Fernando Road is a major north-south arterial street providing two lanes of travel in each direction in the project vicinity. Directional travel is separated by a painted yellow center line. The street is posted with a speed limit of 35 miles per hour. The intersection of San Fernando Road at South Workman Street is signalized. There are no parking restrictions posted along the sides of the street. The average daily traffic (ADT) volume on San Fernando Road near South Workman Street is approximately 7,200 vehicles per day.
- ***San Fernando Mission Boulevard.*** San Fernando Mission Boulevard is an east-west arterial street with two lanes of travel in each direction. Directional travel is separated by a painted yellow center line. The street is posted with 35 miles per hour speed limit sign. The intersection of San Fernando Mission Boulevard and Mott Street is signalized. The average daily traffic (ADT) volume on San Fernando Mission Boulevard near Mott Street is approximately 8,800 vehicles per day.
- ***Mott Street.*** Mott Street is a north-south local residential street with one lane of travel in each direction. Directional travel is separated by a painted yellow center line. The street is posted with 25 miles per hour speed limit sign. The intersection of Mott Street and South Workman Street is All Way Stop controlled. The average daily traffic (ADT) volume on Mott Street near South Workman Street is approximately 1,200 vehicles per day.
- ***Hollister Street.*** Hollister Street is a north-south local residential street with one lane of travel in each direction. Directional travel is separated by a painted yellow center line. The street is posted with 25 miles per hour speed limit sign. The intersection of Hollister Street and South Workman Street is All Way Stop controlled. The average daily traffic (ADT) volume on Hollister Street near South Workman Street is approximately 1,400 vehicles per day.
- ***Laurel Canyon Boulevard.*** Laurel Canyon Boulevard is a north-south arterial street with two lanes of travel in each direction. Directional travel is separated by a painted yellow center line. The street is posted with 35 miles per hour speed limit sign. The intersection of Laurel Canyon Boulevard and Rinaldi Street is signalized. The average daily traffic (ADT) volume on Laurel Canyon Boulevard near Rinaldi Street is approximately 25,000 vehicles per day.<sup>71</sup>

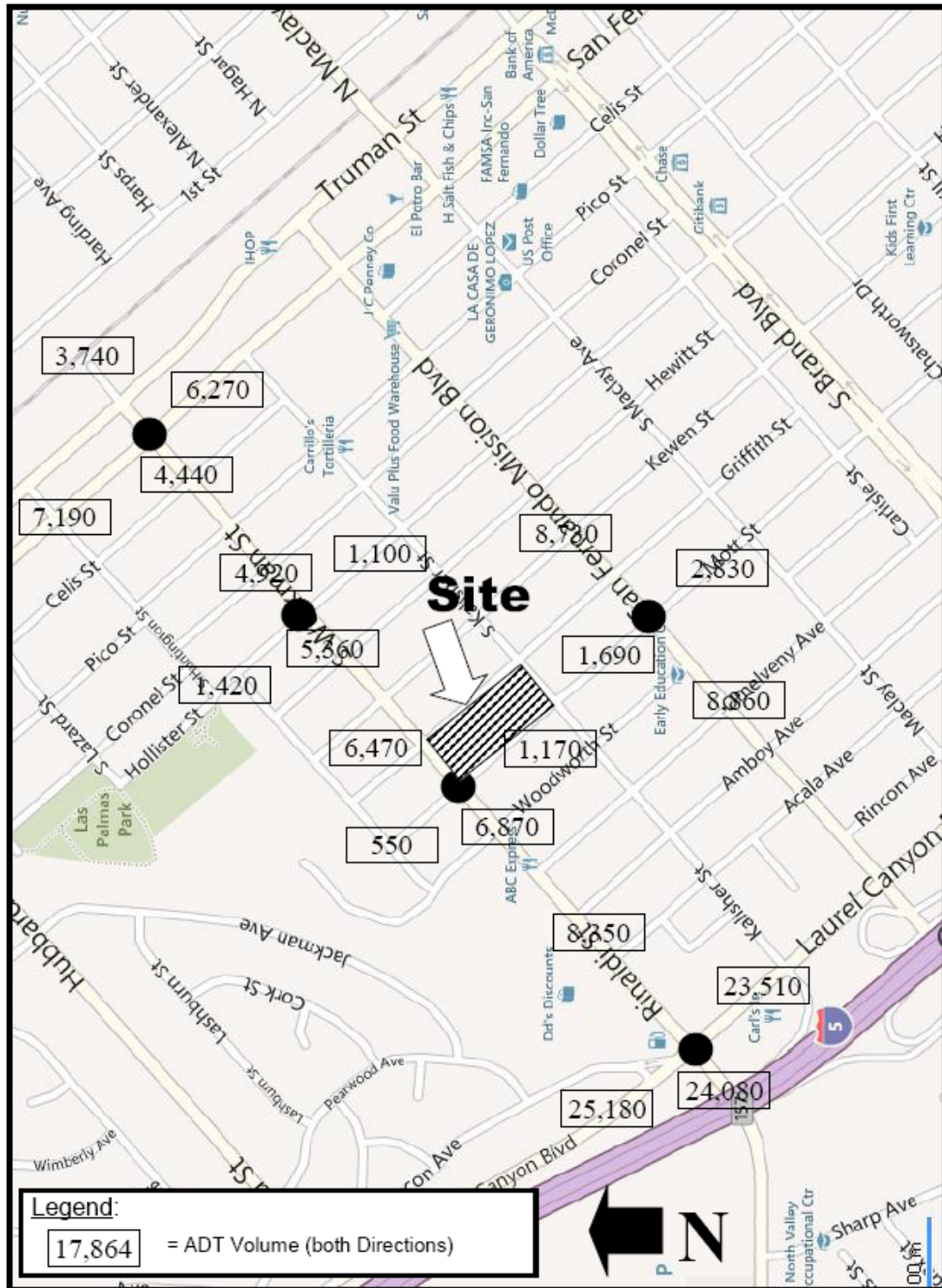
For the purpose of evaluating existing operating conditions as well as future operating conditions with and without the proposed project, the study area was carefully selected in accordance with local traffic study guidelines. Manual turning movement counts for the selected intersections were collected in the field for the morning and evening peak periods during the month of March, 2012. The intersections were counted during the peak hours of 7:00 to 9:00 AM and 4:00 to 6:00 PM. Existing intersection lane configurations are shown on Exhibit 3-9. Existing average daily traffic volumes (ADT) on the streets are shown on Exhibit 3-10. Existing turning movement counts for AM and PM peak hour conditions are shown on Exhibit 3-11. Year 2012 existing traffic conditions were evaluated using the 2000 Highway Capacity Manual (HCM) method for signalized and unsignalized intersections.<sup>72</sup>

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<sup>71</sup> Crown City Engineers, Inc. *Traffic Impact Study [for the] Santa Rosa Parish New Hall and Pre-K Building Development, San Fernando, California.* May 3, 2012.

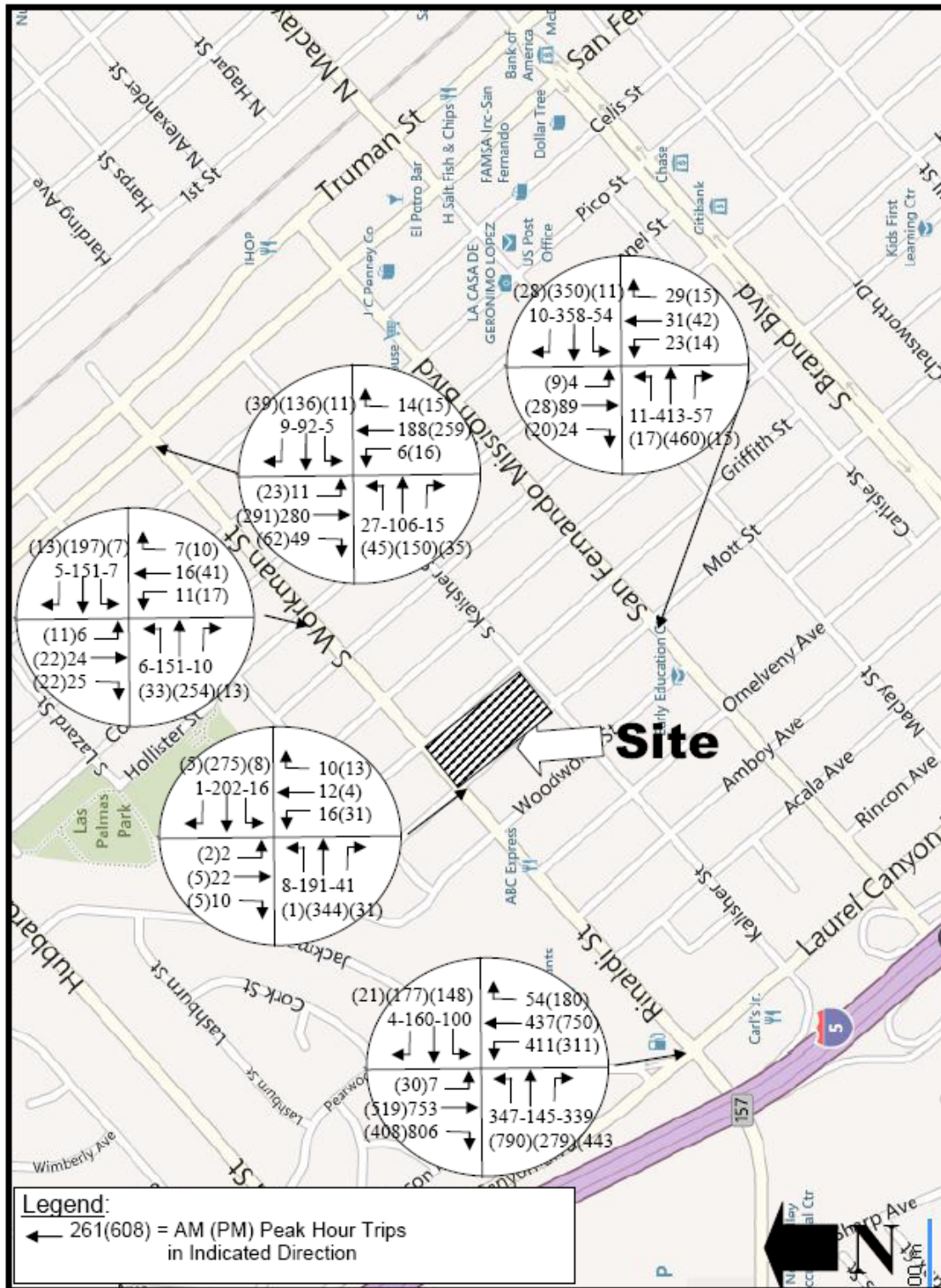
<sup>72</sup> Ibid.





**EXHIBIT 3-10**  
**EXISTING (2012) AVERAGE DAILY TRAFFIC VOLUMES**  
 Source: Crown City Engineers 2012





**EXHIBIT 3-11**  
**EXISTING (2012) PEAK HOUR TRAFFIC VOLUMES**  
 Source: Crown City Engineers 2012

Table 3-8 presents the existing condition intersection level of service (LOS) analysis summary. A heavy vehicle factor of 2% was used in Synchro at all arterial street approaches to account for trucks and other large vehicles. Based on the results of this analysis, one of the study intersections – South Workman Street (Rinaldi Street) and Laurel Canyon Boulevard - is currently exceeding acceptable LOS thresholds of LOS D during the AM peak hours.<sup>73</sup>

**Table 3-8**  
**Existing 2012 Conditions Level of Service Summary**

Intersection	Peak Hour	Existing 2012 Conditions		
		LOS	Delay (in sec.)	V/C or ICU
South Workman St. @Mott St. (Unsignalized)	AM PM	A B	9.2 10.2	33.1% 36.6%
South Workman St. @ Hollister St. (Unsignalized)	AM PM	A A	8.5 8.6	21.9% 41.1%
South Workman St. @ San Fernando Rd. (Signalized)	AM PM	A A	7.9 8.2	0.29 0.38
San Fernando Mission Blvd. at Mott St. (Signalized)	AM PM	A A	9.4 8.7	0.50 0.38
South Workman St. @ Laurel Cn. (signalized)	AM PM	E D	55.6 36.1	1.00 0.90

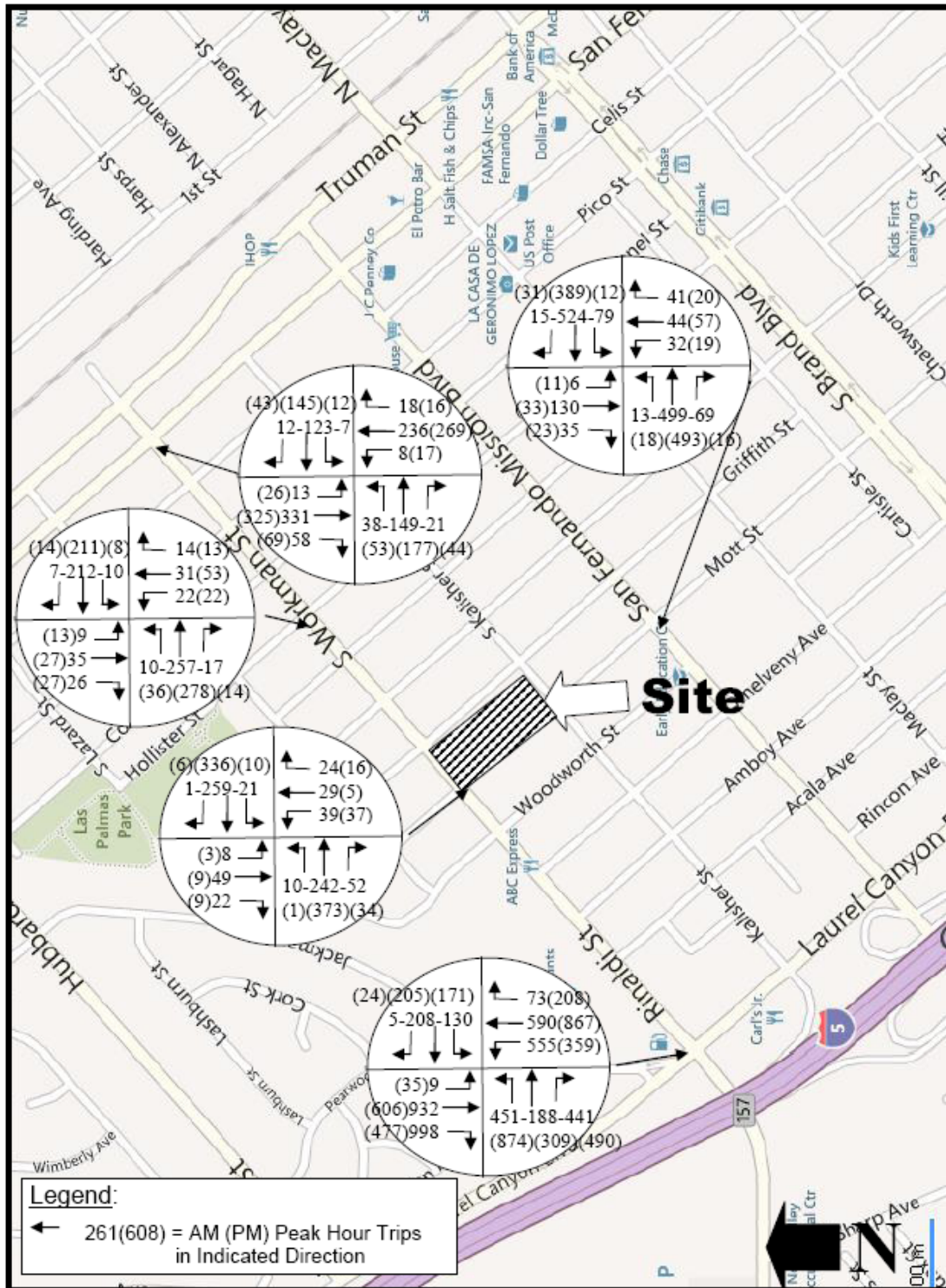
Notes: For unsignalized intersections, LOS and Delay are indicated for the worst performing approach, and Intersection Capacity Utilization (ICU) percentages are shown instead of V/C ratio.

Source: Crown City Engineers, Inc. 2012

A two percent per year traffic growth rate was applied to existing traffic volumes to obtain 2014 base traffic volumes without the project (i.e., a volume expansion factor of 1.04 was applied to 2012 volumes). This traffic growth rate is assumed to account for the typical growth in ambient traffic volumes within the study area and any new projects that will be implemented prior to this project. Exhibit 3-12 shows these base pre-project volumes. Year 2014 base (pre-project) conditions were evaluated using the 2000 Highway Capacity Manual (HCM) method for signalized and unsignalized intersections. The level of service (LOS) and delays for the study intersections under 2014 base conditions (without project) are summarized in Table 3-9. The results indicate, one of the study intersections – South Workman Street (Rinaldi Street) and Laurel Canyon Boulevard - will continue to exceed the acceptable LOS D under 2014 base (pre-project) conditions during the AM Peak hours.<sup>74</sup>

<sup>73</sup> Crown City Engineers, Inc. *Traffic Impact Study [for the] Santa Rosa Parish New Hall and Pre-K Building Development, San Fernando, California*. May 3, 2012.

<sup>74</sup> Ibid



**EXHIBIT 3-12**  
**FUTURE BASE YEAR (2014) PRE-PROJECT TRAFFIC VOLUMES**  
 Source: Crown City Engineers 2012

**Table 3-9**  
**Base Year 2014 Without the Project**

Intersection	Peak Hour	Existing 2012 Conditions		
		LOS	Delay (in sec.)	V/C or ICU
South Workman St. @Mott St. (Unsignalized)	AM	A	9.2	33.1%
	PM	B	10.2	36.6%
South Workman St. @ Hollister St. (Unsignalized)	AM	A	8.6	22.5%
	PM	A	8.7	42.5%
South Workman St. @ San Fernando Rd. (Signalized)	AM	A	8.0	0.30
	PM	A	8.3	0.40
San Fernando Mission Blvd. at Mott St. (Signalized)	AM	A	9.5	0.53
	PM	A	8.8	0.40
South Workman St. @ Laurel Cn. (signalized)	AM	E	63.5	1.02
	PM	D	38.0	0.92

Source: Crown City Engineers, Inc. 2012

In order to accurately assess future traffic conditions with the proposed project, trip generation estimates were developed for the project. Trip generation rates for the project are based on the nationally recognized recommendations contained in "Trip Generation" manual, 8th edition, published by the Institute of Transportation Engineers (ITE). The proposed 7,856 square foot building will replace an existing 6,875 square feet building. Therefore, the project consists of a net new 981 gross square feet development for traffic impact analysis purposes. Since the new assembly hall and Pre-K building will not be used at the same time, trip generation estimates for these two types of land uses were calculated separately. The use that is estimated to generate the maximum number of trips during a typical weekday was considered for the worst case scenario. Therefore, the trips to be generated by this land use were used to determine the project's impact on the circulation system. Although typical weekdays are assumed to experience maximum impact during commuter peak hours, the trips to be generated by the proposed uses on Saturdays and Sundays were also estimated for comparison purposes due to the type of the uses.<sup>75</sup>

Table 3-10 shows a summary of trip generation estimates for the project. It shows that the Pre-K or Day Care use will generate the maximum number of trips for the project on a typical week day. As Table 3-10 indicates, the project's critical land use (i.e., Pre-K/Day Care) is anticipated to generate approximately 76 net new daily trips on typical week days, with 12 trips occurring during the AM peak hour (six entering and six exiting) and 12 trips occurring during the PM peak hour (six entering and six exiting).<sup>76</sup>

<sup>75</sup> Crown City Engineers, Inc. *Traffic Impact Study [for the] Santa Rosa Parish New Hall and Pre-K Building Development, San Fernando, California*. May 3, 2012.

<sup>76</sup> Ibid.



**Table 3-10**  
**Project Trip Generation**

Land Use	Size (sq. ft.)	Trip Generation Rate							Average Traffic Volume						
		Daily Total	AM Peak Hour			PM Peak Hour			Daily Total	AM Peak Hour			PM Peak Hour		
			Total	%IN	%OUT	Total	%IN	%OUT		Total	%IN	%OUT	Total	%IN	%OUT
Church - Weekday															
Rates	981	9.11	0.72	54	46	0.66	52	48	9	1	0	1	0	1	1
Net Trips	--	--	--	--	--	--	--	--	9	1	0	1	0	1	1
Church	981	10.37	3.54	71	29	--	--	--	10	2	1	3	--	--	--
Church - Saturday															
Rates	981	10.37	3.54	71	29	--	--	--	10	2	1	3	--	--	--
Net Trips	--	--	--	--	--	--	--	--	10	2	1	3	--	--	--
Church - Sunday															
Rates	981	36.63	11.76	50	50	--	--	--	36	6	6	12	--	--	--
Net Trips	--	--	--	--	--	--	--	--	36	6	6	12	--	--	--
Daycare - Weekday															
Rates	981	79.26	12.79	53	47	13.18	47	53	78	7	6	13	6	7	13
Passby Trips			10%	--	--	10%			2	1	0	1	0	1	1
Net Trips	--	--	--	--	--	--	--	--	76	6	6	12	6	6	12
Daycare - Saturday															
Rates	--	6.21	1.70	63	37	--	--	--	6	1	1	2	--	--	--
Net Trips	--	--	--	--	--	--	--	--	6	1	1	2	--	--	--
Daycare - Sunday															
Rates	981	5.83	1.74	54	46	--	--	--	6	1	1	2	--	--	--
Net Trips	--	--	--	--	--	--	--	--	6	1	1	2	--	--	--

*Note: All rates are average rates.*

*Source: Institute of Transportation Engineers (ITE)'s "Trip Generation", 8th Edition, 2007]*

Arrival and departure distribution patterns for project-generated traffic were estimated based upon a review of circulation patterns within the study area network and regional traffic generation and attraction characteristics. Exhibit 3-13 depicts the regional trip distribution percentages to and from the site. Exhibit 3-14 shows project related traffic volumes at key circulation locations during the AM and PM peak hours.

The 2014 cumulative (with project) traffic volumes were estimated by adding project related traffic volumes to the 2012 base (pre-project) traffic volumes with 2% per year ambient growth. Exhibit 3-15 shows Year 2014 cumulative (i.e., base pre-project plus project traffic) volumes for AM and PM peak hours. Year 2014 cumulative (i.e., existing plus ambient traffic plus project traffic) conditions were evaluated using the 2000 Highway Capacity Manual (HCM) method for signalized and unsignalized intersections (detailed calculations relating to the study intersections are included in the Technical Appendix of the traffic study). The LOS and delays for the study intersections under 2014 cumulative conditions (with project) are summarized in Table 3-11. As the results indicate, one of the study intersections – South Workman Street (Rinaldi Street) and Laurel Canyon Boulevard –will continue to exceed the acceptable LOS D under 2014 cumulative traffic conditions during the AM Peak hours.<sup>77</sup>

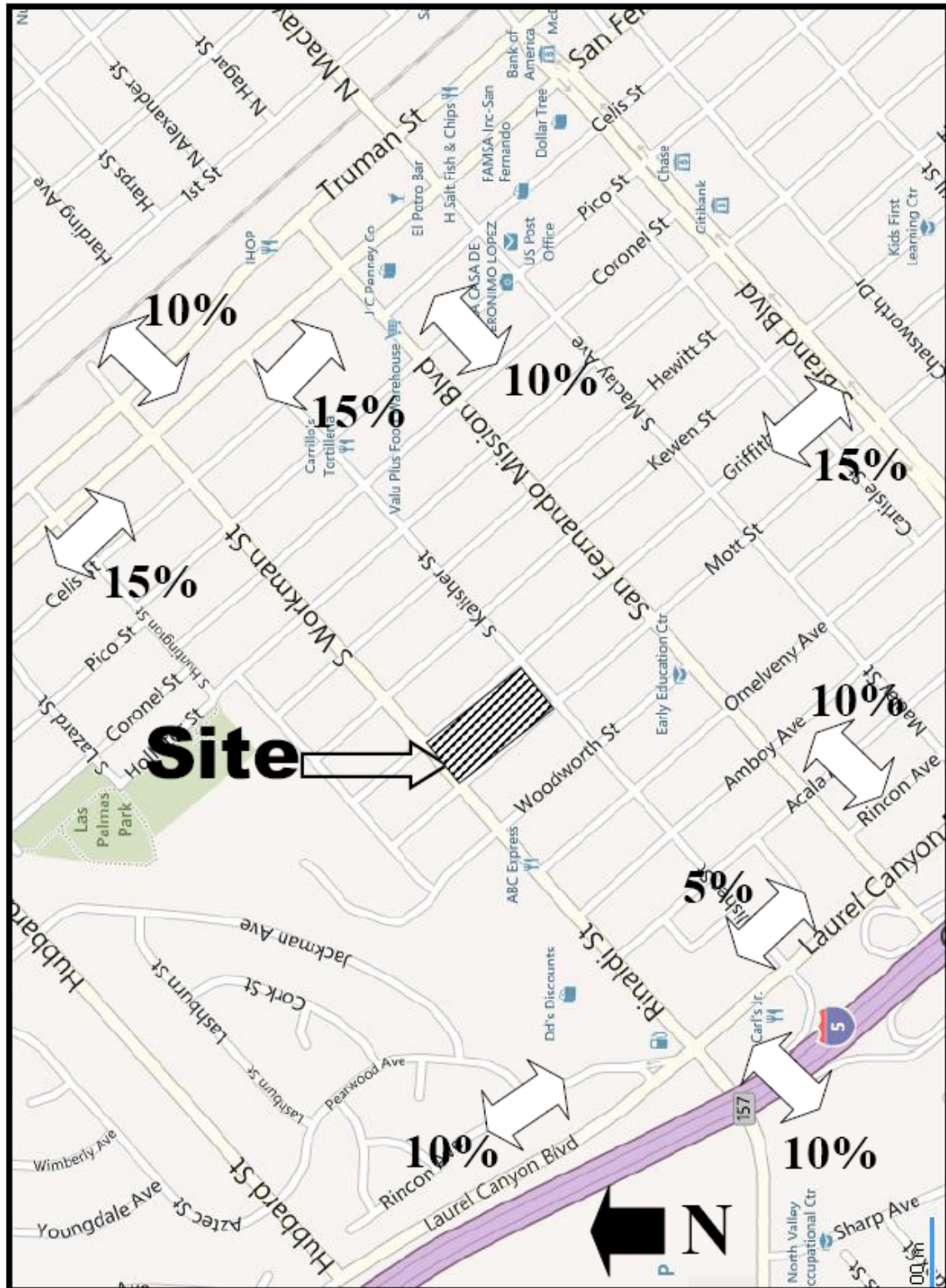
**Table 3-11**  
**Future 2014 Post-Project Condition Level of Service**

Intersection	Peak Hour	Existing 2012 Conditions		
		LOS	Delay (in sec.)	V/C or ICU
South Workman St. @Mott St. (Unsignalized)	AM	A	9.2	42.4%
	PM	B	10.2	44.0%
South Workman St. @ Hollister St. (Unsignalized)	AM	A	8.5	32.6%
	PM	A	8.7	45.1%
South Workman St. @ San Fernando Rd. (Signalized)	AM	A	8.0	0.29
	PM	A	8.2	0.40
San Fernando Mission Blvd. at Mott St. (Signalized)	AM	A	9.5	0.52
	PM	A	8.7	0.39
South Workman St. @ Laurel Cn. (signalized)	AM	E	59.5	1.02
	PM	D	37.4	0.92

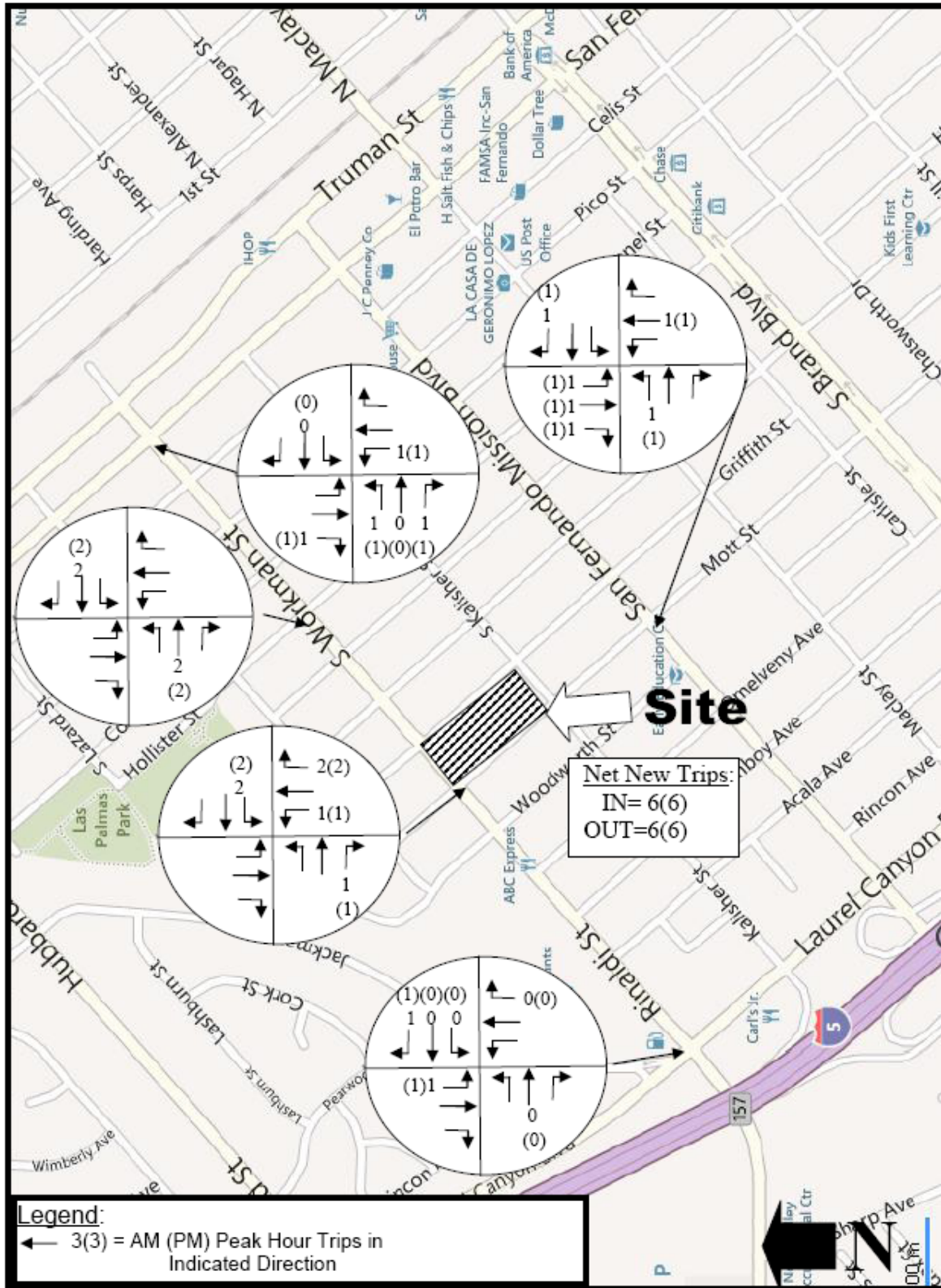
Source: Crown City Engineers, Inc. 2012

The project also involves utilization of a satellite facility located at 1304 Hollister Street as a temporary Pre-kindergarten/daycare facility while construction on the proposed assembly hall and Pre-kindergarten is completed at 668 South Workman Street. Additionally, when the Pre-kindergarten facility is not in use, the site would be used as an overflow off-site parking lot for Santa Rosa Church services or when an event is occurring in the assembly hall.

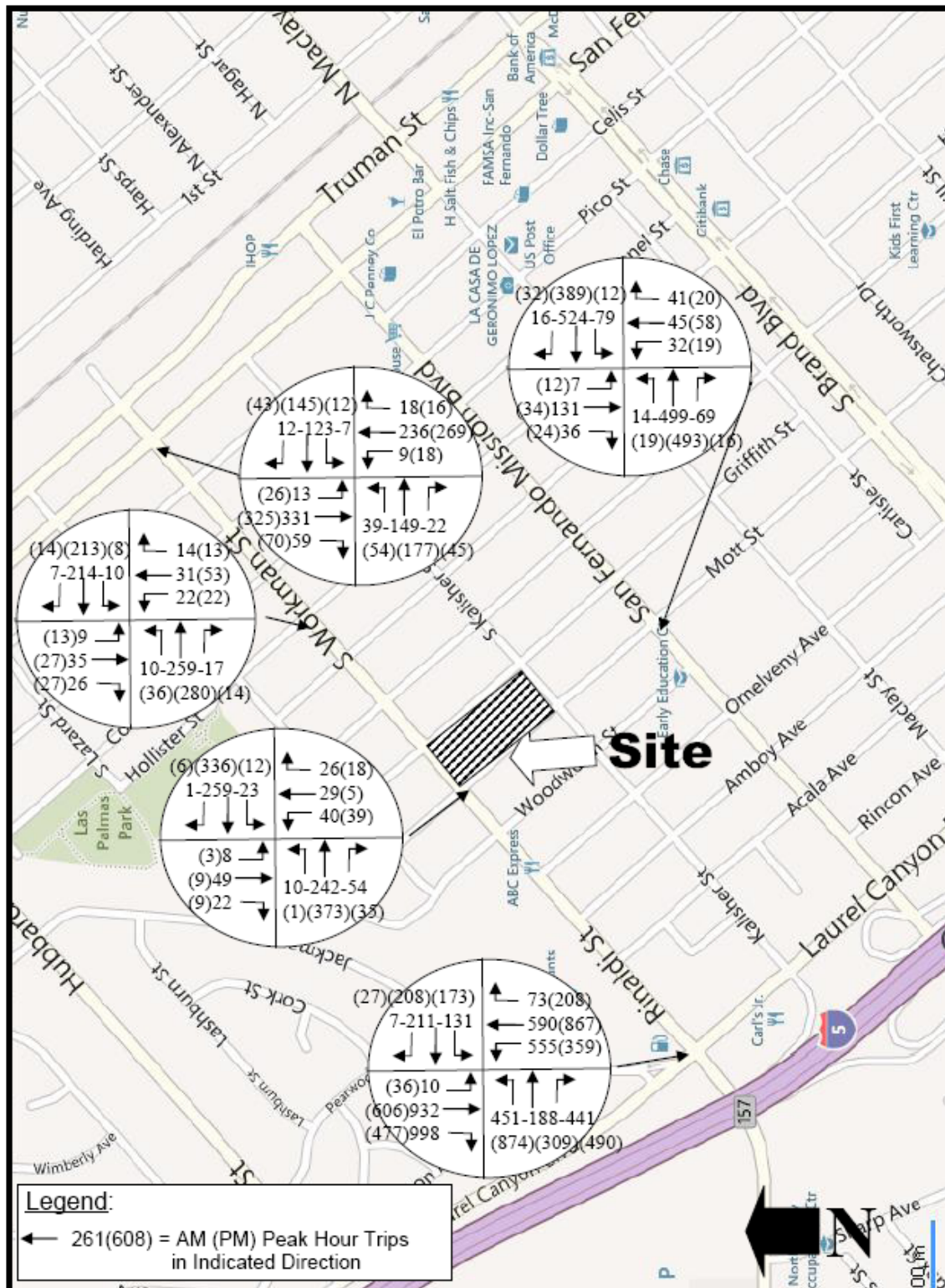
<sup>77</sup> Crown City Engineers, Inc. *Traffic Impact Study [for the] Santa Rosa Parish New Hall and Pre-K Building Development, San Fernando, California*. May 3, 2012.



**EXHIBIT 3-13**  
**DISTRIBUTION % OF PROJECT RELATED TRAFFIC**  
 Source: Crown City Engineers 2012







### EXHIBIT 3-15

## FUTURE YEAR (2014) CUMULATIVE PEAK HOUR TRAFFIC VOLUMES

Source: Crown City Engineers 2012

A separate level of service analysis was conducted to determine impacts during construction-period utilization of a satellite facility at 1304 Hollister Street as a temporary Pre-kindergarten/daycare facility. Project-related traffic distribution will be based on the site of this facility, and therefore, project-related volumes at the key intersections will also change. Exhibit 3-16 shows project related traffic volumes at key intersections during operation of the Pre-kindergarten/day care facility at the temporary location. The LOS and delays for the study intersections under 2014 cumulative conditions (with the Pre-kindergarten/day care facility at 1304 Hollister Street) are summarized in Table 3-12. As the results indicate, one of the study intersections – South Workman Street (Rinaldi Street) and Laurel Canyon Boulevard – will continue to exceed the acceptable LOS D under 2014 cumulative traffic conditions during the AM Peak hours.<sup>78</sup>

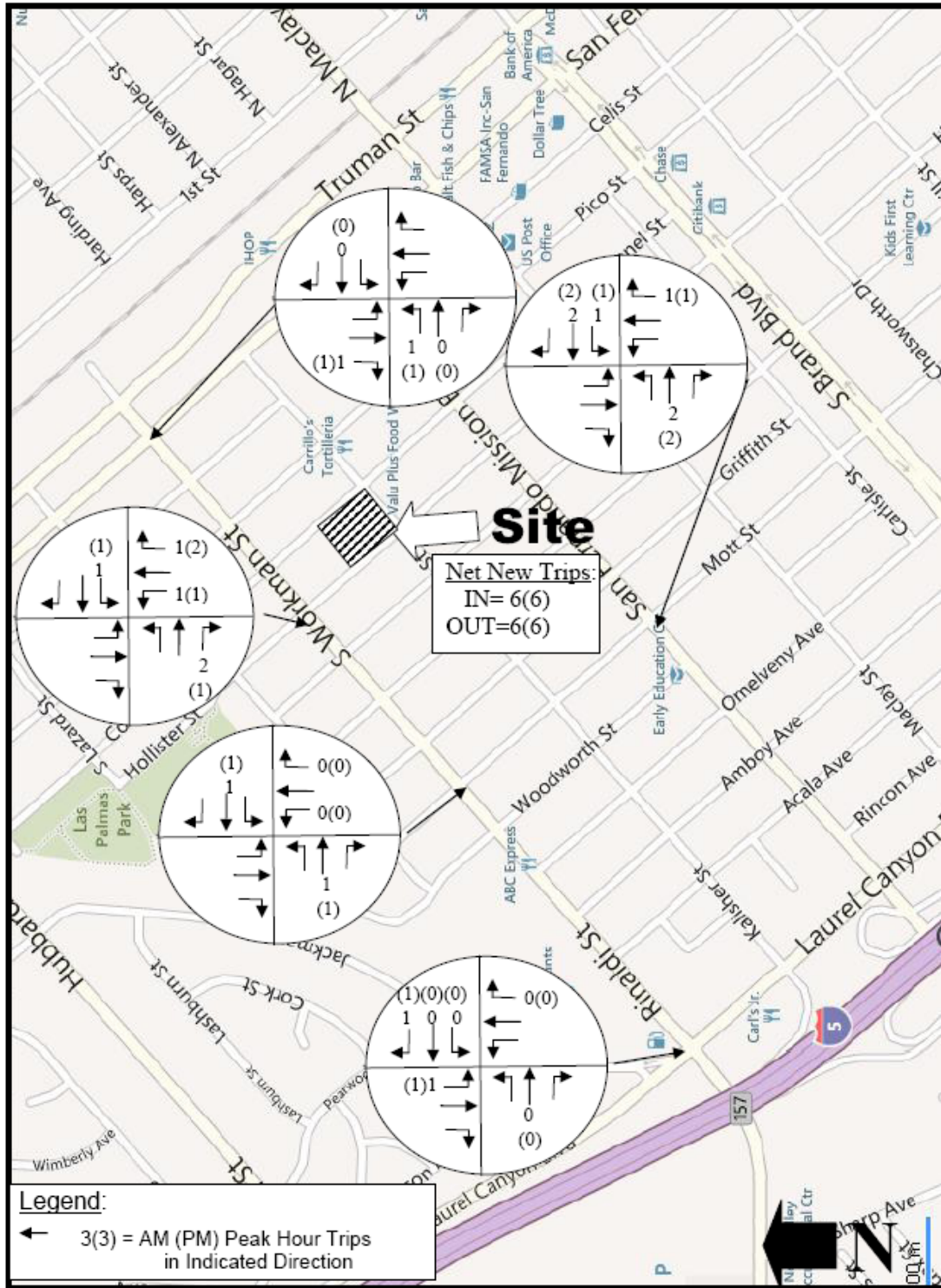
**Table 3-12**  
**Future 2014 Post Project Conditions Level of Service (with Pre-Kindergarten Interim Location at 1304 Hollister Street)**

Intersection	Peak Hour	Existing 2012 Conditions		
		LOS	Delay (in sec.)	V/C or ICU
South Workman St. @Mott St. (Unsignalized)	AM	A	9.2	41.3%
	PM	B	10.2	42.3%
South Workman St. @ Hollister St. (Unsignalized)	AM	A	8.5	32.7%
	PM	A	8.7	44.5%
South Workman St. @ San Fernando Rd. (Signalized)	AM	A	8.0	0.29
	PM	A	8.2	0.39
San Fernando Mission Blvd. at Mott St. (Signalized)	AM	A	9.5	0.52
	PM	A	8.7	0.39
South Workman St. @ Laurel Cn. (signalized)	AM	E	59.2	1.02
	PM	D	37.2	0.92

Source: Crown City Engineers, Inc. 2012

A project's impact on the circulation system is determined by comparing the level of service (LOS) and V/C ratios at key intersections under the future pre-project conditions and future post-project conditions. A LOS level D or better is acceptable for urban area intersections. A level of service worse than D (i.e., LOS E or F) is unacceptable, and a project's impact is considered significant if project traffic volume increases the V/C ratio by 0.01 or more at these levels. The LOS, V/C ratio (or ICU) and delays for the study intersections under 2014 cumulative conditions (with project as well as without project) are summarized in Table 3-13. As the results indicate, one of the study intersections – South Workman Street (Rinaldi Street) and Laurel Canyon Boulevard – will continue to exceed the acceptable LOS D under 2014 cumulative traffic conditions during the AM Peak hours. However, the increase in V/C ratio by project traffic is not significant (i.e., V/C ratio is not increased by 0.01 or more) at the LOS E. All other intersections will continue to operate at LOS D or better (i.e., at acceptable levels). Therefore, the project is not expected to significantly impact traffic conditions at the key intersections in the vicinity. Since the project will not significantly impact traffic conditions, no off-site traffic mitigation measures will be necessary for the project development.

<sup>78</sup> Crown City Engineers, Inc. *Traffic Impact Study [for the] Santa Rosa Parish New Hall and Pre-K Building Development, San Fernando, California*. May 3, 2012.



**EXHIBIT 3-16**  
**PROJECT RELATED (CONSTRUCTION PERIOD) PEAK HOUR**  
**TRAFFIC VOLUMES**  
 Source: Crown City Engineers 2012

**Table 3-13**  
**Future 2014 Level of Service Summary with and Without Project**

Intersection	Peak Hour	Base Condition W/O Project			2014 Cumulative Condition W/O Project			2014 Cumulative Condition W Project		
		LOS	Delay (in sec.)	V/C ICU	LOS	Delay (in sec.)	V/C ICU	LOS	Delay (in sec.)	V/C ICU
South Workman St. @ Mott St. (Unsignalized)	AM PM	A B	9.2 10.2	33.1% 36.6%	A B	9.2 10.2	42.4% 44.0%	A B	9.2 10.2	41.3% 42.3%
South Workman St. @ Hollister St. (Unsignalized)	AM PM	A A	8.6 8.7	22.5% 42.5%	A A	8.5 8.7	32.6% 45.1%	A A	8.5 8.7	32.7% 44.5%
South Workman St. @ San Fernando Rd. (Signalized)	AM PM	A A	8.0 8.3	0.30 0.40	A A	8.0 8.2	0.29 0.40	A A	8.0 8.2	0.29 0.39
San Fernando Mission Blvd. at Mott St. (Signalized)	AM PM	A A	9.5 8.8	0.53 0.40	A A	9.5 8.7	0.52 0.39	A A	9.5 8.7	0.52 0.39
South Workman St. @ Laurel Cn. (signalized)	AM PM	E D	63.5 38.0	1.02 0.92	E D	59.5 37.4	1.02 0.92	E D	59.2 37.2	1.02 0.92

Source: Crown City Engineers, Inc. 2012

Based on the results of the traffic impact analysis, the proposed Santa Rosa Parish New Hall and Pre-K project alone will not significantly impact the key intersections or the surrounding roadway system by the project opening year 2014. Although the intersection of South Workman Street (Rinaldi Street) and Laurel Canyon Boulevard would continue to experience some deficiency during the AM peak hours due to cumulative impacts of existing traffic and ambient traffic growth in future, the project's traffic impact at this intersection would be less than significant. All other key intersections analyzed with and without project traffic would continue to perform at an acceptable level of service (i.e., LOS D or better). Therefore, no off-site traffic mitigation will be necessary for the development of the project.<sup>79</sup>

*B. Would the project result in a conflict with an applicable congestions management program, including but not limited to, level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways? Less than Significant Impact.*

The existing church facilities (including existing offices and rectory) are required to provide a total of 154 parking spaces. Additionally, the Pre-K/Day Care use, along with the existing school use, require a total of 19 spaces. Therefore, the cumulative parking requirement for all existing and proposed uses within the site is 173 spaces. However, since the Pre-K day care will not be in operation during church sessions, the 19 spaces required for this use will not be in demand. With the new assembly hall construction (which will also house Pre-K/Day Care facility), events at the new assembly hall will require a total of 157 spaces. Again, these events will not be held during church sessions or when the Pre-K/Day Care is in session. This indicates that the maximum demand for parking will occur only when special events will be

<sup>79</sup> Crown City Engineers, Inc. *Traffic Impact Study [for the] Santa Rosa Parish New Hall and Pre-K Building Development, San Fernando, California.* May 3, 2012.



held at the new hall, and therefore, a maximum of 157 spaces will be required for the project. The project will provide a total of 148 spaces on-site by redesigning the existing parking areas and facilities. Also, a total of 26 additional spaces will be available off-site for use by project when needed. Therefore, the project's total parking supply will be a total of 174 spaces. Since the demand for parking will not exceed 157 spaces, and 174 spaces will be available (on-site at 668 South Workman Street and off-site at 1304 Hewitt Street), the project's parking requirement will be adequately satisfied.<sup>80</sup>

*C. Would the project results in a change in air traffic patterns, including either an increase in traffic levels or a change in the location that results in substantial safety risks? No Impact.*

The proposed project will not result in traffic air traffic patterns. As a result, no significant adverse impacts will result.

*D. Would the project substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? Less than Significant Impact with Mitigation.*

The proposed project will not involve any significant alterations to the existing roadway configurations. As a result, no impacts on the design or operation of the existing right-of-way facilities will occur. The location of site entrances/exits will be modified. The proposed project will also involve the reconfiguration of the existing on-site parking, vehicle circulation, and pedestrian circulation system. Potential impacts are related to student drop-offs, (both on-site and off-site), and visibility from vehicles exiting the church/school. As a result, mitigation has been provided in Section 3.16.4 to address these potential impacts.

*E. Would the project result in inadequate emergency access? No Impact.*

At no time will any of the adjacent streets be closed to traffic during the construction phases. Subsequent to obtaining development entitlements from the Planning and Preservation Commission, a staging plan for the proposed construction will be submitted as part of building permit plan check review process for approval by the Public Works Department. The construction plan will be required to identify the location of all on-site utility facilities as well as trash containers, construction vehicle parking areas and the staging area for debris removal and the delivery of building materials. Construction hours will also be required to comply with the current San Fernando City Code Standards. Finally, the construction plan must identify specific provisions for the regulation of construction vehicle ingress and egress to the site during construction as a means to provide continued through-access for pedestrian and church patrons. As a result, the proposed project's implementation will not result in any significant adverse impacts.

*F. Would the project result in a conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities? No Impact.*

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<sup>80</sup> Crown City Engineers, Inc. *Traffic Impact Study [for the] Santa Rosa Parish New Hall and Pre-K Building Development, San Fernando, California*. May 3, 2012.

The proposed project will not involve any impacts to existing bus stops.<sup>81</sup> The proposed project will be required to remove and replace broken, damaged, or deteriorated sidewalk per the discretion of Public Works Department. In addition, the project will require wheel chair access ramps at designated intersections identified by the Public Works Department. As a result, the proposed project's implementation will not result in any significant adverse impacts.

### **3.16.3 CUMULATIVE IMPACTS**

The future development contemplated as part of the proposed project's implementation will result in an incremental increase in city wide traffic. However, the traffic analysis determined that project related traffic would not significantly impact the level of service at any area intersection. As a result, no accumulative impacts are anticipated.

### **3.16.4 MITIGATION MEASURES**

The proposed project will involve the reconfiguration of the existing on-site parking, vehicle circulation, and pedestrian circulation system and there are potential impacts are related to student drop-offs, (both on-site and off-site), and visibility from vehicles exiting the church/school. As a result, the following mitigation has been provided to address these potential impacts.

*Mitigation Measure 22 (Traffic and Circulation).* No parking will be allowed next to the proposed driveways for the church. The curb must be painted red on either side of the driveway for a minimum distance to be determined by the Public Works Department to ensure that cars exiting the site are visible to on-coming traffic and vice-versa.

*Mitigation Measure 23 (Traffic and Circulation).* The school management must provide parents with a detailed plan outlining new procedures for the dropping off and picking up of students from the project site. At no time will parents driving to the school be permitted to drop-off or pick-up there children off-site. All vehicle pick-ups and drop-offs must occur on-site. All parents of the enrolled students shall be required to acknowledge their understanding of the new procedures in writing.

*Mitigation Measure 24 (Traffic and Circulation).* The applicant or school shall prepare a drop-off and pick-up circulation plan that shows the anticipated traffic patterns and planned methods of ingress and egress from the project sites (668 S. Workman Street and 1304 Hollister Street). The circulation plan shall provide a plan showing circulation patterns during construction and post construction when the Pre-K facility is in operation. The circulation plan shall be reviewed and approved by the Community Development Department and the Public Works Department.

*Mitigation Measure 25 (Traffic and Circulation).* On-site parking and vehicular traffic shall be managed by on-site attendants that shall be required during the operation of the church and assembly hall facilities and during pick-up and drop-off hours associated with the operation of the school facilities at 668 S. Workman Street.

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<sup>81</sup> [http://www.metro.net/riding\\_metro/maps/images/System\\_Map.pdf](http://www.metro.net/riding_metro/maps/images/System_Map.pdf)

*Mitigation Measure 26 (Traffic and Circulation).* Signage, including but not limited to entry only, stop, do not enter, do not block driveway and emergency exit signs and directional signs shall be required and installed through-out each project site. A sign plan shall be submitted to the Community Development Department for review and approval prior to its installation.

### **3.17 UTILITIES**

#### **3.17.1 THRESHOLDS OF SIGNIFICANCE**

According to the City of San Fernando, acting as Lead Agency, a project may be deemed to have a significant adverse impact on utilities if it results in any of the following:

- An exceedance of the wastewater treatment requirements of the applicable Regional Water Quality Control Board;
- The construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts;
- The construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects;
- An overcapacity of the storm drain system causing area flooding;
- A determination by the wastewater treatment provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand;
- The project will be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs;
- Non-compliance with federal, state, and local statutes and regulations relative to solid waste;
- A need for new systems, or substantial alterations in power or natural gas facilities; or,
- A need for new systems, or substantial alterations in communications systems.

#### **3.17.2 ANALYSIS OF ENVIRONMENTAL IMPACTS**

*A. Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? No Impact.*

The County Sanitation Districts of Los Angeles County (Districts) treat wastewater from the City of San Fernando. Local sewer lines are maintained by the City of San Fernando, while the District owns, operates, and maintains the large trunk sewers of the regional wastewater conveyance system. Districts Nos. 2, 3, 18 and 19 serve the city. Three Districts' wastewater treatment plants treat wastewater flow

originating from San Fernando. The proposed project will not result in a significant increase in the demand for services since the actual change in the overall floor area is relatively small (less than 1,000 square feet). Furthermore, the new restroom and kitchen facilities will employ more efficient plumbing fixtures. As a result, no significant adverse impacts on regional treatment facilities are anticipated.

*B. Would the project require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental impacts? No Impact.*

The City of San Fernando provides water service to a geographic area of 2.42 square miles and a population of approximately 24,600. The city's water distribution system provides approximately one billion gallons of water on an annual basis within its service area. Water may be derived from three sources that include local groundwater drawn from the Sylmar Groundwater Basis, imported water from the Metropolitan Water District (MWD), and emergency water from the City of Los Angeles.<sup>82</sup> The waste treatment facilities are described in the previous section. The proposed project will not result in a significant increase in water consumption or effluent generation since the actual change in the overall floor area is relatively small (less than 1,000 square feet). Furthermore, the new restroom and kitchen facilities will employ more efficient plumbing fixtures. Mitigation measures have been identified herein in Section 3.17.4 to ensure that sufficient water and sewer utility systems have been provided pursuant to city requirements.

*C. Would the project require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? No Impact.*

The City of San Fernando is served by the Los Angeles County Flood Control District (LACFCD), which operates and maintains regional and municipal storm drainage facilities. The city works with the (LACFCD) in making local drainage plans and improvements. As part of the site's development, certain improvements will be installed that will affect the amount of potential storm water runoff. The proposed project's contractors will be required to implement appropriate storm water pollution control measures and to obtain any pertinent storm water runoff permits. Overall, the nature, extent, and location of on-site impervious surfaces will not change. As a result, no impacts are anticipated to result from the proposed project's implementation.

*D. Would the project have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? No Impact.*

Water in the project area is supplied by the City of San Fernando Water Department. The city's local groundwater supply is provided by four water wells and imported supplies are available from a connection to an MWD line. The city's water distribution system consists of approximately 5,000 service connections and a 66.5 mile system of water lines. According to the most recent water master plan prepared for the city, the reliability of the local water supply is anticipated to remain consistent or near the 3,405 acre

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<sup>82</sup> City of San Fernando. Annual Water Quality Report 2009. 2011

feet/year (AFY) allocation. The proposed project will not result in a significant increase in water consumption since the actual change in the overall floor area is relatively small (less than 1,000 square feet). Furthermore, the new restroom and kitchen facilities will employ more efficient plumbing fixtures. As a result, no water consumption impacts are anticipated.

*E. Would the project result in a determination by the provider that serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments? No Impact.*

Water in the project area is supplied by the City of San Fernando Water Department. The city's water distribution system consists of approximately 5,000 service connections and a 66.5 mile system of water lines. According to the most recent water master plan prepared for the city, the reliability of the local water supply is anticipated to remain consistent or near the 3,405 acre feet/year (AFY) allocation. As indicated in the previous section, no impacts are anticipated since no net increase in the on-site water consumption is anticipated.

*F. Would the project be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? No Impact.*

Municipal solid waste collection services within San Fernando are provided by Crown Disposal Company Inc. under contract. No significant change in the amount of solid waste generation is anticipated since the actual additional floor area is relatively small. As a result, the potential solid waste impacts from future development are considered to be less than significant.

*G. Would the project comply with federal, state, and local statutes and regulations related to solid waste? No Impact.*

The proposed use, like all other development in the city, will be required to adhere to all pertinent ordinances related to waste reduction and recycling. As a result, no adverse waste impact on regulations pertaining to solid waste generation will result from the proposed project's implementation.

*H. Would the project result in a need for new systems, or substantial alterations in power or natural gas facilities? No Impact.*

The Southern California Edison Company ("SCE") and Sempra Energy provide service upon demand, and early coordination with these utility companies will ensure adequate and timely service to the project. Both utilities currently serve the church site. Thus, no significant adverse impacts on power and natural gas services will result from the implementation of the proposed project.

*I. Would the project result in a need for new systems, or substantial alterations in communications systems? No Impact.*

The new building will require continued telephone service from various local and long-distance providers. The existing telephone lines in the immediate area will continue to be utilized to provide service to the proposed project. Thus, no impacts on communication systems are anticipated.

### **3.17.3 CUMULATIVE IMPACTS**

The potential impacts related to water line and sewer line capacities are site specific. Furthermore, the analysis herein also determined that the proposed project would not result in any significant adverse impact on local utilities. As a result, no cumulative impacts on utilities will occur.

### **3.17.4 MITIGATION MEASURES**

The analysis of utilities impacts indicated that there would potentially significant impacts requiring mitigation. The following mitigation would be required as a means to mitigate potential adverse impacts that would result from the proposed project.

*Mitigation Measure 27 (Utility Impacts).* The applicant must submit a Utility Plan showing all existing public utilities and any proposed relocations/realignments. Also the plan must identify any proposed relocation of sewer laterals, water service, water meter, and fire hydrant and how they line up with the proposed development.

*Mitigation Measure 28 (Utility Impacts).* The applicant will be required to submit an Off-site Improvement Plan with quantities and cost estimate, including all utilities and improvements in the public right-of-way (sidewalk, driveway, curb and gutter), wheel chair ramps, parkway trees, street improvements, striping, et cetera. A cost estimate must also be prepared by a California Registered Civil Engineer based on mutually agreed unit prices.

## **3.18 MANDATORY FINDINGS OF SIGNIFICANCE**

The following findings can be made regarding the mandatory findings of significance set forth in Section 15065 of the CEQA Guidelines based on the results of this environmental assessment:

- The approval and subsequent implementation of the proposed project *will not* have the potential to degrade the quality of the environment, with the implementation of the mitigation measures included herein.
- The approval and subsequent implementation of the proposed project *will not* have the potential to achieve short-term goals to the disadvantage of long-term environmental goals, with the implementation of the mitigation measures referenced herein.
- The approval and subsequent implementation of the proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity, with the implementation of the mitigation measures contained herein.

- The approval and subsequent implementation of the proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly, with the implementation of the mitigation measures contained herein.
- The Initial Study indicated there is no evidence that the proposed project will have an adverse effect on wildlife resources or the habitat upon which any wildlife depends.



## SECTION 4 CONCLUSIONS

### 4.1 FINDINGS

The Initial Study determined that the proposed project is not expected to have significant adverse environmental impacts, with the implementation of the mitigation measure. The following findings can be made regarding the mandatory findings of significance set forth in Section 15065 of the CEQA Guidelines based on the results of this initial study:

- The proposed project *will not* have the potential to degrade the quality of the environment, with the implementation of the mitigation measures included herein.
- The proposed project *will not* have the potential to achieve short term goals to the disadvantage of long-term environmental goals, with the implementation of the mitigation measures referenced herein.
- The proposed project *will not* have impacts that are individually limited, but cumulatively considerable, when considering planned or proposed development in the immediate vicinity, with the implementation of the mitigation measures contained herein.
- The proposed project *will not* have environmental effects that will adversely affect humans, either directly or indirectly, with the implementation of the mitigation measures contained herein.

In addition, pursuant to Section 21081(a) of the Public Resources Code, findings must be adopted by the decision-maker coincidental to the approval of a Mitigated Negative Declaration, which relates to the Mitigation Monitoring Program. These findings shall be incorporated as part of the decision-maker's findings of fact, in response to AB 3180 and in compliance with the requirements of the Public Resources Code. In accordance with the requirements of Section 21081(a) and 21081.6 of the Public Resources Code, the City of San Fernando can make the following additional findings:

- A Mitigation Reporting and Monitoring Program will be required; and,
- An accountable enforcement agency or monitoring agency shall be identified for the Mitigation Measures adopted as part of the decision-maker's final determination.





## SECTION 5 REFERENCES

### 5.1 PREPARERS

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### 5.2 REFERENCES

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## **COMPUTER WORKSHEETS**

CITY OF SAN FERNANDO • MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY  
SANTA ROSA PARISH IMPROVEMENT PROJECT • 668 S. WORKMAN ST. AND 1304 HOLLISTER ST.

Santa Rosa Church (Existing)

Land Use	Variable	Factor
<b>Residential Uses</b>	<b>Variable</b>	<b>Total Units</b>
Single-Family Residential	No. of Units	0
Medium Density Residential	No. of Units	0
Multiple-Family Residential	No. of Units	0
Mobile Home Park	No. of Units	0
<b>Office Uses</b>	<b>Variable</b>	<b>Total Floor Area</b>
Office	Square Feet	0
Medical Office Building	Square Feet	0
Office Park	Square Feet	0
Bank/Financial Services	Square Feet	0
<b>Commercial Uses</b>	<b>Variable</b>	<b>Total Floor Area</b>
Specialty Retail Commercial	Square Feet	0
Convenience Store	Square Feet	0
Movie Theater	Square Feet	0
Shopping Center	Square Feet	0
Sit-Down Restaurant	Square Feet	0
Fast-Food Restaurant	Square Feet	0
<b>Manufacturing Uses</b>	<b>Variable</b>	<b>Total Floor Area</b>
Industrial Park	Square Feet	0
Manufacturing	Square Feet	0
General Light Industry	Square Feet	0
Warehouse	Square Feet	0
<b>Public/Institutional</b>	<b>Variable</b>	<b>Total Floor Area</b>
Public/Institutional	Square Feet	6,875
Open Space	Square Feet	0

Utilities Consumption and Generation	Factor	Rates
Electrical Consumption	kWh/day	90
Natural Gas Consumption	cubic feet/day	55
Water Consumption	gallons/day	688
Sewage Generation	gallons/day	550
Solid Waste Generation	pounds/day	28

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SANTA ROSA PARISH IMPROVEMENT PROJECT • 668 S. WORKMAN ST. AND 1304 HOLLISTER ST.**

Santa Rosa Church (Existing)

**Table 3: Electrical Consumption**

Project Component	Units of Measure	Consumption Factors	Projected Consumption
<b>Residential Uses</b>	<b>No. of Units</b>	<b>kWh/Unit/Year</b>	<b>kWh/Unit/Day</b>
Single-Family Residential	0	7,554.00	0.0
Medium Density Residential	0	4,644.00	0.0
Multiple-Family Residential	0	4,644.00	0.0
Mobile Home Park	0	4,644.00	0.0
<b>Office Uses</b>	<b>Square Feet</b>	<b>kWh/Sq. Ft./Year</b>	<b>kWh/Sq. Ft./Day</b>
Office	0	20.80	0.0
Medical Office Building	0	14.20	0.0
Office Park	0	20.80	0.0
Bank/Financial Services	0	20.80	0.0
<b>Commercial Uses</b>	<b>Square Feet</b>	<b>kWh/Sq. Ft./Year</b>	<b>kWh/Sq. Ft./Day</b>
Specialty Retail Commercial	0	16.00	0.0
Convenience Store	0	16.00	0.0
Movie Theater	0	16.00	0.0
Shopping Center	0	35.90	0
Sit-Down Restaurant	0	49.10	0.0
Fast-Food Restaurant	0	49.10	0.0
<b>Manufacturing Uses</b>	<b>Square Feet</b>	<b>kWh/Sq. Ft./Year</b>	<b>kWh/Sq. Ft./Day</b>
Industrial Park	0	4.80	0.0
Manufacturing	0	4.80	0.0
General Light Industry	0	4.80	0.0
Warehouse	0	4.80	0.0
<b>Public/Institutional</b>	<b>Square Feet</b>	<b>kWh/Sq. Ft./Year</b>	<b>kWh/Sq. Ft./Day</b>
Public/Institutional	6,875	4.80	90.4
Open Space	0	0.00	0.0
<b>Total Daily Electrical Consumption (kWh/day)</b>			<b>90.4</b>

Source: Common Forecasting Methodology VII Demand Forms, 1989

**Table 4: Natural Gas Consumption**

Project Component	Units of Measure	Consumption Factors	Projected Consumption
<b>Residential Uses</b>	<b>No. of Units</b>	<b>Cu. Ft./Mo./Unit</b>	<b>Cu. Ft./Day</b>
Single-Family Residential	0	6,665.00	0.0
Medium Density Residential	0	4,011.50	0.0
Multiple-Family Residential	0	4,011.50	0.0
Mobile Home Park	0	4,011.50	0.0
<b>Office Uses</b>	<b>Square Feet</b>	<b>Cu. Ft./Mo./Sq. Ft.</b>	<b>Cu. Ft./Day</b>
Office	0	2.00	0.0
Medical Office Building	0	2.00	0.0
Office Park	0	2.00	0.0
Bank/Financial Services	0	2.00	0.0
<b>Commercial Uses</b>	<b>Square Feet</b>	<b>Cu. Ft./Mo./Sq. Ft.</b>	<b>Cu. Ft./Day</b>
Specialty Retail Commercial	0	2.90	0.0
Convenience Store	0	2.90	0.0
Movie Theater	0	2.90	0.0
Shopping Center	0	2.90	0.0
Sit-Down Restaurant	0	2.90	0.0
Fast-Food Restaurant	0	2.90	0.0
<b>Manufacturing Uses</b>	<b>Square Feet</b>	<b>Cu. Ft./Mo./Sq. Ft.</b>	<b>Cu. Ft./Day</b>
Industrial Park	0	4.70	0.0
Manufacturing	0	4.70	0.0
General Light Industry	0	4.70	0.0
Warehouse	0	4.70	0.0
<b>Public/Institutional Use</b>	<b>Square Feet</b>	<b>Cu. Ft./Mo./Sq. Ft.</b>	<b>Cu. Ft./Day</b>
Public/Institutional	6,875	2.90	54.6
Open Space	0	2.90	0.0
<b>Total Daily Natural Gas Consumption (cubic feet/day)</b>			<b>54.6</b>

Source: South Coast Air Quality Management District, CEQA Air Quality Handbook. April 1993

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Santa Rosa Church (Existing)

Table 5: Water Consumption			
Project Component	Units of Measure	Consumption Factors	Projected Consumption
<b>Residential Uses</b>			
	No. of Units	Gals./Day/Unit	Gals./Day
Single-Family Residential	0	250.00	0.0
Medium Density Residential	0	250.00	0.0
Multiple-Family Residential	0	250.00	0.0
Mobile Home Park	0	250.00	0.0
<b>Office Uses</b>			
	Square Feet	Gals./Day/Sq. Ft.	Gals./Day
Office	0	0.14	0.0
Medical Office Building	0	0.14	0.0
Office Park	0	0.14	0.0
Bank/Financial Services	0	0.14	0.0
<b>Commercial Uses</b>			
	Square Feet	Gals./Day/Sq. Ft.	Gals./Day
Specialty Retail Commercial	0	0.10	0.0
Convenience Store	0	0.10	0.0
Movie Theater	0	0.10	0.0
Shopping Center	0	0.10	0.0
Sit-Down Restaurant	0	0.11	0.0
Fast-Food Restaurant	0	0.11	0.0
<b>Manufacturing Uses</b>			
	Square Feet	Gals./Day/Sq. Ft.	Gals./Day
Industrial Park	0	0.14	0.0
Manufacturing	0	0.14	0.0
General Light Industry	0	0.14	0.0
Warehouse	0	0.01	0.0
<b>Public/Institutional Use</b>			
	Square Feet	Gals./Day/Sq. Ft.	Gals./Day
Public/Institutional	6,875	0.10	687.5
Open Space	0	0.10	0.0
Total Daily Water Consumption (gallons/day)			687.5
Source: Derived from Orange County Sanitation District rates.			

Table 6: Sewage Generation			
Project Component	Units of Measure	Consumption Factors	Projected Consumption
<b>Residential Uses</b>			
	No. of Units	Gals./Day/Unit	Gals./Day
Single-Family Residential	0	180.00	0.0
Medium Density Residential	0	180.00	0.0
Multiple-Family Residential	0	180.00	0.0
Mobile Home Park	0	180.00	0.0
<b>Office Uses</b>			
	Square Feet	Gals./Day/Sq. Ft.	Gals./Day
Office	0	0.11	0.0
Medical Office Building	0	0.11	0.0
Office Park	0	0.11	0.0
Bank/Financial Services	0	0.11	0.0
<b>Commercial Uses</b>			
	Square Feet	Gals./Day/Sq. Ft.	Gals./Day
Specialty Retail Commercial	0	0.08	0.0
Convenience Store	0	0.08	0.0
Movie Theater	0	0.08	0.0
Shopping Center	0	0.08	0.0
Sit-Down Restaurant	0	0.08	0.0
Fast-Food Restaurant	0	0.08	0.0
<b>Manufacturing Uses</b>			
	Square Feet	Gals./Day/Sq. Ft.	Gals./Day
Industrial Park	0	0.11	0.0
Manufacturing	0	0.11	0.0
General Light Industry	0	0.11	0.0
Warehouse	0	0.01	0.0
<b>Public/Institutional Use</b>			
	Square Feet	Gals./Day/Sq. Ft.	Gals./Day
Public/Institutional	6,875	0.08	550.0
Open Space	0	0.08	0.0
Total Daily Sewage Generation (gallons/day)			550
Source: Orange County Sanitation Districts. 1994			

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Santa Rosa Church (Existing)

Table 7: Solid Waste Generation			
Project Component	Units of Measure	Generation Factors	Projected Generation
Residential Uses		No. of Units	Lbs./Day
Single-Family Residential	0	4.00	0.0
Medium Density Residential	0	4.00	0.0
Multiple-Family Residential	0	4.00	0.0
Mobile Home Park	0	4.00	0.0
Office Uses		Square Feet	Lbs./Day/1,000 Sq. Ft.
Office	0	6.00	0.0
Medical Office Building	0	6.00	0.0
Office Park	0	6.00	0.0
Bank/Financial Services	0	6.00	0.0
Commercial Uses		Square Feet	Lbs./Day/1,000 Sq. Ft.
Specialty Retail Commercial	0	42.00	0.0
Convenience Store	0	42.00	0.0
Movie Theater	0	6.00	0.0
Shopping Center	0	6.00	0.0
Sit-Down Restaurant	0	6.00	0.0
Fast-Food Restaurant	0	42.00	0.0
Manufacturing Uses		Square Feet	Lbs./Day/1,000 Sq. Ft.
Industrial Park	0	6.00	0.0
Manufacturing	0	6.00	0.0
General Light Industry	0	6.00	0.0
Warehouse	0	6.00	0.0
Public/Institutional Use		Square Feet	Lbs./Day/1,000 Sq. Ft.
Public/Institutional	6,875	4.00	27.5
Open Space	0	3.00	0.0
Total Daily Solid Waste Generation			28
Source: City of Los Angeles Average Solid Waste Generation Rates, April 1981			

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Santa Rosa Church (Future)

Land Use	Variable	Factor
<b>Residential Uses</b>		
Single-Family Residential	No. of Units	0
Medium Density Residential	No. of Units	0
Multiple-Family Residential	No. of Units	0
Mobile Home Park	No. of Units	0
<b>Office Uses</b>		
Office	Square Feet	0
Medical Office Building	Square Feet	0
Office Park	Square Feet	0
Bank/Financial Services	Square Feet	0
<b>Commercial Uses</b>		
Specialty Retail Commercial	Square Feet	0
Convenience Store	Square Feet	0
Movie Theater	Square Feet	0
Shopping Center	Square Feet	0
Sit-Down Restaurant	Square Feet	0
Fast-Food Restaurant	Square Feet	0
<b>Manufacturing Uses</b>		
Industrial Park	Square Feet	0
Manufacturing	Square Feet	0
General Light Industry	Square Feet	0
Warehouse	Square Feet	0
<b>Public/Institutional</b>		
Public/Institutional	Square Feet	7,856
Open Space	Square Feet	0

Utilities Consumption and Generation	Factor	Rates
Electrical Consumption	kWh/day	103
Natural Gas Consumption	cubic feet/day	62
Water Consumption	gallons/day	786
Sewage Generation	gallons/day	628
Solid Waste Generation	pounds/day	31



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Santa Rosa Church (Future)

Table 3: Electrical Consumption			
Project Component	Units of Measure	Consumption Factors	Projected Consumption
<b>Residential Uses</b>	<b>No. of Units</b>	<b>kWh/Unit/Year</b>	<b>kWh/Unit/Day</b>
Single-Family Residential	0	7,554.00	0.0
Medium Density Residential	0	4,644.00	0.0
Multiple-Family Residential	0	4,644.00	0.0
Mobile Home Park	0	4,644.00	0.0
<b>Office Uses</b>	<b>Square Feet</b>	<b>kWh/Sq. Ft./Year</b>	<b>kWh/Sq. Ft./Day</b>
Office	0	20.80	0.0
Medical Office Building	0	14.20	0.0
Office Park	0	20.80	0.0
Bank/Financial Services	0	20.80	0.0
<b>Commercial Uses</b>	<b>Square Feet</b>	<b>kWh/Sq. Ft./Year</b>	<b>kWh/Sq. Ft./Day</b>
Specialty Retail Commercial	0	16.00	0.0
Convenience Store	0	16.00	0.0
Movie Theater	0	16.00	0.0
Shopping Center	0	35.90	0
Sit-Down Restaurant	0	49.10	0.0
Fast-Food Restaurant	0	49.10	0.0
<b>Manufacturing Uses</b>	<b>Square Feet</b>	<b>kWh/Sq. Ft./Year</b>	<b>kWh/Sq. Ft./Day</b>
Industrial Park	0	4.80	0.0
Manufacturing	0	4.80	0.0
General Light Industry	0	4.80	0.0
Warehouse	0	4.80	0.0
<b>Public/Institutional</b>	<b>Square Feet</b>	<b>kWh/Sq. Ft./Year</b>	<b>kWh/Sq. Ft./Day</b>
Public/Institutional	7,856	4.80	103.3
Open Space	0	0.00	0.0
<b>Total Daily Electrical Consumption (kWh/day)</b>			<b>103.3</b>

Source: Common Forecasting Methodology VII Demand Forms, 1989

Table 4: Natural Gas Consumption			
Project Component	Units of Measure	Consumption Factors	Projected Consumption
<b>Residential Uses</b>	<b>No. of Units</b>	<b>Cu. Ft./Mo./Unit</b>	<b>Cu. Ft./Day</b>
Single-Family Residential	0	6,665.00	0.0
Medium Density Residential	0	4,011.50	0.0
Multiple-Family Residential	0	4,011.50	0.0
Mobile Home Park	0	4,011.50	0.0
<b>Office Uses</b>	<b>Square Feet</b>	<b>Cu. Ft./Mo./Sq. Ft.</b>	<b>Cu. Ft./Day</b>
Office	0	2.00	0.0
Medical Office Building	0	2.00	0.0
Office Park	0	2.00	0.0
Bank/Financial Services	0	2.00	0.0
<b>Commercial Uses</b>	<b>Square Feet</b>	<b>Cu. Ft./Mo./Sq. Ft.</b>	<b>Cu. Ft./Day</b>
Specialty Retail Commercial	0	2.90	0.0
Convenience Store	0	2.90	0.0
Movie Theater	0	2.90	0.0
Shopping Center	0	2.90	0.0
Sit-Down Restaurant	0	2.90	0.0
Fast-Food Restaurant	0	2.90	0.0
<b>Manufacturing Uses</b>	<b>Square Feet</b>	<b>Cu. Ft./Mo./Sq. Ft.</b>	<b>Cu. Ft./Day</b>
Industrial Park	0	4.70	0.0
Manufacturing	0	4.70	0.0
General Light Industry	0	4.70	0.0
Warehouse	0	4.70	0.0
<b>Public/Institutional Use</b>	<b>Square Feet</b>	<b>Cu. Ft./Mo./Sq. Ft.</b>	<b>Cu. Ft./Day</b>
Public/Institutional	7,856	2.90	62.4
Open Space	0	2.90	0.0
<b>Total Daily Natural Gas Consumption (cubic feet/day)</b>			<b>62.4</b>

Source: South Coast Air Quality Management District, CEQA Air Quality Handbook, April 1993

CITY OF SAN FERNANDO • MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY  
SANTA ROSA PARISH IMPROVEMENT PROJECT • 668 S. WORKMAN ST. AND 1304 HOLLISTER ST.

Santa Rosa Church (Future)

Table 5: Water Consumption			
Project Component	Units of Measure	Consumption Factors	Projected Consumption
<b>Residential Uses</b>	<b>No. of Units</b>	<b>Gals./Day/Unit</b>	<b>Gals./Day</b>
Single-Family Residential	0	250.00	0.0
Medium Density Residential	0	250.00	0.0
Multiple-Family Residential	0	250.00	0.0
Mobile Home Park	0	250.00	0.0
<b>Office Uses</b>	<b>Square Feet</b>	<b>Gals./Day/Sq. Ft.</b>	<b>Gals./Day</b>
Office	0	0.14	0.0
Medical Office Building	0	0.14	0.0
Office Park	0	0.14	0.0
Bank/Financial Services	0	0.14	0.0
<b>Commercial Uses</b>	<b>Square Feet</b>	<b>Gals./Day/Sq. Ft.</b>	<b>Gals./Day</b>
Specialty Retail Commercial	0	0.10	0.0
Convenience Store	0	0.10	0.0
Movie Theater	0	0.10	0.0
Shopping Center	0	0.10	0.0
Sit-Down Restaurant	0	0.11	0.0
Fast-Food Restaurant	0	0.11	0.0
<b>Manufacturing Uses</b>	<b>Square Feet</b>	<b>Gals./Day/Sq. Ft.</b>	<b>Gals./Day</b>
Industrial Park	0	0.14	0.0
Manufacturing	0	0.14	0.0
General Light Industry	0	0.14	0.0
Warehouse	0	0.01	0.0
<b>Public/Institutional Use</b>	<b>Square Feet</b>	<b>Gals./Day/Sq. Ft.</b>	<b>Gals./Day</b>
Public/Institutional	7,856	0.10	785.6
Open Space	0	0.10	0.0
Total Daily Water Consumption (gallons/day)			785.6
Source: Derived from Orange County Sanitation District rates.			

Table 6: Sewage Generation			
Project Component	Units of Measure	Consumption Factors	Projected Consumption
<b>Residential Uses</b>	<b>No. of Units</b>	<b>Gals./Day/Unit</b>	<b>Gals./Day</b>
Single-Family Residential	0	180.00	0.0
Medium Density Residential	0	180.00	0.0
Multiple-Family Residential	0	180.00	0.0
Mobile Home Park	0	180.00	0.0
<b>Office Uses</b>	<b>Square Feet</b>	<b>Gals./Day/Sq. Ft.</b>	<b>Gals./Day</b>
Office	0	0.11	0.0
Medical Office Building	0	0.11	0.0
Office Park	0	0.11	0.0
Bank/Financial Services	0	0.11	0.0
<b>Commercial Uses</b>	<b>Square Feet</b>	<b>Gals./Day/Sq. Ft.</b>	<b>Gals./Day</b>
Specialty Retail Commercial	0	0.08	0.0
Convenience Store	0	0.08	0.0
Movie Theater	0	0.08	0.0
Shopping Center	0	0.08	0.0
Sit-Down Restaurant	0	0.08	0.0
Fast-Food Restaurant	0	0.08	0.0
<b>Manufacturing Uses</b>	<b>Square Feet</b>	<b>Gals./Day/Sq. Ft.</b>	<b>Gals./Day</b>
Industrial Park	0	0.11	0.0
Manufacturing	0	0.11	0.0
General Light Industry	0	0.11	0.0
Warehouse	0	0.01	0.0
<b>Public/Institutional Use</b>	<b>Square Feet</b>	<b>Gals./Day/Sq. Ft.</b>	<b>Gals./Day</b>
Public/Institutional	7,856	0.08	628.5
Open Space	0	0.08	0.0
Total Daily Sewage Generation (gallons/day)			628
Source: Orange County Sanitation Districts, 1994			

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Santa Rosa Church (Future)

Table 7: Solid Waste Generation			
Project Component	Units of Measure	Generation Factors	Projected Generation
<b>Residential Uses</b>			
	No. of Units	Lbs./Day/Unit	Lbs./Day
Single-Family Residential	0	4.00	0.0
Medium Density Residential	0	4.00	0.0
Multiple-Family Residential	0	4.00	0.0
Mobile Home Park	0	4.00	0.0
<b>Office Uses</b>			
	Square Feet	Lbs./Day/1,000 Sq. Ft.	Lbs./Day
Office	0	6.00	0.0
Medical Office Building	0	6.00	0.0
Office Park	0	6.00	0.0
Bank/Financial Services	0	6.00	0.0
<b>Commercial Uses</b>			
	Square Feet	Lbs./Day/1,000 Sq. Ft.	Lbs./Day
Specialty Retail Commercial	0	42.00	0.0
Convenience Store	0	42.00	0.0
Movie Theater	0	6.00	0.0
Shopping Center	0	6.00	0.0
Sit-Down Restaurant	0	6.00	0.0
Fast-Food Restaurant	0	42.00	0.0
<b>Manufacturing Uses</b>			
	Square Feet	Lbs./Day/1,000 Sq. Ft.	Lbs./Day
Industrial Park	0	6.00	0.0
Manufacturing	0	6.00	0.0
General Light Industry	0	6.00	0.0
Warehouse	0	6.00	0.0
<b>Public/Institutional Use</b>			
	Square Feet	Lbs./Day/1,000 Sq. Ft.	Lbs./Day
Public/Institutional	7,856	4.00	31.4
Open Space	0	3.00	0.0
Total Daily Solid Waste Generation			31
Source: City of Los Angeles Average Solid Waste Generation Rates, April 1981			

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SANTA ROSA PARISH IMPROVEMENT PROJECT • 668 S. WORKMAN ST. AND 1304 HOLLISTER ST.

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Urbemis 2007 Version 9.2.4

Summary Report for Summer Emissions (Pounds/Day)

File Name:

Project Name: Santa Rosa Church Existing

Project Location: South Coast AQMD

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

CONSTRUCTION EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>	<u>CO2</u>
2008 TOTALS (lbs/day unmitigated)	3.35	28.07	14.77	0.00	1.81	1.41	3.02	0.34	1.30	1.64	2,371.80
2009 TOTALS (lbs/day unmitigated)	7.36	9.90	5.50	0.00	0.00	0.64	0.64	0.00	0.59	0.59	962.17

AREA SOURCE EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	0.16	0.09	1.61	0.00	0.01	0.01	82.50

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	0.38	0.52	4.51	0.01	0.97	0.19	580.86

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SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	0.54	0.61	6.12	0.01	0.98	0.20	663.36

CITY OF SAN FERNANDO • MITIGATED NEGATIVE DECLARATION AND INITIAL STUDY  
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Urbemis 2007 Version 9.2.4  
Summary Report for Summer Emissions (Pounds/Day)

File Name:

Project Name: Santa Rosa Church Future

Project Location: South Coast AQMD

On-Road Vehicle Emissions Based on: Version : Emfac2007 V2.3 Nov 1 2006

Off-Road Vehicle Emissions Based on: OFFROAD2007

CONSTRUCTION EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10 Dust</u>	<u>PM10 Exhaust</u>	<u>PM10</u>	<u>PM2.5 Dust</u>	<u>PM2.5 Exhaust</u>	<u>PM2.5</u>	<u>CO2</u>
2008 TOTALS (lbs/day unmitigated)	3.35	28.07	14.77	0.00	1.81	1.41	3.22	0.38	1.30	1.68	2,371.80
2009 TOTALS (lbs/day unmitigated)	8.41	9.92	5.58	0.00	0.00	0.64	0.64	0.00	0.59	0.59	971.98

AREA SOURCE EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	0.18	0.10	1.61	0.00	0.01	0.01	93.87

OPERATIONAL (VEHICLE) EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	0.43	0.59	5.15	0.01	1.11	0.22	663.72

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SUM OF AREA SOURCE AND OPERATIONAL EMISSION ESTIMATES

	<u>ROG</u>	<u>NOx</u>	<u>CO</u>	<u>SO2</u>	<u>PM10</u>	<u>PM2.5</u>	<u>CO2</u>
TOTALS (lbs/day, unmitigated)	0.61	0.69	6.76	0.01	1.12	0.23	757.59

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**ATTACHMENT 2:**

**Planning and Preservation Commission  
Resolution 2012-06 and  
Exhibit “A”: Conditions of Approval**

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## **RESOLUTION NO. 2012-06**

### **RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO APPROVING CONDITIONAL USE PERMIT 2012-01, VARIANCE 2012-01 AND SITE PLAN REVIEW 2011-06 FOR THE SANTA ROSA IMPROVEMENT PROJECT AT 668 SOUTH WORKMAN STREET.**

WHEREAS, an application has been filed by Cuningham Group Architecture (c/o: Santa Rosa Catholic Church) with the City of San Fernando to demolish an existing 6,875-square-foot assembly hall and construct a new 7,856-square foot assembly hall and pre-kindergarten building at 668 South Workman Street. The project site is a 100,000-square-foot (2.29-acre) property comprised of two parcels (APN's: 2521-037-001 and 002), within the within R-2 (Multiple Family Residential) zone.

WHEREAS, the applicant has requested approval of a conditional use permit pursuant to City Code Sections 106-353(4) and 106-388(1) to allow for the expansion of the existing church and school facilities to a new assembly hall and pre-kindergarten class at the site;

WHEREAS, the applicant has requested approval of a variance to deviate from City Code Sections 106-822 and 106-827(a) and the city's parking design standards to allow for a reduction of the total parking required for the project, allow for tandem parking as part of the parking lot redesign at 668 South Workman Street, and allow for the use of an off-site parking facility at 1304 Hollister to overflow parking for the project.

WHEREAS, the Planning and Preservation Commission has considered all of the evidence presented in connection with the project, written and oral at the public hearing held on the 3rd day of July 2012.

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: 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; and

SECTION 3: Pursuant to City Code §106-145, the Planning and Preservation Commission finds that the following findings for Conditional Use Permit 2012-01 have been justified and upheld in the affirmative because of the recommended conditions of approval regarding operating procedures, site improvements and on-site and off-site safety measures. The Planning and Preservation Commission findings are as followed:

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

The primary project site located at 668 South Workman Street is located within the city's R-2 (Multiple Family Residential) zone. Pursuant to City Code Sections 106-353(4) and 106-388(1), schools, including pre-kindergarten and daycare uses, are conditionally permitted within the R-2 zone. The proposed new 7,856-square-foot building would replace the existing assembly hall and accommodate the new pre-kindergarten and daycare use at the site would be built pursuant to the city's property development standards, including compliance with applicable building height, lot coverage, and setback requirements. Additionally, the proposed parking lot redesign would improve vehicular circulation on-site and in the vicinity of the project site, along adjacent residential streets. Furthermore, the off-site parking facility at 1304 Hollister Street would provide sufficient off-street parking to facilitate the operation of the major parking intensive uses at the primary church/school site at any one time. Therefore, the recommended conditions of approval will restrict the most parking intensive uses (the church and assembly hall) from operating simultaneously and require on-site management of parking and circulation, would improve existing traffic and parking conditions that affect the site. Thus, it is the commission's assessment that this finding can be made in this case.

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

The proposed improvements at the Santa Rosa School site at 668 South Workman Street that include pre-kindergarten and daycare services would not impair the integrity and character of the surrounding residential neighborhood. Additionally, the continued operation of a church use in a modern building with improved parking facilities would not adversely alter the character, nor the intent and purpose, of the R-2 (Multiple Family Residential) zone. Pursuant to City Code Sections 106-353(4) and 106-388(1), schools, including pre-kindergarten and daycare uses, are conditionally permitted in the R-2 zone. As proposed, the project would create new pedestrian pathways between the church building and new assembly hall, which would eliminate current issues associated with pedestrians having to access to the detached assembly hall via the existing parking lot. Furthermore, the proposed on-site and off-site improvements would improve access to the redesigned on-site parking facility and result in an improved vehicular circulation throughout the site and along adjacent residential streets.

The new 7,856-square-foot building that will replace the existing assembly hall and accommodate the new pre-kindergarten and daycare use at the site would be built in conformance with the San Fernando Design Guidelines. The new building would be built at a scale that his similar to that of structures found within the residential neighborhood along Griffith Street and Mott Street. As proposed, each end of the building will step down in height along the Griffith Street and Mott Street elevations. The building is designed with Mission Style architectural features that are intended to be complementary to the architectural design of existing buildings at the project site. Thus, it is the commission's assessment that this finding can be made in this case.

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

The primary project site at 668 South Workman Street is a 100,000-square-foot lot comprised of two parcels of land. As part of the project, a lot merger of these two parcels (APN's: 2521-037-001 and 002) would be required and conditioned onto the project, to consolidate these parcels into one legal lot of record. The project site is physically suitable to accommodate the proposed construction of new proposed pre-kindergarten and daycare use with the implementation of the required conditions of approval for the project. Additionally, the off-site parking facility at 1304 Hollister Street, together with the available parking on-site at 668 South Workman Street, would ensure that sufficient on-site parking is available for one of the most intensive parking uses on-site at any one time. The recommended condition of approval that restricts the most parking intensive uses, consisting of the church and the assembly hall, from operating simultaneously would ensure that there is sufficient on-site parking available for all proposed uses. Also, the proposed parking improvements at the primary project site would improve vehicular circulation throughout the site and along the adjacent residential streets. Thus, it is the commission's assessment that this finding can be made in this case.

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

The proposed expansion of the school facilities at 668 South Workman Street that include the addition of pre-kindergarten services is compatible to the existing school uses currently in operation at the project site. Santa Rosa School currently operates kindergarten through eighth grade classes at the project site. The proposal would add pre-kindergarten services to an existing school. The project proposal also includes the demolition of an existing assembly hall that would be subsequently replaced by the construction of a new building to accommodate the assembly hall and pre-kindergarten/daycare use at the site. The new building would be built in compliance with the city's applicable development standards and the San Fernando Design Guidelines, which ensure that the project retains a scale and overall architectural design that is compatible to the surrounding residential neighborhoods. Thus, it is the commission's assessment that this finding can be made in this case.

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

The proposed pre-kindergarten and daycare use is similar and compatible to existing and future land uses permitted within the zone and the general area in which the proposed use is to be located. The primary project site at 668 South Workman Street is located within the city's R-2 zone. Additionally, the project site's surrounding uses include residential land uses within the same zoning classification. Within the city's R-2 zone, schools, including pre-kindergarten and daycare uses, are conditionally permitted pursuant to City Code Sections 106-353(4) and 106-388(1). As such, other types of school uses can be established on other properties in the general area with the same zoning classification. Also, the project site is also the home to Santa Rosa School, a long established elementary and junior high school in the community that provides kindergarten through eighth grade education to enrolled children. Thus, it is the commission's assessment that this finding can be made in this case.

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

The project will be adequately served by existing water, sanitation and public utilities that were previously developed and currently service Santa Rosa Church and School at 668 South Workman Street. Any infrastructure and utility upgrades required as part of the project would be developed in compliance with the requirements of the city's building codes and any additional requirements from the Public Works Department. Furthermore, the new building and proposed physical improvements to project site will incorporate low flow faucets, and waterless urinals as well as drought tolerant perimeter landscape and automatic irrigation systems that are designed to reduce the project site's potential water usage in compliance with the city's water conservation efforts. Thus, it is the commission's assessment that this finding can be made in this case.

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

The primary project site at 668 South Workman Street would employ various on-site and off-site improvements to provide adequate provisions for public access to the site. The proposed project includes redesign of the on-site parking facilities in order to improve vehicular circulation on-site and along adjacent residential streets. As part of project, existing one-way driveways along Griffith Street and Mott Street will be removed and replaced with new sidewalk and park area. Additionally, a new two-way driveway will be built along Mott Street to provide the primary ingress and egress area for the site. The existing two-way driveway along Kalisher Street would be retained and provide a secondary area for vehicular ingress and egress on-site. All proposed on-site vehicle travel lanes would be designed in compliance with applicable parking lot design standards ensuring continued public and emergency vehicle access to the subject.

The proposed redesign of the on-site parking lot would provide an improved layout that maximizes the amount of on-site parking available to visitors and ensures improved parking facilities for disabled persons and safer pedestrian pathways throughout the site. The proposed on-site public improvements include the installation of handicap accessible parking stalls abutting the church and office buildings. Thus, it is the commission's assessment that this finding can be made in this case.

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

The proposed expansion of the existing school to provide pre-kindergarten and daycare uses is consistent with the pattern of development established within similar residentially zoned property within the R-2 zone that meets the needs of the community. Santa Rosa School was established at 668 South Workman Street prior to 1955 and has continued to serve the community with school that provides kindergarten through eighth grade education. The expansion of the school to include a pre-kindergarten and daycare use would support the ongoing need for local schools within the community that continue to promote quality educational opportunities for the

community's youth. Thus, it is the commission's assessment that this finding can be made in this case.

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

The proposed expansion of the existing school to include pre-kindergarten and daycare services to the community, along with the continued use of the project site at 668 South Workman Street as a church and school is consistent with the City of San Fernando General Plans Land Use Element's purpose of establishing a pattern for compatible land uses to reflect existing conditions and to guide future development. Additionally, the continued use of the site as a school would meet the intent of the established land use designation by providing the necessary infrastructure to maintain a quality living environment in terms of public/quasi-public facilities in the community that meet the educational needs of the community's youth. Thus, it is the commission's assessment that this finding can be made in this case.

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

The proposed expansion of the existing school to include pre-kindergarten and daycare services to the community, along with the continued use of the project site at 668 South Workman Street as a school, subject to the recommended conditions of approval, would not be detrimental to the public interest, health, safety, convenience or welfare in that the church and school uses and physical improvements to the site would provide for the church assembly needs while expanding youth educational and support services that are current needs in the community. Additionally, the proposed uses would not be detrimental or injurious to the property and are in keeping the pattern of improvements sought for non-residential land uses that are allowed within the R-2 zone. Thus, it is the commission's assessment that this finding can be made in this case.

**SECTION 4:** Pursuant to City Code §106-295, the Planning and Preservation Commission finds that the following findings for Variance 2012-01, to allow for a reduction of the total parking required for the project, a partial tandem parking configuration at 668 South Workman Street, and the use of an off-site parking facility at 1304 Hollister Street 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 requested variance to allow: the use of an off-site parking facility located at 1304 Hollister Street; development of tandem parking spaces to meet on-site parking requirements at 668 South Workman Street; and, reduction of the total on-site parking required for the project would result in a project that is able to maximize the amount of available parking area to provide parking for patrons of Santa Rosa Church and School, both on-site and off-site. The project site at 668 South Workman Street is a 100,000-square-foot (2.29-acre) site that is currently improved with an

existing church, kindergarten through eighth-grade school, administrative offices that serve the existing church and school, and a rectory. The site also maintains an existing assembly hall, covered eating area and outdoor performance stage that would be demolished as part of the project to accommodate a new assembly hall/classroom building and redesigned parking lot facility. Initial development of the site began in the early 1920's with the construction of Santa Rosa Church.

The manner in that the subject property was historically developed, with existing placement of the buildings, creates a physical constraint on lot that does not allow the site to accommodate the total required parking if all current and proposed uses were simultaneously in operation. In total, if all uses at the site were in operation at the same time, the anticipated parking demand per the city's parking requirements would be 331 parking spaces. However, the operation of a school and church facility does not typically operate all available uses simultaneously. The amount of parking that would be available on-site, at 668 South Workman Street, would be 148 parking spaces in tandem and non-tandem configuration. Additionally, the proposed off-site parking facility at 1304 Hollister Street would allow for an additional 26 parking spaces to be available when one of the most parking intensive uses is in operation. In total, 174 parking spaces will be available on-site and off-site to patrons of Santa Rosa Church and School. In addition, the proposed parking lot improvement at 668 South Workman Street would improve pedestrian access within the property by creating a pedestrian paseo/walkway between the church and assembly hall buildings and placing handicap accessible parking stalls adjacent to the new building. Furthermore, the proposed parking lot redesign would improve vehicular circulation on-site and along adjacent residential streets.

Approval of the requested variance, with the recommended conditions of approval for the project, would ensure that the most parking intensive uses are not operated concurrently and that parking attendants are available to manage all on-site parking, including the proposed tandem parking stalls abutting the school and church. Therefore, it is the commission's assessment that based on the location of existing church and school buildings that limit needed physical upgrades to the church buildings and parking facilities, there are special circumstances and exceptional characteristics applicable to the subject property that strict application of the zoning ordinance would deprive the property of privileges enjoyed by other properties in the vicinity and under the similar R-2 (Multiple Family Residential) zoning classification. Thus, it is the commission's assessment 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 requested variance to allow: the use of an off-site parking facility located at 1304 Hollister Street; development of tandem parking spaces to meet on-site parking requirements at 668 South Workman Street; and, reduction of the total on-site parking required for the project would result in a project that is able to maximize the amount of available parking area to provide parking for patrons of Santa Rosa Church and School, both on-site and off-site. Therefore, the project would not be detrimental to the public interest, safety, health or welfare, and will not detrimental of

injurious to the property or improvements in the same vicinity and zone in which the project site is located. The proposed parking lot improvements will improve vehicular circulation of 668 South Workman Street and along adjacent residential streets that abut the project site. Additionally, the proposed use of an off-site parking lot at 1304 Hollister Street would allow for additional parking to be available to patrons of Santa Rosa Church and School when church is in session or when the assembly hall is in use.

Furthermore, approval of the requested variances and the associated adoption of the recommended conditions of approval would restrict the most parking intensive uses (the church and assembly hall) from operating simultaneously in order to ensure that there is sufficient parking available on-site and off-site to accommodate the operation of one of these uses at any time. The applicant shall be required to submit a schedule of all uses to determine that the most parking intensive uses are not operated at the same time. Also, the project's conditions of approval require on-site parking attendants to monitor the proposed on-site parking facility, including tandem parking stalls, in order to ensure safe vehicular circulation and access to on-site parking spaces.

Collectively, the proposed improvements would allow for the continued use of the project site at 668 South Workman Street as a school and would not be detrimental to the public interest, health, safety, convenience or welfare in that the use and physical improvements to the site would provide for the church assembly, youth education, and educational support services that are needed within the community. Additionally, the use would not be detrimental or injurious to the property and are in keeping the pattern of improvements sought for non-residential land uses that are allowed within the R-2 zone. Thus, it is the commission's assessment that this finding can be made.

**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.**

A granting of the requested to allow: the use of an off-site parking facility located at 1304 Hollister Street; development of tandem parking spaces to meet on-site parking requirements at 668 South Workman Street; and, reduction of the total on-site parking required for the project would not be contrary to or in conflict with the general purposes and intent of the city's zoning ordinance, with the implementation of the recommended conditions of approval for the project. The proposed expansion of the existing school to include pre-kindergarten and daycare services to the community, along with the continued use of the project site at 668 South Workman Street as a school is consistent with the General Plans Land Use Element's purpose of establishing a pattern for compatible land uses to reflect existing conditions and to guide future development. Additionally, the continued use of the site as a school would meet the intent of the established land use designation by providing the necessary public services and infrastructure to maintain a quality living environment in terms of public/quasi-public facilities in the community that meet the educational needs of the community's youth.

The proposed improvements to the site would also result in improved vehicular circulation on-site and along the adjacent residential streets in the vicinity of the project site. The requested variance to allow for an off-site parking facility at 1304 Hollister Street would allow for the project to accommodate overflow parking necessary for the operation of each of the most intensive parking uses (the church and the assembly hall) at 668 S. Workman Street. The recommended conditions of approval would restrict each of these uses from operating at the same time so that there is sufficient parking on-site and off-site to accommodate the projected parking demand. Thus, it is the commission's assessment that this finding can be made.

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

The proposed assembly hall and classroom expansion project is consistent with the city general plan's purpose to establish a pattern for compatible land uses to reflect existing conditions and to guide future development by allowing for private investment to be undertaken by the church/school in order to improve the physical appearance and function of the site. The project introduces private investment within a predominantly residential area, while retaining the ability of the property owner to continue to operate existing church and school uses on the subject sites in a manner that is compatible with the residential character of the surrounding neighborhood and does not infringe upon the adjoining property owner's and resident's use and enjoyment of their property. Additionally, the proposed expansion of the church and school facilities is consistent with type of uses conditionally permitted within the city's R-2 (Multiple Family Residential) zone, pursuant to City Code Sections 106-353(4) and 106-388(1). Thus, it is the commission's assessment that this finding can be made.

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

The primary project site at 668 South Workman Street is a 100,000-square-foot lot comprised of two parcels of land. As part of the project, a lot merger of these two parcels (APN's: 2521-037-001 and 002) would result in the creation of one legal lot of record suitable for the proposed development of a new assembly hall and classroom building and redesigned parking facility. Therefore, the project site is physically suitable to accommodate the proposed expansion for the existing school through the new proposed pre-kindergarten and daycare use with the implementation of the conditions of approval for the project.

In addition, the off-site parking facility at 1304 Hollister Street, together with the available parking on-site at 668 South Workman Street, would provide sufficient parking for one of the most intensive parking uses on-site at a time. The recommended conditions of approval restrict the most parking intensive uses, consisting of the church and the assembly hall, from operating simultaneously in order to ensure that there is sufficient parking available on-site and off-site. Furthermore, the proposed parking improvements at the primary project site would improve vehicular circulation throughout the site and along the adjacent residential streets. Therefore, the subject properties would accommodate and are suitable for the requested variance to allow for the use of an off-site parking facility located at 1304 Hollister Street, allow for a partial tandem parking configuration at the primary project site located at 668 South Workman Street, and to



allow for a reduction of the total parking required for the project with the adoption of the recommended conditions of approval. Thus, it is the commission's assessment that this finding can be made.

**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 primary project site at 668 South Workman Street and the satellite facility at 1304 Hollister Street would be adequately served by existing water, sanitation and public utilities that were previously developed and currently service at each project site. Any infrastructure and utility upgrades required as part of the project would be developed in compliance with the requirements of the city's building codes and any additional requirements from the Public Works Department. The requested variance to allow: the use of an off-site parking facility located at 1304 Hollister Street; development of tandem parking spaces to meet on-site parking requirements at 668 South Workman Street; and, reduction of the total on-site parking required for the project would not be detrimental to the public health and safety, as it related to providing adequate provisions for water, sanitation and public utilities. Thus, it is the commission's assessment that this finding can be made.

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

The primary project site at 668 South Workman Street would employ various on-site and off-site improvements to provide adequate provisions for public access to the site. The proposed project includes redesign of the parking lot area and driveway approaches in order to improve vehicular circulation on-site and along adjacent residential streets. As part of project, existing one-way driveways along Griffith Street and Mott Street will be removed and replaced with new sidewalk and park area. Additionally, a new two-way driveway will be built along Mott Street to provide the primary ingress and egress area for the site. The existing two-way driveway along Kalisher Street would be retained and provide a secondary area for vehicular ingress and egress on-site.

The proposed parking lot redesign would provide an improved layout that maximizes the amount of parking and ensures improved access for disabled persons throughout the site. The proposed on-site public improvements include the installation of handicap accessible parking stalls abutting the church and office buildings as well as the creation of a pedestrian paseo/walkway between both structures. The satellite facility at 1304 Hollister Street would also include on-site and off-site improvements that provide adequate provisions for safe public access to the site. As proposed, the existing driveway providing vehicular ingress and egress to the site along Hewitt Street would be widened to accommodate two-way vehicular traffic. Thus, it is the commission's assessment that this finding can be made.

BE IT FURTHER RESOLVED that based upon the foregoing, the Planning and Preservation Commission hereby approves Conditional Use Permit 2012-01, Variance 2012-01, and Site Plan Review 2011-06, subject to the conditions of approval attached as Exhibit "A".

PASSED, APPROVED AND ADOPTED this 3rd day of July 2012.

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JULIE CUELLAR, CHAIRPERSON

ATTEST:

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FRED RAMIREZ, SECRETARY TO THE PLANNING  
AND PRESERVATION COMMISSION

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

I, FRED RAMIREZ, Secretary to the Planning and Preservation Commission of the City of San Fernando, do hereby certify that the foregoing Resolution was duly adopted by the Planning and Preservation Commission and signed by the Chairperson of said City at a meeting held on the 3rd day of July 2012; and that the same was passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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FRED RAMIREZ, SECRETARY TO THE PLANNING AND  
PRESERVATION COMMISSION

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

**PROJECT NO.** : **Conditional Use Permit 2012-01, Variance 2012-01, and Site Plan Review 2011-06**

**PROJECT ADDRESS** : 668 South Workman Street (APN: 2521-037-001 and 002)

**PROJECT DESCRIPTION** : The proposed project consists of the demolition of an existing 6,875-square-foot assembly hall and the construction of a new 7,856-square foot assembly hall and pre-kindergarten building at 668 South Workman Street. The project would also utilize a satellite facility located at 1304 Hollister Street as a temporary pre-kindergarten/daycare facility while the construction of the proposed assembly hall and pre-kindergarten is completed at 668 South Workman Street. The primary project site at 668 South Workman Street is located along the 600 block of South Workman Street and is bound by South Workman Street to the northwest, Kalisher Street to the southeast, Griffith Street to the northeast, and Mott Street to the southwest. Additionally, the satellite facility at 1304 Hollister Street is located along the 1300 block of Hollister Street, between South Workman Street and Kalisher Street.

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

1. Conditional Use Permit Entitlement. The conditional use permit is granted for the land described in this application and any attachments thereto, as reviewed by the Planning and Preservation Commission on July 3, 2012, except as herein modified to comply with these Conditions of Approval.
2. Variance Entitlement. The variance is granted for the land described in this application and any attachments thereto, as reviewed by the Planning and Preservation Commission on July 3, 2012, except as herein modified to comply with these Conditions of Approval.
3. Occupancy per Approval. The subject property shall be improved in substantial conformance with the plans, as reviewed by the Planning and Preservation Commission on July 3, 2012, 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. Attached Memorandum. The applicant shall comply with the requirements as listed in the attached Building and Safety Memorandum (See “Attachment 2” of these Conditions of Approval).

6. Construction Plans. A copy of the Conditions of Approval shall be printed on the final building plans submitted to the Community Development Department prior to the issuance of a building permit for the construction of a multi-tenant commercial building.
7. Building Code Requirements. The applicant shall comply with all applicable building and construction requirements of the City of San Fernando's building codes, as specified by the Community Development Department.
8. Lot Merger. The property owner shall merge all parcels that comprise the project site at 668 South Workman Street (APN's: 2521-037-001 and 002). 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.
9. Design. The construction plans shall provide details as necessary to accomplish the architectural design intent conveyed by the preliminary building elevations, in a manner consistent with the design principles of the *San Fernando Design Guidelines*. Any further architectural design details and refinements shall address, but not be limited to, the following:
  - a) The development shall be of the highest architectural quality, appearance, construction, and exterior materials in substantial compliance with the site plan and elevation drawings;
  - b) The character and design of the project including the proposed architectural details shall be retained and maintained over time. All features and amenities provided as specified on the approved plans and/or by these conditions of approval, including high grade dimensional (e.g., clay barrel tile) roofing materials and high quality building exterior materials and fixtures, landscape, hardscape, etc., shall be retained and maintained in good condition for the life of the project;
  - c) All buildings and structures shall be painted with compatible earth tone colors. The color palette for all existing and proposed buildings and structures shall be approved in advance by the Community Development Department prior to painting;
  - d) Architectural details compatible with a high level of design quality that are referenced in the conceptual plan shall be identified in the approved site plan and be reflected in the final construction drawings. Building materials and exterior finishes shall be of a high quality material consistent with the proposed architectural style of the building. Windows and doors shall be commercial grade and consistent with the overall design of the building addition and noted on the approved conceptual plans;
  - e) All proposed exterior finish materials, dimensions, and exterior decorative lighting to be used (i.e. - windows, door openings, glazing, roofing, trim, stucco, veneer, etc.) shall be clearly identified and noted on the approved site plan. Colors, materials and textures that are suitable to the scale, character and design theme of the project shall be provided; and,
  - f) Any proposed variations or modifications to the site plan and/or elevations shall require prior review and approval by the Community Development Department.

10. Parking Design and Management. All on-site parking spaces shall comply with the parking regulations of the San Fernando City Code for design and minimum dimension (i.e.- stall size, wheel stops, double striping, back out space, turning radius), except wherein a variance has been approved to deviate from these standards. Additionally, the following provisions shall also be complied with in their entirety:
  - a) All on-site parking spaces at 668 South Workman Street and off-site at 1304 Hollister Street shall be maintained unobstructed and the surfaces shall be maintained in good condition. Any physical deterioration of the asphalt pavement within the parking area on project parcels shall be repaired to the satisfaction of the Community Development Department.
  - b) All available on-site parking at 668 South Workman Street and off-site at 1304 Hollister Street shall be made available when the church or the assembly hall is in use. Failure to restrict concurrent operation of the most parking intensive uses shall cause the project to be out of compliance with these conditions of approval.
  - c) Parking attendants shall be required to manage the parking of vehicles on-site and off-site, specifically the management of all tandem parking stalls.
  - d) A shared parking agreement shall be executed with the property owner(s) of record of 668 South Workman Street and 1304 Hollister Street (APN's: 2521-037-001 and 002 and 2521-012-025). The agreement shall be recorded with the Los Angeles County Clerk to ensure that the required number of parking spaces are provided and subsequently maintained for the life of the project. Proof of recordation with the County shall be submitted to the Community Development Department prior the issuance of a Certificate of Occupancy.
11. Operational Restrictions. At no time may the most parking intensive church and assembly hall uses operate concurrently at 668 South Workman Street, since the parking demand for these uses would exceed the supply of on-site parking for the project.
12. Traffic Control Measures. The following measures shall be implemented as necessary to avoid adverse impact to the existing traffic flow on the abutting streets:
  - a) Traffic Management Plan. A Traffic Mitigation Plan shall detail the provisions for pick-up and drop-off procedures and parking management, which shall be submitted to and approved by the Public Works Director and the Community Development Director, or his or her designee, prior to the issuance of a certificate of occupancy. The Traffic Management Plan shall include copies of the Enrollment Contract that all Santa Rosa School parents will be required to sign. A provision of each contract shall specify that the parents agree to abide by all of the school's traffic guidelines, and to obey all traffic and parking signage, and that failure to comply with these provisions could ultimately subject their student(s) to dismissal. The Community Development Department will monitor compliance with the approved Traffic Management Plan and make changes as necessary to address negative traffic impacts if they arise over time.

- b) **Management of Pick-up and Drop-Off.** Attendants shall be required during pick-up and drop-off hours for Santa Rosa School to maintain adequate on-site vehicular circulation and to prevent queuing of vehicles on the residential streets abutting the project site
  - c) **Playground Usage.** The applicant shall provide an overall plan for the proposed use and operation of the parking lot and playground area that will be reviewed and approved by the Community Development Director, or his or her designee, prior to the issuance of a certificate of occupancy.
13. **Designated Eating Facility.** The new assembly hall shall served as the designated eating facility that will replace the outdoor covered eating area that is to be demolished as part of the project. Any proposed outdoor eating facility to be used during construction shall be shaded.
14. **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.
15. **Trash Enclosure.** The trash enclosure shall be arranged both for convenience to the tenants and for convenient refuse vehicle access and pickup. 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. The final design and location of the enclosure shall be reviewed and approved by the Community Development Department prior to the issuance of any building permit. Trash and recycling bins shall be kept within the approved 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.

16. 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.
17. 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.
18. 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.
19. 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.
20. 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.

21. 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.
22. 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.
23. 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.
24. 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.
25. General Compliance. The applicant shall comply with all requirements of applicable federal, state, or local law, ordinance, or regulation.
26. 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).
27. Construction Hours. Construction activity on Mondays through Fridays shall comply with the current San Fernando City Code standards for construction in commercial zones. In addition, any construction on Saturday shall commence no earlier than 8:00 a.m.
28. Acceptance. Within thirty (30) days of approval of Conditional Use Permit 2012-01, Variance 2012-01, and Site Plan Review 2011-06, 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.
29. 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.
30. Expiration. Conditional Use Permit 2012-01 and Variance 2012-01 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 six (6) months of final approval or until such additional time as may be granted by the Community Development Department, upon receipt of a written request for an extension received prior to such expiration date. Subsequent failure to obtain and exercise an active building permit shall also cause expiration of the conditional use permit and site plan review.

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**CITY OF SAN FERNANDO PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT / IMPROVEMENT REVIEW CHECK LIST**  
**PROJECT: SPR 2011-06 Santa Rosa's School Addition & Parking Lot Modification DATE: 3/6/12**

ITEM		REQUIRE?		ATTACHMENT 1 OF EXHIBIT "A" CONDITIONS OF APPROVAL	
		YES	NO	COMPLIED?	COMMENTS
1.	Site plan must show:				
	a. Existing building or structure	✓			
	b. Existing public improvements (concrete sidewalk driveways, curbs and gutters, parkway trees, street lights, hydrants, etc.) including existing and proposed dimensions, square footage, etc.	✓			
	c. Existing utilities (gas, sewer, water, storm drains, catch basins, power poles).	✓			
2.	Submit offsite improvement plan.	✓			
3.	Prior to issuance of building permit:				
	a Pay sewer capital facility charge.	✓			Based on number of students \$50/student
	b Pay water capital facility charge.	✓			668 S. Workman Upgrade 1 1/2' galvanized water service.  1334 Griffith St. Upgrade existing 1" copper service to 2"  Install minimum 3/4" water meter for irrigation.
	c Pay water service installation charge.	✓			
	d Pay fire service installation deposit.	✓			To be determined by Fire Marshall.
	e Pay fire hydrant installation deposit.		✓		
	f Pay plan check fee (Offsite).	✓			
	g Pay inspection fee (Offsite).	✓			
	h Provide labor and material bond.		✓		
	i Provide performance bond.		✓		
4.	Is there existing sewer house connection to property?	✓			
5.	Is there existing water service to the property?	✓			
6.	Provide separate water service for each building or separate ownership.	✓			
7.	Provide separate sewer connection for each building.	✓			
8.	Underground all utilities to each unit/building.		✓		
9.	Cap off existing sewer connection that will no longer be used.		✓		
10.	Replace existing old and substandard water service.	✓			
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.	✓			Obtain clearance from City of Los Angeles Fire Department

PROJECT ADDRESS: <b><u>666 S. Workman St.</u></b>					
ITEM		REQUIRE?		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 <u>one</u> backflow device for every water service. Provide <u>additional</u> backflow device for irrigation/landscaping.</i>
15.	Remove existing driveway approach that will no longer be used. Replace depressed curb.	✓			
16.	Construct PCC driveway approach 6-inch thick per City Standard.	✓			<i>Remove and replace existing driveway per current City Standards. Align with centerline of driveways..</i>
17.	Construct wheel chair ramp per City Standard.		✓		
18.	Remove and replace broken/damaged/deteriorated concrete sidewalk adjacent to property.	✓			<i>Remove and replace broken, damaged, <u>lifted</u>, or deteriorated sidewalk at 666 S. Workman and 1304 Hollister St. per the discretion of Public Works department.</i>
19.	Remove and replace broken/damaged/deteriorated curb/gutter adjacent to property.		✓		
20.	Plant parkway trees per City Standard and City Master Tree Plan.	✓			<i>Plant 3 parkway trees on Hewitt Street and 1 parkway tree on Kalisher St. 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.		✓		<i>Must obtain L.A. County Industrial Waste Permit. See #28.</i>
26.	Federal NPDES Requirements				
	a. Submit SWPPP Owners's Certification (form OC1 attached) that incorporates construction BMP's in compliance with Federal NPDES.	✓			<i>Install Storm Water Interceptors in parking lot per NPDES requirements. Also 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:**     666 S. Workman St.

ITEM	REQUIRE?		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"><li>• Submit off site improvement plan with quantities and cost estimate.</li><li>• Submit Grading and Drainage Plan for on-site and adjacent lots. Drainage plan should show existing drainage pattern and proposed improvements if any.</li><li>• Submit Utility Plan showing all existing utilities in the public right-of-way and any proposed relocations/realignments. Also show any proposed relocation of water service, water meter, and fire hydrant.</li><li>• Submit Soils Report for on-site.</li><li>• Submit ALTA Survey and incorporate as part of project drawings.</li><li>• Submit Water and Sewer study to ensure current systems meet proposed developments future demand. Developer's registered engineer should provide calculations to show number and size of water meters required to meet developments demand.</li><li>• Provide a Traffic Study, evaluating adequacy of the existing roadway configuration for the projected traffic.</li><li>• The developer is responsible for protecting in place all existing street trees. All street tree removal, pruning and trimming is not allowed without the consent of the Public Work Director or his representative. All tree replacements shall be at the discretion of the Public Work Director or his representative per the current City replacement policy.</li><li>• Satisfy NPDES.</li></ul>			

  
PUBLIC WORKS DEPARTMENT

\_\_\_\_\_  
DATE

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**MEMORANDUM**

DATE: August 31, 2011

TO: Edgar Arroyo, Assistant Planner

FROM: Francisco J. Villalva, Building & Safety Supervisor

SUBJECT: Site Plan Review 2011-06: 666 S. Workman Street

PROJECT DESCRIPTION: **Addition to existing one-story assembly hall and a new detached classroom building to used for Pre-Kinder students**

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

1. **REQUIREMENTS FOR GROUP A DIVISION 3 OCCUPANCIES** - Per San Fernando Building Code Section 303.1 the proposed use of the building will be an assembly hall.
2. **REQUIREMENTS FOR GROUP E OCCUPANCY** - Per San Fernando Building Code Section 305.1 the proposed use of the building will be a detached classroom for educational purposes.
3. **ACCESSIBILITY** - Per San Fernando Building Code Section 1103.1.3. Group B occupancies shall be accessible as provided in Chapter 11B.
4. **L. A. CITY FIRE DEPARTMENT PLAN REVIEW** – Plan review is conducted at the Building & Safety Dept., Engineering Plan Check Division 5. Location: 6262 Van Nuys Blvd., Van Nuys, CA 91401 (818) 482-6900.
5. **AUTOMATIC FIRE-EXTINGUISHING SYSTEMS** - Per San Fernando Building Code Section 904.2.1 an automatic sprinkler system shall be installed.
6. **CALIFORNIA CODE OF REGULATIONS, TITLE 24** - Per California Energy Code Title 24 Section 100. A. New systems which use mechanical heating and cooling.
7. **L. A. COUNTY INDUSTRIAL WASTE** – Permit required from Los Angeles County Public Works Department to discharge into the main sewer or for the installation of an approved underground clarifier. Location: 23757 W. Valencia Blvd. Valencia, California 91355 (661) 222-2953 (8:00 – 9:30 a.m. only)

8. **L. A. COUNTY HEALTH DEPARTMENT** – Permit required from Los Angeles County Health Department for sale and preparation of food. Location: West Valley District, 6851 Lennox Avenue 3<sup>rd</sup> Floor, Van Nuys, CA 91405 (818) 902-4490 Fax (818) 902-6402.
9. **NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES).** Complete Form PC for storm water planning program priority project checklist.
10. **AIR QUALITY MANAGEMENT DISTRICT** – a letter of notification is required to obtain clearance from AQMD to demolish a structure or the discharge of pollutants into the atmosphere. Location: 21865 E. Copley Drive, Diamond Bar, California 91765. (909) 396-3529.
11. **PLAN CHECK REQUIRED** - Three (3) sets of plans and calculations with engineering stamp are required upon submitting for plan check as follows:
  - a. Site plan at standard size and an additional copy at 8 1/2" x 11".
  - b. Architectural Plans
  - c. Structural Plans
  - d. Mechanical Plan
  - e. Electrical Plan
  - f. Plumbing Plan



**ATTACHMENT 3:**

**Planning and Preservation Commission  
Resolution 2012-07 and  
Exhibit “A”: Conditions of Approval**

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## RESOLUTION NO. 2012-07

### **A RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO APPROVING CONDITIONAL USE PERMIT 2012-02 TO ALLOW THE OPERATION OF A PRE-KINDERGARTEN AND DAYCARE FACILITY WITHIN AN EXISTING COMMERCIAL BUILDING AT 1304 HOLLISTER STREET.**

WHEREAS, an application has been filed by Cuningham Group Architecture (c/o: Santa Rosa Catholic Church) with the City of San Fernando requesting approval of a conditional use permit to establish a pre-kindergarten and daycare facility to operate out of an existing office building located at 1304 Hollister Street. The project site is a 25,000-square-foot (0.57-acre) site located within R-2 (Multiple Family Dwelling) zone.

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 3rd day of July 2012.

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: 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 of San Fernando General Plan; and

SECTION 3: Pursuant to City Code §106-145, the Planning and Preservation Commission finds that the following findings for Conditional Use Permit 2012-02 have been justified and upheld in the affirmative because of the recommended conditions of approval regarding operating procedures, site improvements and on-site and off-site safety measures. The Planning and Preservation Commission findings are as followed:

- 1) The proposed use is one conditionally permitted within the subject zone and complies with all applicable sections of this chapter.**

The satellite facility located at 1304 Hollister Street is located within the city's R-2 (Multiple Family Residential) zone. Pursuant to City Code Sections 106-353(4) and 106-388(1), schools, including pre-kindergarten and daycare uses, are conditionally permitted within the R-2 zone. The proposed interim school/daycare use at 1304 Hollister Street would be housed within a 1,059-square-foot portion of the existing 3,764-square-foot office building. The proposed interim uses would comply with all applicable city parking requirements. (*City Code Section 106-822 et. seq.*) Once the new assembly hall and pre-kindergarten/daycare building is completed, the pre-kindergarten and daycare uses will be relocated from 1304 Hollister Street to 668 South

Workman Street and the office use will be continued at the satellite facility. As part of the proposed parking lot improvements, the site would be restriped in order to create additional parking spaces on-site and improve vehicular ingress and egress from the subject site. Thus, it is the commission's assessment that this finding can be made in this case.

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

The proposed interim use of the existing office building at 1304 Hollister Street for a pre-kindergarten and daycare facilities would not impair the integrity and character of the residential neighborhood in which the project site located. The proposed school/day care use includes interior tenant improvement work and parking lot redesign, which would not adversely alter the character, nor the intent and purpose, of the R-2 (Multiple Family Residential) zone. Pursuant to City Code Sections 106-353(4) and 106-388(1), schools, including pre-kindergarten and daycare uses, are conditionally permitted in the R-2 zone. The proposed school use of the satellite facility is in keeping the residential character of the neighborhood and the types of uses that are envisioned for residentially zoned property within the city. The proposed interim use would comply with the city's parking requirements and improved the existing parking lot by restriping it to create additional on-site parking. Thus, it is the commission's assessment that this finding can be made in this case.

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

The satellite facility at 1304 Hollister Street is a 25,000-square-foot (0.57-acre) site located between South Workman Street and Kalisher Street. The project site is currently improved with a 3,764-square-foot office building and a 1,979-square-foot bungalow used for adult education classes by the Los Angeles Unified School District (LAUSD). As proposed, the interim pre-kindergarten and daycare use would occupy a 1,059-square-foot portion of the existing office building and would not result in the physical expansion of any of the existing structures on-site. Also, the parking lot for the site will be restriped to provide additional parking that complies with city parking requirements. Upon completion of the new building, the interim pre-kindergarten and daycare services would be relocated from 1304 Hollister Street to 668 South Workman Street, the primary project site. After the relocation, the building at 1304 Hollister Street will return to its former use as administrative offices for Santa Rosa Church. Therefore, the site would be physically suitable for the proposed interim school use that is being proposed. Thus, it is the commission's assessment that this finding can be made in this case.

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

The proposed interim use of the existing office building as a pre-kindergarten and daycare facility is compatible with existing land uses currently present on the property. Current, LAUSD operates adult education classes in the evenings out of a 1,979-square-foot bungalow on-site. The proposed interim pre-kindergarten and daycare use would be similar and compatible to existing school uses at the site. Additionally, the proposed pre-kindergarten and daycare uses are conditionally permitted uses within the R-2 zone. Thus, it is the commission's assessment that

this finding can be made in this case.

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

The proposed interim pre-kindergarten and daycare use is similar and compatible to existing and future land uses permitted within the zone and the general area in which the proposed use is to be located. The satellite facility at 1304 Hollister Street is located within the city's R-2 zone. Additionally, the project site's surrounding uses include residential land uses within the same zoning classification. Within the city's R-2 zone, schools, including pre-kindergarten, daycare and church uses, are conditionally permitted pursuant to City Code Sections 106-353(4) and 106-388(1). As such, other types of school and church uses can be established on other properties in the general area with the same zoning classification. Currently, an adult education facility is operated from an existing bungalow on-site and Santa Rosa Church maintains satellite offices at the subject site. The proposed educational land uses are similar and compatible to the existing education and office uses at the subject site. Thus, it is the commission's assessment that this finding can be made in this case.

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

The project will be adequately served by existing water, sanitation and public utilities that were previously developed and currently service the existing office building and bungalow at 1304 Hollister Street. Any infrastructure and utility upgrades required as part of the project would be developed in compliance with the requirements of the city's building codes and any additional requirements from the Public Works Department. Thus, it is staff and the commission's assessment that this finding can be made. Thus, it is the commission's assessment that this finding can be made in this case.

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

The satellite facility at 1304 Hollister Street would employ on-site and off-site improvements to provide adequate provisions for public access to the site. As proposed, the existing driveway providing vehicular ingress and egress to the site along Hewitt Street would be widened to accommodate two-way vehicular traffic. In addition, the proposed parking lot redesign would provide an improved layout that increases the amount of parking and ensures improved access for disabled persons throughout the site. The proposed on-site public improvements include the installation of handicap accessible parking stalls abutting the existing office building. Thus, it is the commission's assessment that this finding can be made in this case.

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

The proposed school use to provide interim pre-kindergarten and daycare uses at 1304 Hollister Street within an existing office building is consistent with the pattern of development established

within similar residentially zoned property within the R-2 zone that meets the needs of the community. The expansion of the school to include an interim pre-kindergarten and daycare use would support the ongoing need for local schools within the community that continue to promote quality educational opportunities for the community's youth. The project would facilitate currently needed educational uses as an interim measure while the permanent facility for the school and daycare uses are completed at 668 S. Workman Street. Thus, it is the commission's assessment that this finding can be made in this case.

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

The proposed interim pre-kindergarten and daycare use within the existing office building at 1304 Hollister Street, along with the continued use of the site for educational facilities and administrative office uses is consistent with the General Plans Land Use Element's purpose of establishing a pattern for compatible land uses to reflect existing conditions and to guide future development. Additionally, the continued use of the site as a school would meet the intent of the established land use designation by providing the necessary infrastructure to maintain a quality living environment in terms of public/quasi-public facilities in the community that meet the educational needs of the community's youth. Thus, it is the commission's assessment that this finding can be made in this case.

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

The proposed interim pre-kindergarten and daycare use within the existing office building at 1304 Hollister Street, along with the continued use of the site for educational purposes, subject to the recommended conditions of approval, would not be detrimental to the public interest, health, safety, convenience or welfare in that the use and physical improvements to the site would providing for the expansion of youth and education support services that are needed within the community. Additionally, the use would not be detrimental or injurious to the property and are in keeping the pattern of improvements sought for non-residential land uses that are allowed within the R-2 zone. Thus, it is the commission's assessment that this finding can be made in this case.

BE IT FURTHER RESOLVED that based upon the foregoing, the Planning and Preservation Commission hereby approves Conditional Use Permit 2012-01, subject to the conditions of approval attached as Exhibit "A".

PASSED, APPROVED AND ADOPTED this 3rd day of July 2012.

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JULIE CUELLAR, CHAIRPERSON

ATTEST:

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FRED RAMIREZ, SECRETARY TO THE PLANNING  
AND PRESERVATION COMMISSION

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

I, FRED RAMIREZ, Secretary to the Planning and Preservation Commission of the City of San Fernando, do hereby certify that the foregoing Resolution was duly adopted by the Planning and Preservation Commission and signed by the Chairperson of said City at a meeting held on the 3rd day of July 2012; and that the same was passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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FRED RAMIREZ, SECRETARY TO THE PLANNING AND  
PRESERVATION COMMISSION

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

**PROJECT NO.** : **Conditional Use Permit 2012-02**

**PROJECT ADDRESS** : 1304 Hollister Street (APN: 2521-012-025)

**PROJECT DESCRIPTION** : The proposed project is a request for a conditional use permit to allow for a pre-kindergarten and daycare facility to operate out of an existing office building located at 1304 Hollister Street. The proposed pre-kindergarten and daycare use would operate within a 1,059-square-foot portion of the existing 3,764-square-foot office building. The subject property is located at 1304 Hollister Street within the R-2 (Multiple Family Dwelling) zone.

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

1. Conditional Use Permit Entitlement. The conditional use permit is granted for the land described in this application and any attachments thereto, as reviewed by the Planning and Preservation Commission on July 3, 2012, except as herein modified to comply with these Conditions of Approval.
2. Occupancy per Approval. The subject property shall be improved in substantial conformance with the plans, as reviewed by the Planning and Preservation Commission on July 3, 2012, except as herein modified to comply with these Conditions of Approval.
3. Attached Checklist. The applicant shall comply with the requirements as listed in the attached Public Works Department Development/Improvement Review Checklist (See “Attachment 1” of these Conditions of Approval).
4. 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 multi-tenant commercial building.
5. 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.
6. Design. The construction plans shall provide details as necessary to accomplish the architectural design intent conveyed by the preliminary building elevations, in a manner consistent with the design principles of the *San Fernando Design Guidelines*.
7. Parking Design and Management. All on-site parking spaces shall comply with the parking regulations of the San Fernando City Code for design and minimum dimension (i.e.- stall size, wheel stops, double

striping, back out space, turning radius), except wherein a variance has been approved to deviate from these standards. Additionally, the following provisions shall also be complied with in their entirety:

- a) All on-site parking spaces at 1304 Hollister Street shall be maintained unobstructed and the surfaces shall be maintained in good condition. Any physical deterioration of the asphalt pavement within the parking area on project parcels shall be repaired to the satisfaction of the Community Development Department.
  - b) All available on-site parking at 668 South Workman Street and off-site at 1304 Hollister Street shall be made available when the church or the assembly hall is in use by Santa Rosa Church and School. Failure to restrict concurrent operation of the most parking intensive uses shall cause the project to be out of compliance with these conditions of approval.
  - c) Parking attendants shall be required to manage the parking of vehicles on-site and off-site.
  - d) A shared parking agreement shall be executed with the property owner(s) of record of 668 South Workman Street and 1304 Hollister Street (APN's: 2521-037-001 and 002 and 2521-012-025). The agreement shall be recorded with the Los Angeles County Clerk to ensure that the required number of parking spaces are provided and subsequently maintained for the life of the project. Proof of recordation with the County shall be submitted to the Community Development Department prior the issuance of a Certificate of Occupancy.
8. Operational Restrictions. At no time may the most parking intensive church and assembly hall uses operate concurrently at 668 South Workman Street, since the parking demand for these uses would exceed the supply of on-site parking for the project.
9. Traffic Control Measures. The following measures shall be implemented as necessary to avoid adverse impact to the existing traffic flow on the abutting streets:
- a) Traffic Management Plan. A Traffic Mitigation Plan shall detail the provisions for pick-up and drop-off procedures and parking management, which shall be submitted to and approved by the Public Works Director and the Community Development Director, or his or her designee, prior to the issuance of a certificate of occupancy. The Traffic Management Plan shall include copies of the Enrollment Contract that all Santa Rosa School parents will be required to sign. A provision of each contract shall specify that the parents agree to abide by all of the school's traffic guidelines, and to obey all traffic and parking signage, and that failure to comply with these provisions could ultimately subject their student(s) to dismissal. The Community Development Department will monitor compliance with the approved Traffic Management Plan and make changes as necessary to address negative traffic impacts if they arise over time.
  - b) Management of Pick-up and Drop-Off. Attendants shall be required during pick-up and drop-off hours for the pre-school and daycare use at 1304 Hollister Street to maintain adequate on-site vehicular circulation and to prevent queuing of vehicles on the residential streets abutting the project site. All pick-up and drop-off of students shall occur on-site. Curb-side drop off is not permitted.

10. Landscape. All proposed on-site and off-site plantings shall be kept in a healthy and growing condition, consistent with the design of a landscape and irrigation plan approved by the Community Development Department. Fertilization, cultivation, tree pruning shall be a part of regular maintenance. Good horticultural practices shall be followed in all instances. The 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.
11. Trash Enclosure. The trash enclosure shall be arranged both for convenience to the tenants and for convenient refuse vehicle access and pickup. 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. The final design and location of the enclosure shall be reviewed and approved by the Community Development Department prior to the issuance of any building permit. Trash and recycling bins shall be kept within the approved trash enclosure area only, and the trash area shall be kept free of trash overflow and maintained in a clean manner at all times with no trash visible from the public right-of-way.
12. Lighting. All exterior lighting shall be decorative cut-off fixtures (where no light is emitted above the horizontal plane) with the light source fully shielded or recessed to preclude light trespass or pollution up into the night sky. Also, any building-mounted luminaries shall be attached to walls or soffits, and the top of the fixture shall not exceed the height of the roof. All proposed light fixtures shall be designed in a manner that is consistent with the overall design of the building and shall not disturb or create glare towards neighboring properties. In addition, any decorative uplighting, such as those that illuminate building facades or landscaping, shall be operated on timers that turn off illumination no later than 12 midnight, nightly. The Community Development Department shall review and approve all light fixtures prior to installation.

13. Mechanical and Utility Equipment. All roof-mounted and/or ground mounted mechanical and utility equipment, including but not limited to transformers, terminal boxes, risers, backflow devices, gas meters, electric meters, meter cabinets, and heating, ventilation, and air conditioning (HVAC) units shall be screened from public view and treated to match the materials and colors of the building. All Electrical service facilities and equipment on or adjacent to the site shall be planned and located, relocated or modified in a manner consistent with Southern California Edison Company guidelines to minimize human exposure to electromagnetic fields on the site and on adjacent properties, and with any other applicable requirements or guidelines of the California Public Utilities Commission or any other agency with jurisdiction, unless otherwise specified by the Community Development Department. All mechanical and utility equipment locations and screening/treatment shall be approved by the Community Development Department prior to installation or modification.
14. Automatic Fire-Extinguishing System. Prior to issuance of a building permit, the applicant shall obtain all the required fire safety clearances from the Los Angeles Fire Department and the City of San Fernando. The building shall be fully equipped with an automatic fire-extinguishing system reviewed and approved by the City of San Fernando and the Los Angeles Fire Department, unless determined otherwise by the Los Angeles Fire Department and the Community Development Department.
15. Property Maintenance. The subject site and its immediate surrounding area shall be maintained in a clean, neat, quiet and orderly manner at all times and shall comply with the property maintenance standards as set forth in the San Fernando City Code.
16. Graffiti Removal. The property owner(s), operator and all successors shall comply with the graffiti removal and deterrence requirements of the San Fernando City Code. The property owner(s), operator and all successors shall provide for the immediate removal of any graffiti vandalism occurring on the property and, where applicable, the restoration of the surface on which the graffiti exists. Such restoration shall entail repainting or refinishing of the surface with a color or finish that matches the color or finish of the remaining portions of the structure being painted, and including treatment of the surface or site with measures to deter future graffiti vandalism as approved or required by the Community Development Department. Unless removed by the property owner or their designee within the specified time frame required by city code, property owner(s), operator and all successors shall grant the right of access to authorized agents of the City of San Fernando to remove graffiti from any surface on the property that is open and accessible from city property or public right-of-way, at the expense of the owner(s) or operator and all successors.
17. 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.
18. 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.
19. 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.

20. 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.
21. General Compliance. The applicant shall comply with all requirements of applicable federal, state, or local law, ordinance, or regulation.
22. 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).
23. Construction Hours. Construction activity on Mondays through Fridays shall comply with the current San Fernando City Code standards for construction in commercial zones. In addition, any construction on Saturday shall commence no earlier than 8:00 a.m.
24. Acceptance. Within thirty (30) days of approval of Conditional Use Permit 2012-02, the property owner(s) or their duly authorized representatives shall certify the acceptance of the conditions of approval or modifications thereto by signing a statement using an acceptance affidavit form provided by the Community Development Department that acknowledges acceptance and shall be bound by all of the conditions of project approval.
25. 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.
26. Expiration. Conditional Use Permit 2012-02 shall be subject to expiration shall become null and void unless exercised by submitting construction plans in application for a building permit within six (6) months of final approval or until such additional time as may be granted by the Community Development Department, upon receipt of a written request for an extension received prior to such expiration date. Subsequent failure to obtain and exercise an active building permit shall also cause expiration of the conditional use permit and site plan review.

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**CITY OF SAN FERNANDO PUBLIC WORKS DEPARTMENT**  
**DEVELOPMENT / IMPROVEMENT REVIEW CHECK LIST**  
**PROJECT: SPR 2011-06 Santa Rosa's School Addition & Parking Lot Modification DATE: 3/6/12**

<b>PROJECT ADDRESS:</b> <u>666 S. Workman St.</u>		<b>ATTACHMENT 1 OF EXHIBIT "A"</b>			
<b>ITEM</b>		<b>REQUIRE?</b>		<b>CONDITIONS OF APPROVAL</b>	
		<b>YES</b>	<b>NO</b>	<b>COMPLIED?</b>	<b>COMMENTS</b>
1.	Site plan must show:				
	a. Existing building or structure	✓			
	b. Existing public improvements (concrete sidewalk driveways, curbs and gutters, parkway trees, street lights, hydrants, etc.) including existing and proposed dimensions, square footage, etc.	✓			
	c. Existing utilities (gas, sewer, water, storm drains, catch basins, power poles).	✓			
2.	Submit offsite improvement plan.	✓			
3.	Prior to issuance of building permit:				
	a Pay sewer capital facility charge.	✓			<i>Based on number of students \$50/student</i>
	b Pay water capital facility charge.	✓			<i>668 S. Workman Upgrade 1 1/2' galvanized water service.  1334 Griffith St. Upgrade existing 1" copper service to 2"  Install minimum 3/4" water meter for irrigation.</i>
	c Pay water service installation charge.	✓			
	d Pay fire service installation deposit.	✓			<i>To be determined by Fire Marshall.</i>
	e Pay fire hydrant installation deposit.		✓		
	f Pay plan check fee (Offsite).	✓			
	g Pay inspection fee (Offsite).	✓			
	h Provide labor and material bond.		✓		
	i Provide performance bond.		✓		
4.	Is there existing sewer house connection to property?	✓			
5.	Is there existing water service to the property?	✓			
6.	Provide separate water service for each building or separate ownership.	✓			
7.	Provide separate sewer connection for each building.	✓			
8.	Underground all utilities to each unit/building.		✓		
9.	Cap off existing sewer connection that will no longer be used.		✓		
10.	Replace existing old and substandard water service.	✓			
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.	✓			<i>Obtain clearance from City of Los Angeles Fire Department</i>

PROJECT ADDRESS: <b><u>666 S. Workman St.</u></b>					
ITEM		REQUIRE?		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 <u>one</u> backflow device for every water service. Provide <u>additional</u> backflow device for irrigation/landscaping.</i>
15.	Remove existing driveway approach that will no longer be used. Replace depressed curb.	✓			
16.	Construct PCC driveway approach 6-inch thick per City Standard.	✓			<i>Remove and replace existing driveway per current City Standards. Align with centerline of driveways..</i>
17.	Construct wheel chair ramp per City Standard.		✓		
18.	Remove and replace broken/damaged/deteriorated concrete sidewalk adjacent to property.	✓			<i>Remove and replace broken, damaged, <u>lifted</u>, or deteriorated sidewalk at 666 S. Workman and 1304 Hollister St. per the discretion of Public Works department.</i>
19.	Remove and replace broken/damaged/deteriorated curb/gutter adjacent to property.		✓		
20.	Plant parkway trees per City Standard and City Master Tree Plan.	✓			<i>Plant 3 parkway trees on Hewitt Street and 1 parkway tree on Kalisher St. 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.		✓		<i>Must obtain L.A. County Industrial Waste Permit. See #28.</i>
26.	Federal NPDES Requirements				
	a. Submit SWPPP Owners's Certification (form OC1 attached) that incorporates construction BMP's in compliance with Federal NPDES.	✓			<i>Install Storm Water Interceptors in parking lot per NPDES requirements. Also 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:**     666 S. Workman St.

ITEM	REQUIRE?		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"><li>• Submit off site improvement plan with quantities and cost estimate.</li><li>• Submit Grading and Drainage Plan for on-site and adjacent lots. Drainage plan should show existing drainage pattern and proposed improvements if any.</li><li>• Submit Utility Plan showing all existing utilities in the public right-of-way and any proposed relocations/realignments. Also show any proposed relocation of water service, water meter, and fire hydrant.</li><li>• Submit Soils Report for on-site.</li><li>• Submit ALTA Survey and incorporate as part of project drawings.</li><li>• Submit Water and Sewer study to ensure current systems meet proposed developments future demand. Developer's registered engineer should provide calculations to show number and size of water meters required to meet developments demand.</li><li>• Provide a Traffic Study, evaluating adequacy of the existing roadway configuration for the projected traffic.</li><li>• The developer is responsible for protecting in place all existing street trees. All street tree removal, pruning and trimming is not allowed without the consent of the Public Work Director or his representative. All tree replacements shall be at the discretion of the Public Work Director or his representative per the current City replacement policy.</li><li>• Satisfy NPDES.</li></ul>			

  
PUBLIC WORKS DEPARTMENT

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DATE

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**ATTACHMENT 4:**

**Vicinity Map**

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VICINITY MAP  
**668 SOUTH WORKMAN STREET AND 1304 HOLLISTER STREET**

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**ATTACHMENT 5:**

**Zoning Map**

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**ZONING MAP**

**668 SOUTH WORKMAN STREET AND 1304 HOLLISTER STREET**



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**ATTACHMENT 6:**

**Traffic Impact Analysis**

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**TRAFFIC IMPACT STUDY**  
**SANTA ROSA PARISH NEW HALL**  
**AND PRE-K BUILDING DEVELOPMENT**  
**SAN FERNANDO, CALIFORNIA**



**Prepared for**

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Registered Traffic Engineer

**May 3, 2012**

CCE2012-02/YR

# TRAFFIC IMPACT STUDY

## SANTA ROSA PARISH NEW HALL AND PRE-K BUILDING DEVELOPMENT

### SAN FERNANDO, CALIFORNIA

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**PREPARER'S CERTIFICATION**

**TRAFFIC IMPACT STUDY  
SANTA ROSA PARISH NEW HALL  
AND PRE-K BUILDING DEVELOPMENT  
SAN FERNANDO, CALIFORNIA**

This is to certify that the above titled traffic study has been prepared under the supervision of Patrick B. Lang, P.E, a Professional Traffic Engineer, registered in the State of California.

\_\_\_\_\_  
Patrick B. Lang, P.E,  
Registration #: TR-875

\_\_\_\_\_  
05-03-2012  
Date

\_\_\_\_\_  
Professional Engineer's Stamp



## EXECUTIVE SUMMARY

The purpose of this traffic impact analysis is to evaluate the impacts of traffic circulation due to the proposed demolition of an existing 6,875-square-foot assembly hall to construct a new 7,856-square-foot assembly hall and pre-kindergarten building at 668 South South Workman Street. During demolition and construction, an existing satellite facility located at 1304 Hollister Street will be used as a temporary pre-kindergarten/daycare facility. The development site is located on the east side of South South Workman Street between Mott Street and Kalisher Street in the City of San Fernando, California.

Study objectives include:

- Documentation of existing 2012 traffic conditions in the vicinity of the site.
- Determination of Project Opening Year (2014) traffic conditions and level of service (LOS) without and with the project.
- Identification of mitigation measures and percent of project's fair-share contribution at impacted intersections, if any.

The study included the evaluation of five key intersections in the vicinity of the project site.

Based on traffic generation during week day commuter peak traffic periods, the critical land use of the project is week day operation of Pre-kindergarten/Day Care facility. It is estimated that the facility will generate a total of approximately 76 net new two-way trips per day, with 12 trips (6 trips inbound and 6 trips outbound) during the AM peak hours and 12 trips (6 trips inbound and 6 trips outbound) during the PM peak hours.

The results of the traffic impact analysis indicate that the proposed Santa Rosa Parish New Hall and Pre-K project alone will not significantly impact the key intersections or the surrounding roadway system by the project opening year 2014. Although there would be some deficiencies (i. e, LOS E performance during AM Peak hours) at the intersection of South Workman Street (Rinaldi Street) and Laurel Canyon Boulevard due to cumulative impacts of existing traffic and ambient traffic growth in future, the project's traffic impact would be insignificant. Therefore, no off-site traffic mitigation would be necessary for the development of the project.

An analysis of project's parking demand indicates that a maximum of 157 spaces will be required when special events will be held in the New Hall. The project's maximum parking demand for 157 spaces will be adequately satisfied with 149 spaces provided on-site and 21 spaces available off-site at 1304 Hollister Street for project's use.

# **TRAFFIC IMPACT STUDY**

## **SANTA ROSA PARISH NEW HALL**

### **AND PRE-K BUILDING DEVELOPMENT**

#### **SAN FERNANDO, CALIFORNIA**

## **INTRODUCTION**

The purpose of this traffic impact analysis is to evaluate the impacts of traffic circulation due to the proposed demolition of an existing 6,875-square-foot assembly hall to construct a new 7,856-square-foot assembly hall and pre-kindergarten building at 668 South South Workman Street. During demolition and construction, an existing satellite facility located at 1304 Hollister Street will be used as a temporary pre-kindergarten/daycare facility. The development site is located on the east side of South Workman Street between Mott Street and Kalisher Street in the City of San Fernando, California.

The following are the key objectives of the study:

- Documentation of existing 2012 traffic conditions in the vicinity of the site.
- Determination of Project Opening Year (2014) traffic conditions and level of service (LOS) without and with the project.
- Identification of mitigation measures and percent of project's fair-share contribution at impacted intersections, if any.

The project is required to comply with local and regional guidelines pertaining to the potential traffic and circulation system impacts. Since the proposed development site is located within the City of San Fernando, this analysis has been prepared per traffic study guidelines as set forth by the City of San Fernando public works department.

The report provides data regarding existing operational characteristics of traffic in the project area, as well as an analysis of the proposed project's impacts to these existing and anticipated traffic conditions. The report identifies and quantifies the impacts at key intersections and addresses the most appropriate and reasonable mitigation strategies at any impacted intersections that are identified to be operating at a deficient level of service. The following 5 key intersections are identified for intersection level of service (LOS) analysis with and without the project:

- South Workman Street and Mott Street
- South Workman Street and Hollister Street
- South Workman Street and San Fernando Road

- Mott Street and San Fernando Mission Boulevard
- South Workman Street (Rinaldi Street) and Laurel Canyon Boulevard

This report investigates existing 2012 and anticipated future opening year (2014) traffic operating conditions.

## REPORT METHODOLOGY

This report approaches the task of identifying and quantifying the anticipated impacts to the circulation system with a structured, “building block” methodology. The first step is to inventory and quantify existing conditions. Upon this foundation of fact, a travel forecast model is structured for the entire project area and calibrated to produce reliable output, verifiable with the existing data. With the project traffic calculated and distributed onto the study area, at the anticipated opening year of the project in 2014, the travel forecast model is utilized to assess the project traffic impacts at that time. The model utilizes a growth factor for traffic based upon regional guidelines, as well as the traffic anticipated to be introduced from the proposed project to produce the travel forecast and level-of-service data for the future target year.

The trip generation estimate is based on the 8<sup>th</sup> edition of Institute of Transportation Engineers (ITE)’s “Trip Generation” manual. Research and interviews have been conducted in order to identify and characterize the most probable trip distribution patterns within the study area.

Project impacts are identified for the future year 2014 conditions. At those intersections operating deficiently (i.e., at LOS D or worse) and significantly impacted by the proposed project, a mitigation measure is to be identified and applied, and a before-and-after mitigation analysis conducted.

## LEVEL OF SERVICE CRITERIA

Roadway operations and the relationship between capacity and traffic volumes are generally expressed in terms of levels of service (LOS). Levels of service are defined as LOS A through F. These levels recognize that, while an absolute limit exists as to the amount of traffic traveling through a given intersection (the absolute capacity), the conditions that motorists experience rapidly deteriorate as traffic approaches the absolute capacity. Under such conditions, congestion is experienced. There is generally instability in the traffic flow, which means that relatively small incidents (e.g., momentary engine stall) can cause considerable fluctuations in speeds and delays. This near-capacity situation is labeled LOS E. Beyond LOS E, capacity is exceeded, and arriving traffic will exceed the ability of the intersection to accommodate it. An upstream queue will form and continue to expand in length until the demand volume reduces.

A complete description of the meaning of level of service can be found in the Highway Research Board's Special Report 209: *Highway Capacity Manual* which establishes the definitions for levels of service A through F. Brief descriptions of the six levels of service, as extracted from the manual, are listed in **Table 1**.

**TABLE 1**  
**LEVEL OF SERVICE DEFINITIONS**

LOS	Description
A	No approach phase is fully utilized by traffic and no vehicle waits longer than one red indication. Typically, the approach appears quite open, turns are made easily and nearly all drivers find freedom of operation.
B	This service level represents stable operation, where an occasional approach phase is fully utilized and a substantial number are approaching full use. Many drivers begin to feel restricted within platoons of vehicles.
C	This level still represents stable operating conditions. Occasionally, drivers have to wait through more than one red signal indication, and backups may develop behind turning vehicles. Most drivers feel somewhat restricted.
D	This level encompasses a zone of increasing restriction approaching instability at the intersection. Delays to approaching vehicles may be substantial during short peaks within the peak period; however, enough cycles with lower demand occur to permit periodic clearance of developing queues, thus preventing excessive backups.
E	Capacity occurs at the upper end of this service level. It represents the most vehicles that any particular intersection can accommodate. Full utilization of every signal cycle is seldom attained no matter how great the demand.
F	This level describes forced flow operations at low speeds, where volumes exceed capacity. These conditions usually result from queues of vehicles backing up from restriction downstream. Speeds are reduced substantially and stoppages may occur for short or long periods of time due to congestion. In the extreme case, both speed and volume can drop to zero.

The thresholds of level of service for unsignalized and signalized intersections are shown in **Table 2**, as follows:

**TABLE 2**  
**LEVEL OF SERVICE CRITERIA**

<b>Level of Service</b>	<b>Two-Way or All-Way Stop Controlled Intersection Average Delay per Vehicle (sec)</b>	<b>Signalized Intersection Average Delay per Vehicle (sec)</b>
A	0 - 10	< or = 10
B	> 10 - 15	> 10 - 20
C	> 15 - 25	> 20 - 35
D	> 25 - 35	> 35 - 55
E	> 35 - 50	> 55 - 80
F	> 50	> 80 or a V/C ratio equal or greater than 1.0

LOS D is the minimum threshold at all key intersections in the urbanized areas. The traffic study guidelines require that traffic mitigation measures be identified to provide for operations at the minimum threshold levels.

For the study area intersections, the SYNCHRO computer software, Version 6.0 has been utilized to determine intersection levels of service. Levels of service are presented for the entire intersection, consistent with the local and regional agency policies.

While the level of service concept and analysis methodology provides an indication of the performance of the entire intersection, the single letter grade A through F cannot describe specific operational deficiencies at intersections. Progression, queue formation, and left-turn storage are examples of the operational issues that affect the performance of an intersection, but do not factor into the strict calculation of level of service. However, the SYNCHRO software does provide an output that quantifies operational features at intersections, such as vehicle clearance, queue formation, and left-turn storage requirements. In addition, it provides a volume to capacity (V/C) ratio that is more meaningful when identifying a project's impact and developing mitigation measures. Therefore, this V/C ratio information is also included in addition to delay information in describing an intersection's operational performance under various scenarios.

## EXISTING CONDITIONS

### EXISTING CIRCULATION NETWORK

In order to assess future operating conditions both with and without the proposed project, existing traffic conditions within the study area were evaluated. **Figure 1**, Vicinity Map, illustrates the existing circulation network within the study area as well as the location of the proposed project.

Major east-west regional access to the site is provided by South Workman Street and San Fernando Mission Boulevard. The Interstate Freeway 5 (I-5), a few blocks west from the project site provides full-access interchanges with Laurel Canyon Boulevard. Major north-south regional access is provided by San Fernando Road, Laurel Canyon Boulevard and to some extent, Interstate 5 freeway.

The following paragraphs provide a brief description of the characteristics of the existing roadways that comprise the circulation network of the study area, providing the majority of both regional and local access to the project.

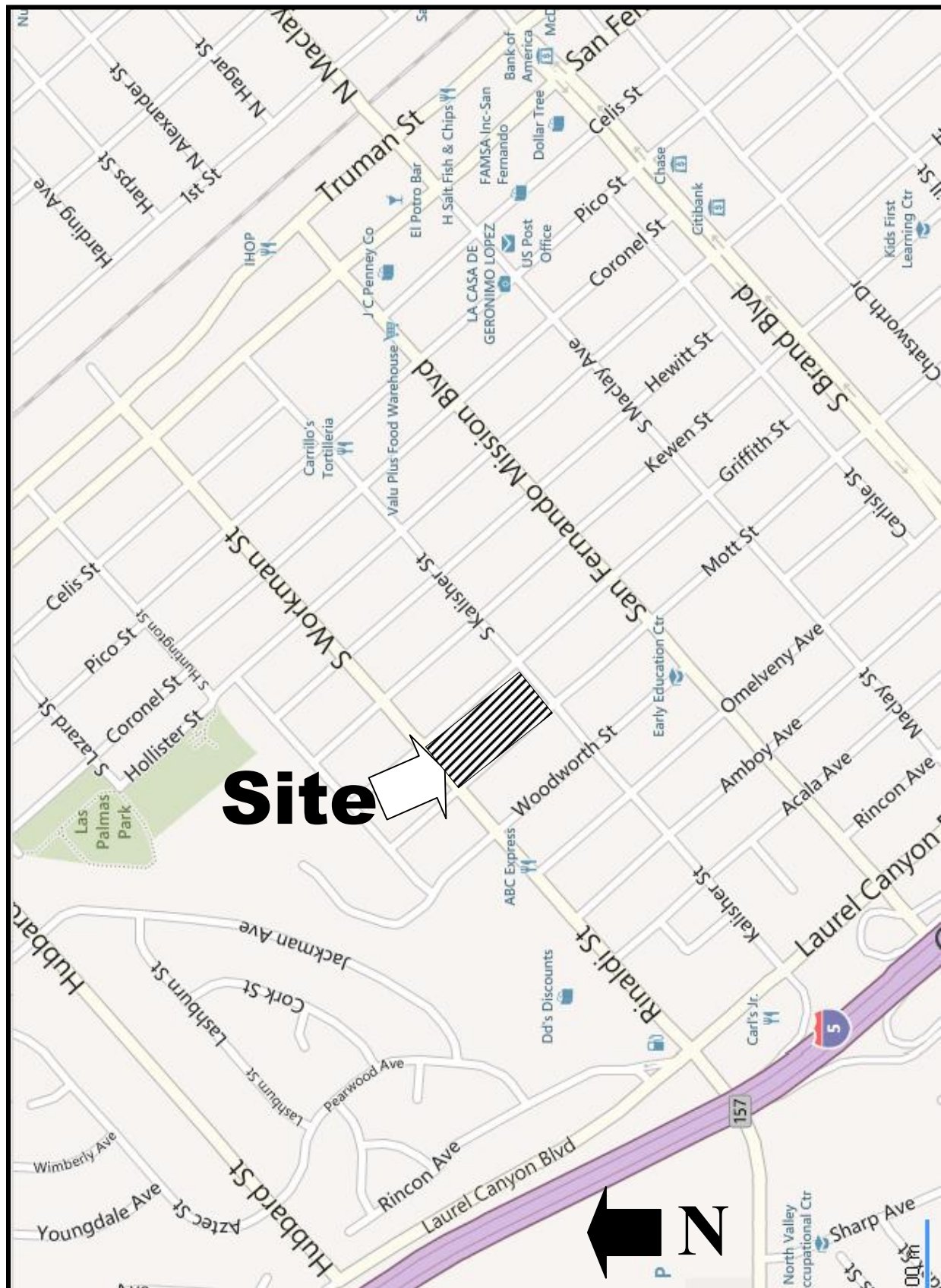
**SOUTH WORKMAN STREET.** South Workman Street is an east-west collector street with one lane of travel in each direction. The street name changes to Rinaldi Street beyond the western boundary of the City of San Fernando (at Amboy Avenue). Directional travel is separated by painted yellow center line. The street is posted with 25 miles per hour speed limit sign. The intersection of South Workman Street and Mott Street as well as the intersection of South Workman Street and Hollister Street are controlled by Stop signs placed on each of the four approaches, making the intersections All Way Stop Controlled. The street provides access primarily to residential uses. The average daily traffic (ADT) volume on South Workman Street near Mott Street is approximately 6,800 vehicles per day.

**SAN FERNANDO ROAD.** San Fernando Road is a major north-south arterial street providing two lanes of travel in each direction in the project vicinity. Directional travel is separated by painted yellow center line. The street is posted with a speed limit of 35 miles per hour. The intersection of San Fernando Road at South Workman Street is signalized. There are no parking restrictions posted along the sides of the street. The average daily traffic (ADT) volume on San Fernando Road near South Workman Street is approximately 7,200 vehicles per day.

**SAN FERNANDO MISSION BOULEVARD.** San Fernando Mission Boulevard is an east-west arterial street with two lanes of travel in each direction. Directional travel is separated by painted yellow center line. The street is posted with 35 miles per hour speed limit sign. The intersection of San Fernando Mission Boulevard and Mott Street is signalized. The average daily traffic (ADT) volume on San Fernando Mission Boulevard near Mott Street is approximately 8,800 vehicles per day.



**Figure 1: VICINITY MAP**



MOTT STREET. Mott Street is a north-south local residential street with one lane of travel in each direction. Directional travel is separated by painted yellow center line. The street is posted with 25 miles per hour speed limit sign. The intersection of Mott Street and South Workman Street is All Way Stop controlled. The average daily traffic (ADT) volume on Mott Street near South Workman Street is approximately 1,200 vehicles per day.

HOLLISTER STREET. Hollister Street is a north-south local residential street with one lane of travel in each direction. Directional travel is separated by painted yellow center line. The street is posted with 25 miles per hour speed limit sign. The intersection of Hollister Street and South Workman Street is All Way Stop controlled. The average daily traffic (ADT) volume on Hollister Street near South Workman Street is approximately 1,400 vehicles per day.

LAUREL CANYON BOULEVARD. Laurel Canyon Boulevard is a north-south arterial street with two lanes of travel in each direction. Directional travel is separated by painted yellow center line. The street is posted with 35 miles per hour speed limit sign. The intersection of Laurel Canyon Boulevard and Rinaldi Street is signalized. The average daily traffic (ADT) volume on Laurel Canyon Boulevard near Rinaldi Street is approximately 25,000 vehicles per day.

## **EXISTING TRAFFIC VOLUMES**

For the purpose of evaluating existing operating conditions as well as future operating conditions with and without the proposed project, the study area was carefully selected in accordance with local traffic study guidelines. Manual turning movement counts for the selected intersections were collected in the field for the morning and evening peak periods during the month of March, 2012. The intersections were counted during the peak hours of 7:00 to 9:00 AM and 4:00 to 6:00 PM. It was determined that the following five key intersections would be analyzed in the study:

- South Workman Street and Mott Street
- South Workman Street and Hollister Street
- South Workman Street and San Fernando Road
- Mott Street and San Fernando Mission Boulevard
- South Workman Street (Rinaldi Street) and Laurel Canyon Boulevard

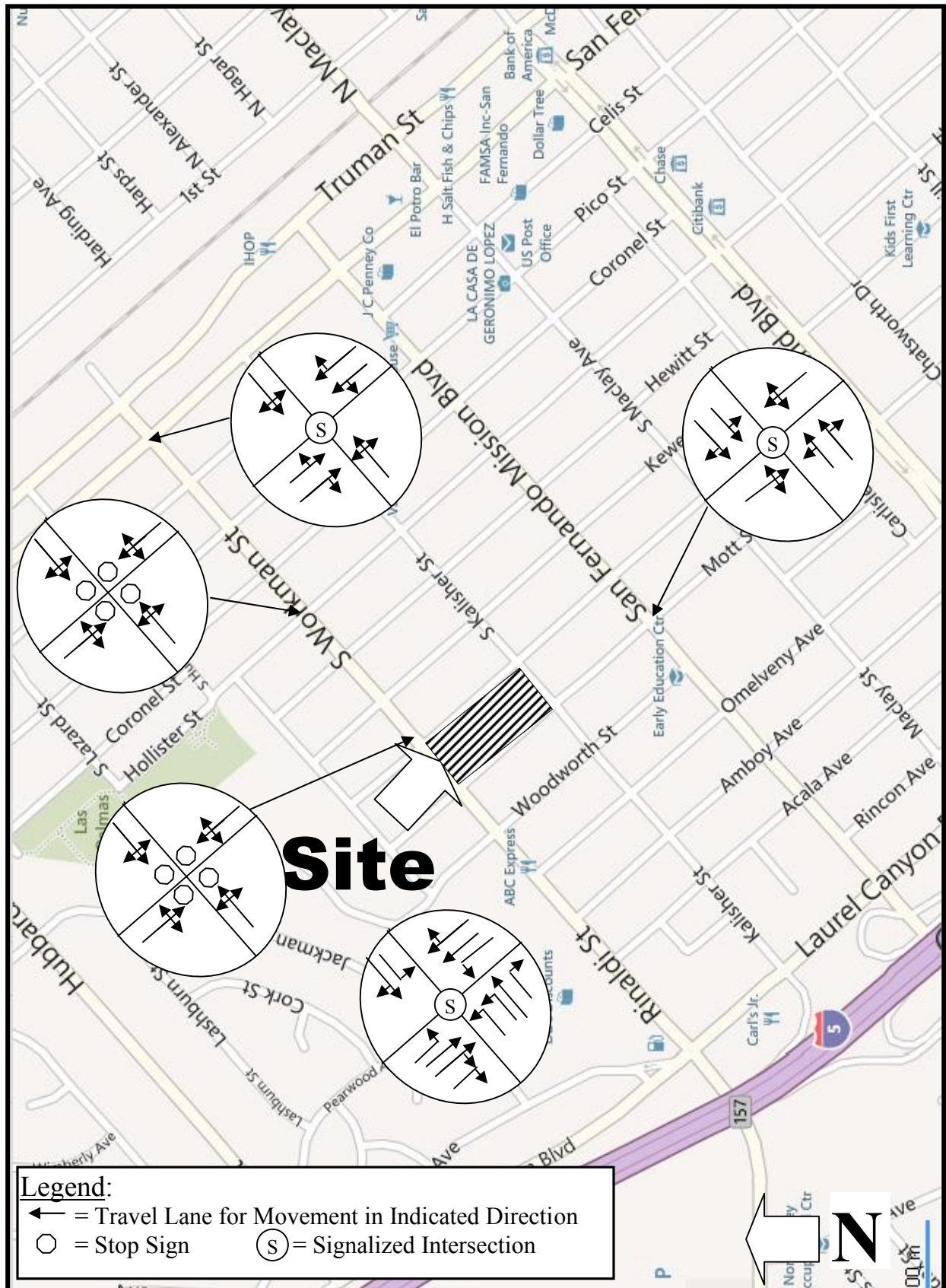
Existing intersection lane configurations are shown on **Figure 2**.

Existing average daily traffic volumes (ADT) on the streets are shown on **Table 3**.

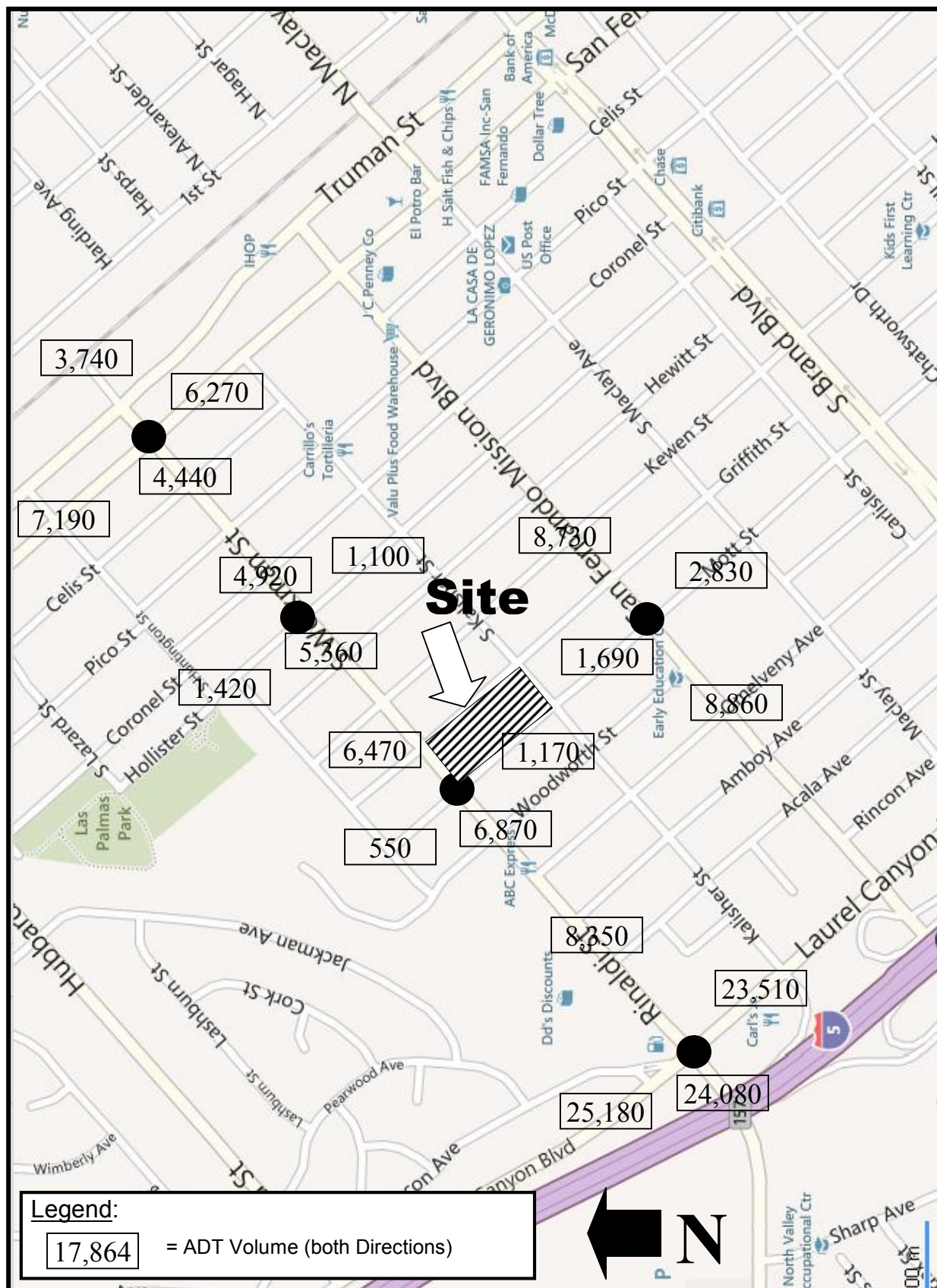
Existing turning movement counts for AM and PM peak hour conditions are shown on **Figure 4**. Detailed turning movement counts are included in the Technical Appendix of this report.



**Figure 2: EXISTING INTERSECTION LANE CONFIGURATION**

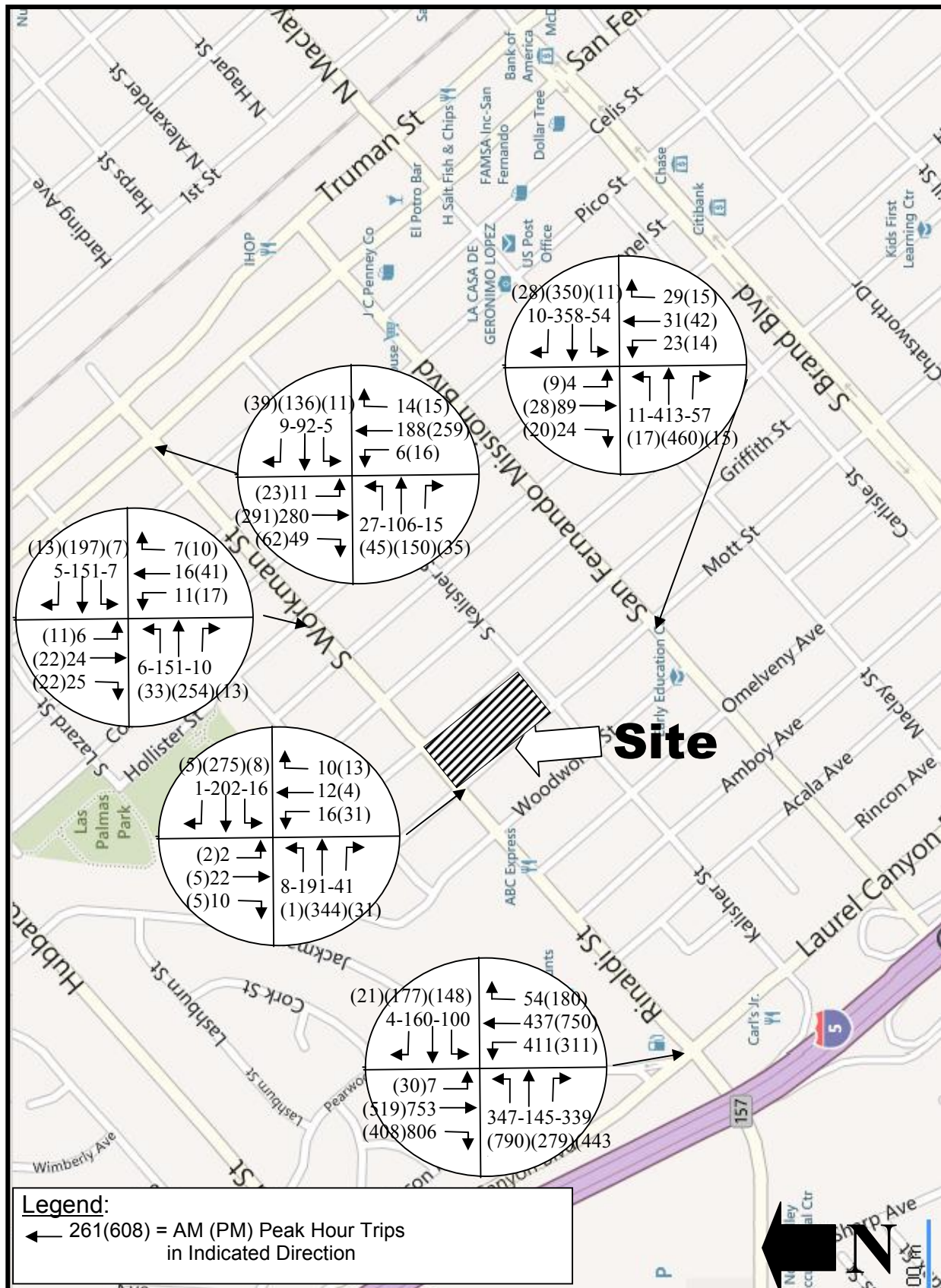


**Figure 3: EXISTING 2012 AVERAGE DAILY TRAFFIC (ADT) VOLUMES**





**Figure 4: EXISTING 2012 PEAK HOUR TRAFFIC VOLUMES**



## EXISTING TRAFFIC CONDITIONS ANALYSIS

Year 2012 existing traffic conditions were evaluated using the 2000 Highway Capacity Manual (HCM) method for signalized and unsignalized intersections. **Table 3** presents the existing condition intersection level of service (LOS) analysis summary. Detailed calculations relating to the study intersections are included in the Technical Appendix of this report. A heavy vehicle factor of 2% was used in Synchro at all arterial street approaches to account for trucks and other large vehicles.

Based on the results of this analysis, one of the study intersections – South Workman Street (Rinaldi Street) and Laurel Canyon Boulevard - is currently exceeding acceptable LOS thresholds of LOS D during the AM peak hours.

**TABLE 3**

**EXISTING 2012 CONDITIONS LEVEL OF SERVICE SUMMARY**

Intersection	Peak Hour	Existing 2012 Conditions		
		LOS	Delay, sec	V/C Ratio/ ICU%
1. South Workman Street and Mott Street (Unsignalized)	AM PM	A A	9.1 9.9	32.1% 35.5%
2. South Workman Street and Hollister Street (Unsignalized)	AM PM	A A	8.5 8.6	21.9% 41.1%
3. South Workman Street and San Fernando Road (Signalized)	AM PM	A A	7.9 8.2	0.29 0.38
4. San Fernando Mission Blvd at Mott Street (Signalized)	AM PM	A A	9.4 8.7	0.50 0.38
5. South Workman Street and Laurel Canyon Blvd (Signalized)	AM PM	E D	55.6 36.1	1.00 0.90

Notes: For unsignalized intersections, LOS and Delay are indicated for the worst performing approach, and Intersection Capacity Utilization (ICU) percentages are shown instead of V/C ratio.

## OPENING YEAR 2014 BASE TRAFFIC CONDITIONS

### 2014 Base Conditions

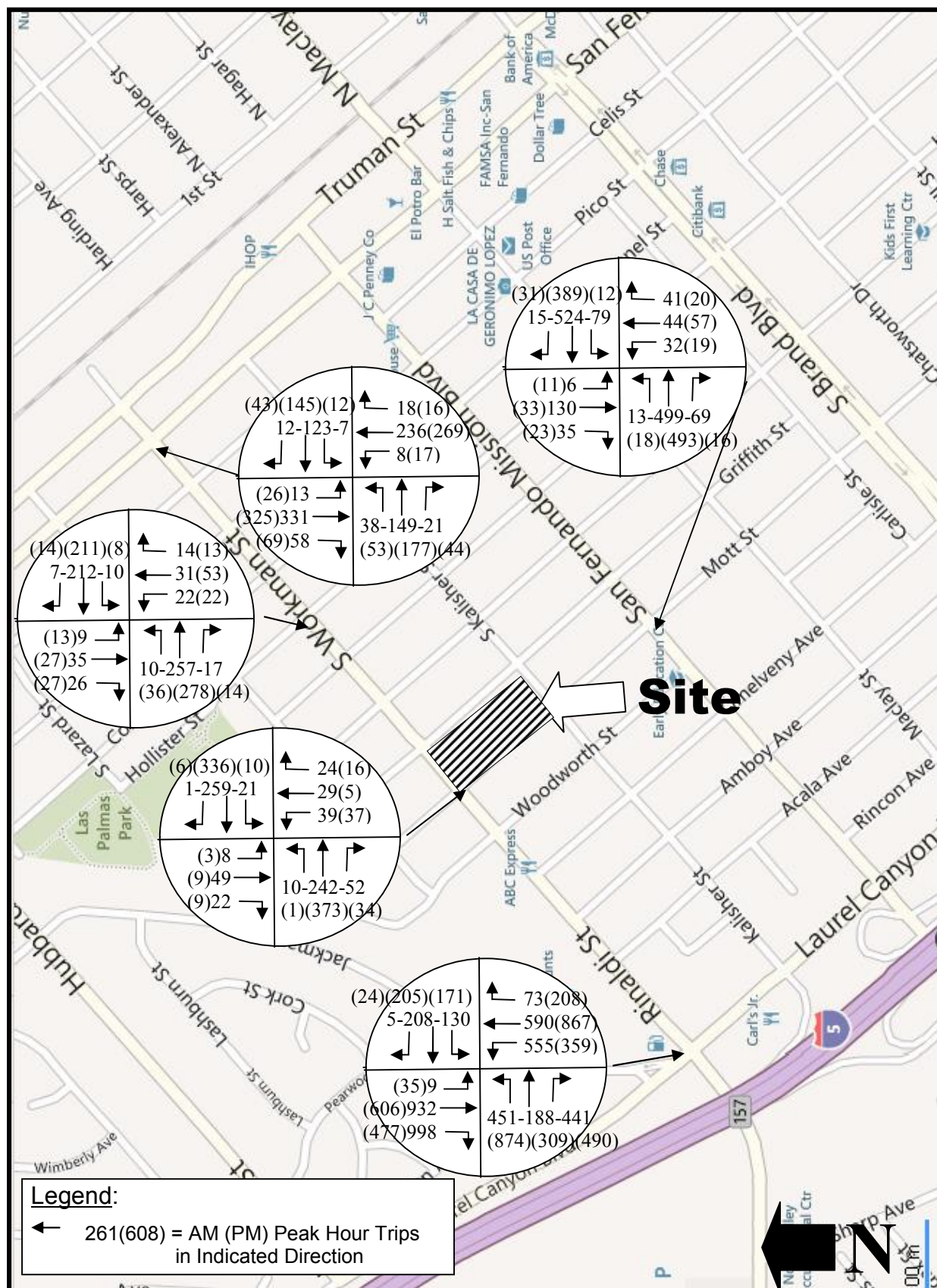
A two percent per year traffic growth rate was applied to existing traffic volumes to obtain 2014 base traffic volumes without the project (i.e., a volume expansion factor of 1.04 was applied to 2012 volumes). This traffic growth rate is assumed to account for the typical growth in ambient traffic volumes within the study area and any new projects that will be implemented prior to this project. **Figure 5** shows these base pre-project volumes. Note that these volumes also reflect expansion due to peak hour factor and heavy vehicle factor applied to existing counted volumes.

Year 2014 base (pre-project) conditions were evaluated using the 2000 Highway Capacity Manual (HCM) method for signalized and unsignalized intersections. Detailed calculations relating to the study intersections are included in the Technical Appendix of this report.

The level of service (LOS) and delays for the study intersections under 2014 base conditions (without project) are summarized in **Table 4**. The results indicate, one of the study intersections – South Workman Street (Rinaldi Street) and Laurel Canyon Boulevard - will continue to exceed the acceptable LOS D under 2014 base (pre-project) conditions during the AM Peak hours.



**Figure 5: FUTURE 2014 BASE (PRE-PROJECT) PEAK HOUR TRAFFIC VOLUMES**



**TABLE 4****FUTURE 2014 BASE CONDITIONS LEVEL OF SERVICE SUMMARY**

Intersection	Peak Hour	Future 2014 Pre-project Conditions		
		LOS	Delay, sec	V/C Ratio/ ICU%
1. South Workman Street and Mott Street (Unsignalized)	AM PM	A B	9.2 10.2	33.1% 36.6%
2. South Workman Street and Hollister Street (Unsignalized)	AM PM	A A	8.6 8.7	22.5% 42.5%
3. South Workman Street and San Fernando Road (Signalized)	AM PM	A A	8.0 8.3	0.30 0.40
4. San Fernando Mission Blvd at Mott Street (Signalized)	AM PM	A A	9.5 8.8	0.53 0.40
5. South Workman Street and Laurel Canyon Blvd (Signalized)	AM PM	E D	63.5 38.0	1.02 0.92

Notes: For unsignalized intersections, LOS and Delay are indicated for the worst performing approach, and Intersection Capacity Utilization (ICU) percentages are shown instead of V/C ratio.

## PROPOSED PROJECT

### Project Description

The development plan calls for demolition of an existing 6,875-square-foot assembly hall and construction of a new 7,856-square-foot assembly hall and pre-kindergarten building at 668 South South Workman Street. In addition to the new construction, the proposal includes redesign of the existing on-site parking lot and playground area, as well as the demolition of an existing covered eating area along Mott Street and outdoor stage along Kalisher Street. The project also involves utilization of a satellite facility located at 1304 Hollister Street as a temporary pre-kindergarten/daycare facility while construction on the proposed assembly hall and pre-kindergarten is completed at 668 South Workman Street. Additionally, when the pre-kindergarten facility is not in use, the site would be used as an overflow off-site parking lot for Santa Rosa Church services or when an event is occurring in the assembly hall. The project site at 668 South Workman Street is a 1.95 acre (85,000 square foot) site bounded by Griffith Street to the northeast, South Workman Street to the northwest, Kalisher Street to the southeast, and Mott Street to the southwest, within the R-2 (Multiple Family Dwelling) zone. The proposed school/daycare uses at 668 South Workman St. and 1304 Hollister St. will require a Conditional Use Permit pursuant to San Fernando City Code Sections 106-145 and 106-353(3).

The primary access to the site will be provided via a full-access driveway off Mott Street, while a secondary access will be via another driveway off Kalisher Street.

**Figure 6** shows the proposed site plan for the project.

### **Project Trip Generation**

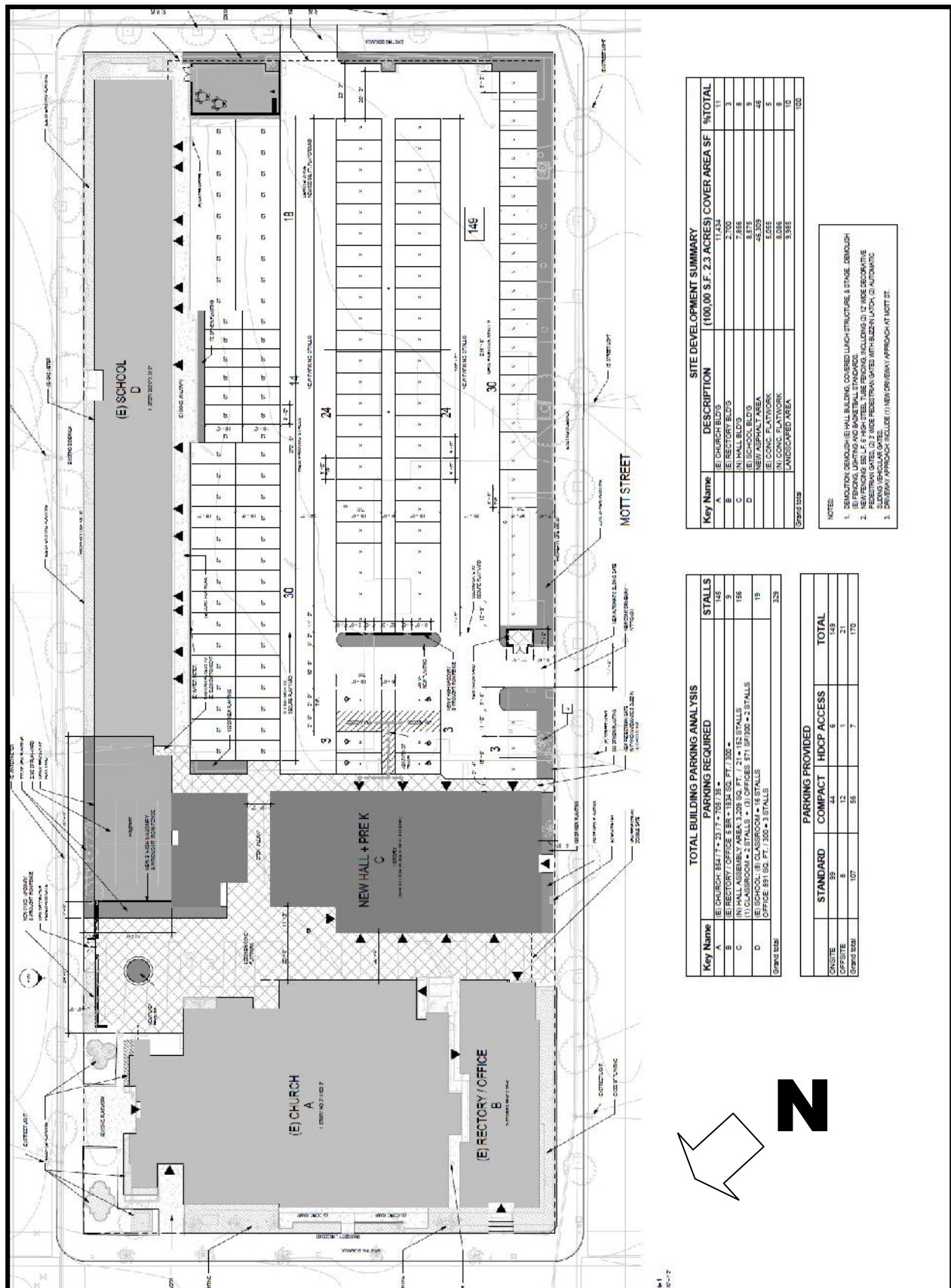
In order to accurately assess future traffic conditions with the proposed project, trip generation estimates were developed for the project. Trip generation rates for the project are based on the nationally recognized recommendations contained in “Trip Generation” manual, 8th edition, published by the Institute of Transportation Engineers (ITE). The proposed 7,856 square foot building will replace an existing 6,875 square feet building. Therefore, the project consists of a net new 981 gross square feet development for traffic impact analysis purposes. Since the New Hall and Pre-K building will not be used at the same time, trip generation estimates for these two types of land uses were calculated separately. The use that is estimated to generate the maximum number of trips during a typical weekday was considered for the worst case scenario. Therefore, the trips to be generated by this land use were used to determine the project’s impact on the circulation system. Although typical weekdays are assumed to experience maximum impact during commuter peak hours, the trips to be generated by the proposed uses on Saturdays and Sundays were also estimated for comparison purposes due to the type of the uses.

**Table 5** shows a summary of trip generation estimates for the project. It shows that the Pre-K or Day Care use will generate the maximum number of trips for the project on a typical week day.

As Table 5 indicates, the project’s critical land use (i.e., Pre-K/Day Care) is anticipated to generate approximately 76 net new daily trips on typical week days, with 12 trips occurring during the AM peak hour (6 entering and 6 exiting) and 12 trips occurring during the PM peak hour (6 entering and 6 exiting).



Figure 6: PROJECT SITE PLAN



**TABLE 5****TRIP GENERATION BY PROJECT****TRIP GENERATION BY CHURCH/NEW HALL**

Land Use (ITE Code)	Size & Unit	Trip Generation Rate							Average Traffic Volume						
		Daily Total	AM Peak Hour			PM Peak Hour			Daily Total	AM Peak Hour			PM Peak Hour		
			Total	%IN	%OUT	Total	%IN	%OUT		IN	OUT	Total	IN	OUT	Total
Weekday															
Church (560)	981 GSF	9.11	0.72	54	46	0.66	52	48	9	1	0	1	0	1	1
Pass-by Trips %			0%										0	0	0
Net Trips									9	1	0	1	0	1	1
Saturday															
Church (560)	981 GSF	10.37	3.54	71	29	--	--	--	10	2	1	3	--	--	--
Pass-by Trips %			0%										--	--	--
Net Trips									10	2	1	3	--	--	--
Sunday															
Church (560)	981 GSF	36.63	11.76	50	50	--	--	--	36	6	6	12	--	--	--
Pass-by Trips %			0%										--	--	--
Net Trips									36	6	6	12	--	--	--

**TRIP GENERATION BY PRE-K/DAY CARE**

<b>Weekday</b>															
Day Care (565)	981 GSF	79.26	12.79	53	47	13.18	47	53	78	7	6	13	6	7	13
Pass-by Trips %			10%			10%			2	1	0	1	0	1	1
Net Trips									76	6	6	12	6	6	12
<b>Saturday</b>															
Day Care (565)	981 GSF	6.21	1.70	63	37	--	--	--	6	1	1	2	--	--	--
Pass-by Trips %			0%			--				0	0	0	--	--	--
Net Trips									6	1	1	2	--	--	--
<b>Sunday</b>															
Day Care (565)	981 GSF	5.83	1.74	54	46	--	--	--	6	1	1	2	--	--	--
Pass-by Trips %			0%			--				0	0	0	--	--	--
Net Trips									6	1	1	2	--	--	--

Note: All rates are average rates.

[Ref: Institute of Transportation Engineers (ITE)'s "Trip Generation", 8th Edition, 2007]

## Trip Distribution and Assignment

Arrival and departure distribution patterns for project-generated traffic were estimated based upon a review of circulation patterns within the study area network and regional traffic generation and attraction characteristics.

**Figure 7** depicts the regional trip distribution percentages to and from the site.

**Figure 8** shows project related traffic volumes at key circulation locations during the AM and PM peak hours.

## 2014 CUMULATIVE TRAFFIC CONDITIONS WITH PROJECT

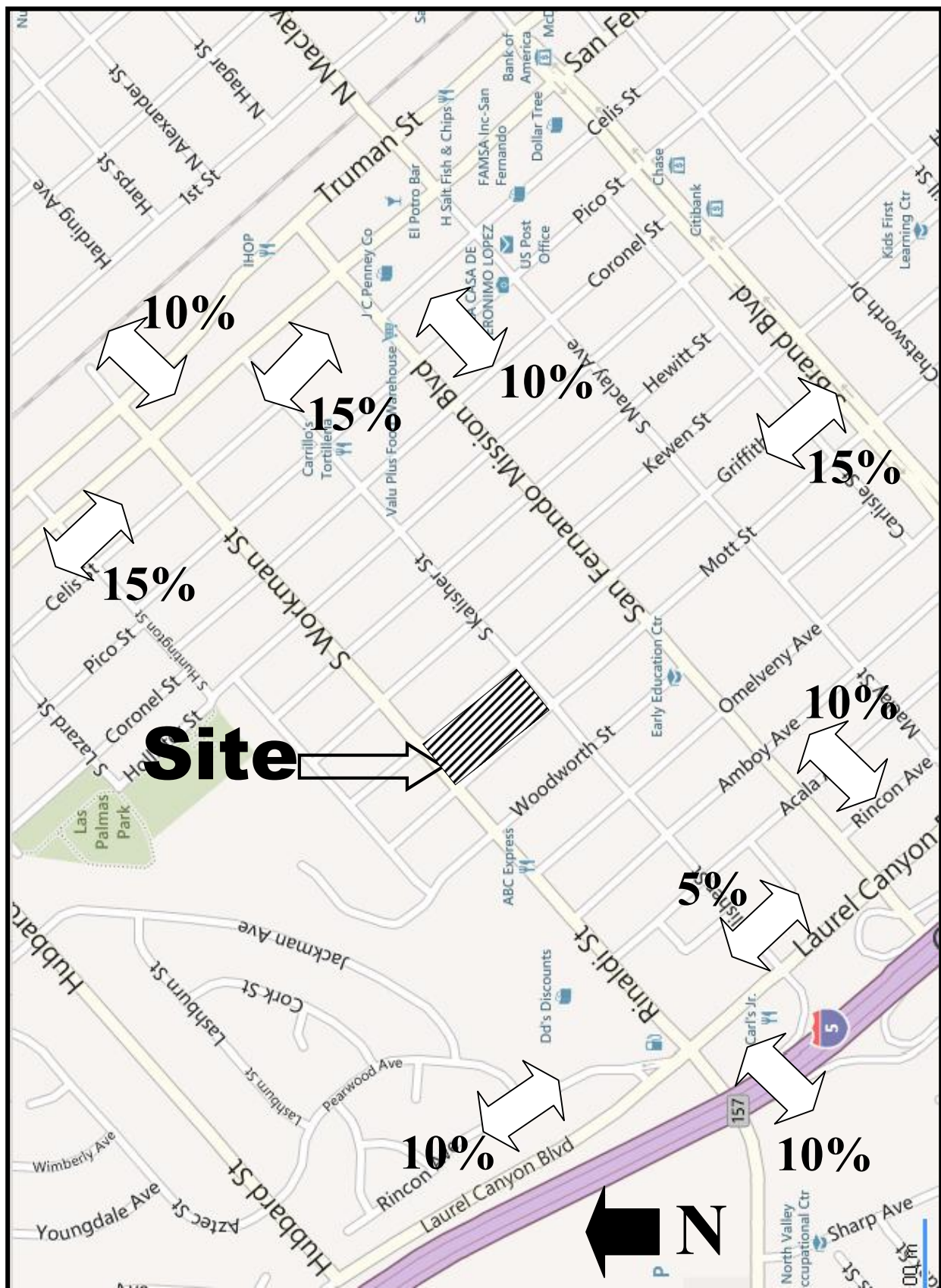
### 2014 Cumulative Traffic Conditions

The 2014 cumulative (with project) traffic volumes were estimated by adding project related traffic volumes to the 2012 base (pre-project) traffic volumes with 2% per year ambient growth. **Figure 9** shows Year 2014 cumulative (i.e., base pre-project plus project traffic) volumes for AM and PM peak hours.

Year 2014 cumulative (i.e., existing plus ambient traffic plus project traffic) conditions were evaluated using the 2000 Highway Capacity Manual (HCM) method for signalized and unsignalized intersections. Detailed calculations relating to the study intersections are included in the Technical Appendix of this report.

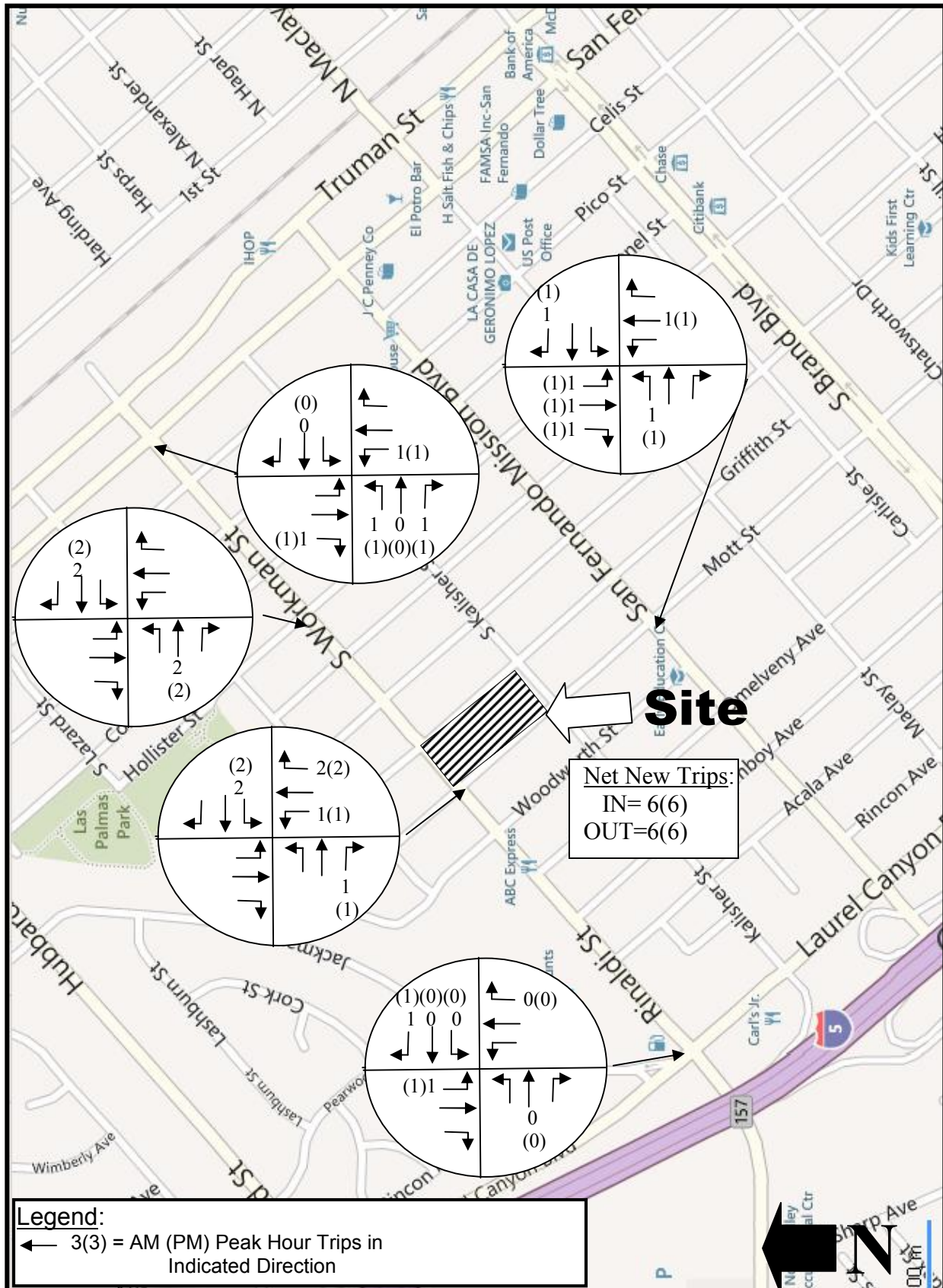
The LOS and delays for the study intersections under 2014 cumulative conditions (with project) are summarized in **Table 6**. As the results indicate, one of the study intersections – South Workman Street (Rinaldi Street) and Laurel Canyon Boulevard – will continue to exceed the acceptable LOS D under 2014 cumulative traffic conditions during the AM Peak hours.

**Figure 7: DISTRIBUTION PERCENTAGES OF PROJECT RELATED TRAFFIC**

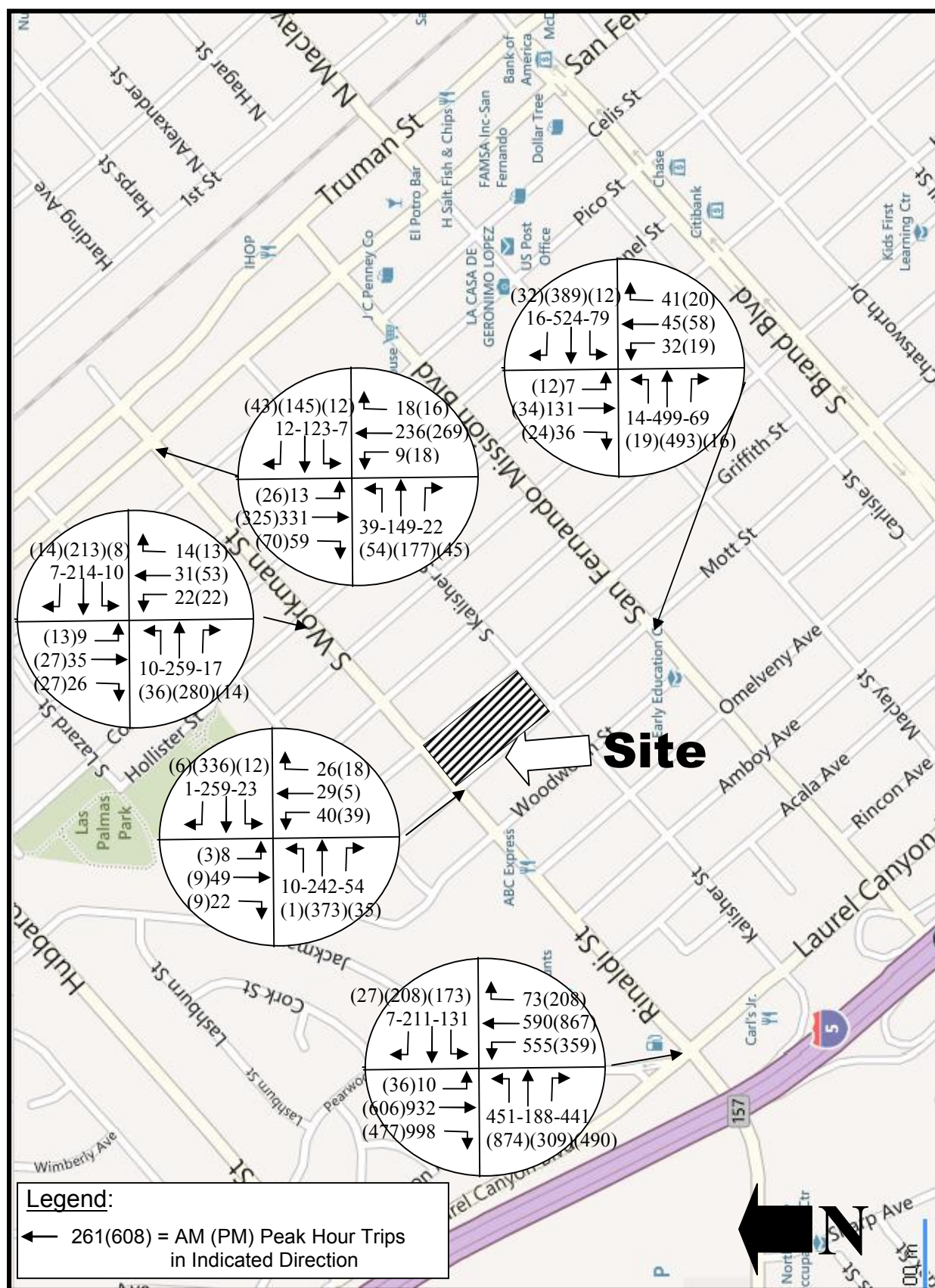




**Figure 8: PROJECT RELATED PEAK HOUR TRAFFIC VOLUMES**



**Figure 9: FUTURE 2014 PEAK HOUR CUMULATIVE TRAFFIC VOLUMES**



**TABLE 6**

**FUTURE 2014 POST-PROJECT CONDITIONS LEVEL OF SERVICE SUMMARY**

Intersection	Peak Hour	Future 2014 Post-project Conditions		
		LOS	Delay, sec	V/C Ratio/ ICU%
1. South Workman Street and Mott Street (Unsignalized)	AM PM	A B	9.2 10.2	42.4% 44.0%
2. South Workman Street and Hollister Street (Unsignalized)	AM PM	A A	8.5 8.7	32.6% 45.1%
3. South Workman Street and San Fernando Road (Signalized)	AM PM	A A	8.0 8.2	0.29 0.40
4. San Fernando Mission Blvd at Mott Street (Signalized)	AM PM	A A	9.5 8.7	0.52 0.39
5. South Workman Street and Laurel Canyon Blvd (Signalized)	AM PM	E D	59.5 37.4	1.02 0.92

Notes: For unsignalized intersections, LOS and Delay are indicated for the worst performing approach, and Intersection Capacity Utilization (ICU) percentages are shown instead of V/C ratio.

## 2014 CUMULATIVE CONDITIONS DURING CONSTRUCTION

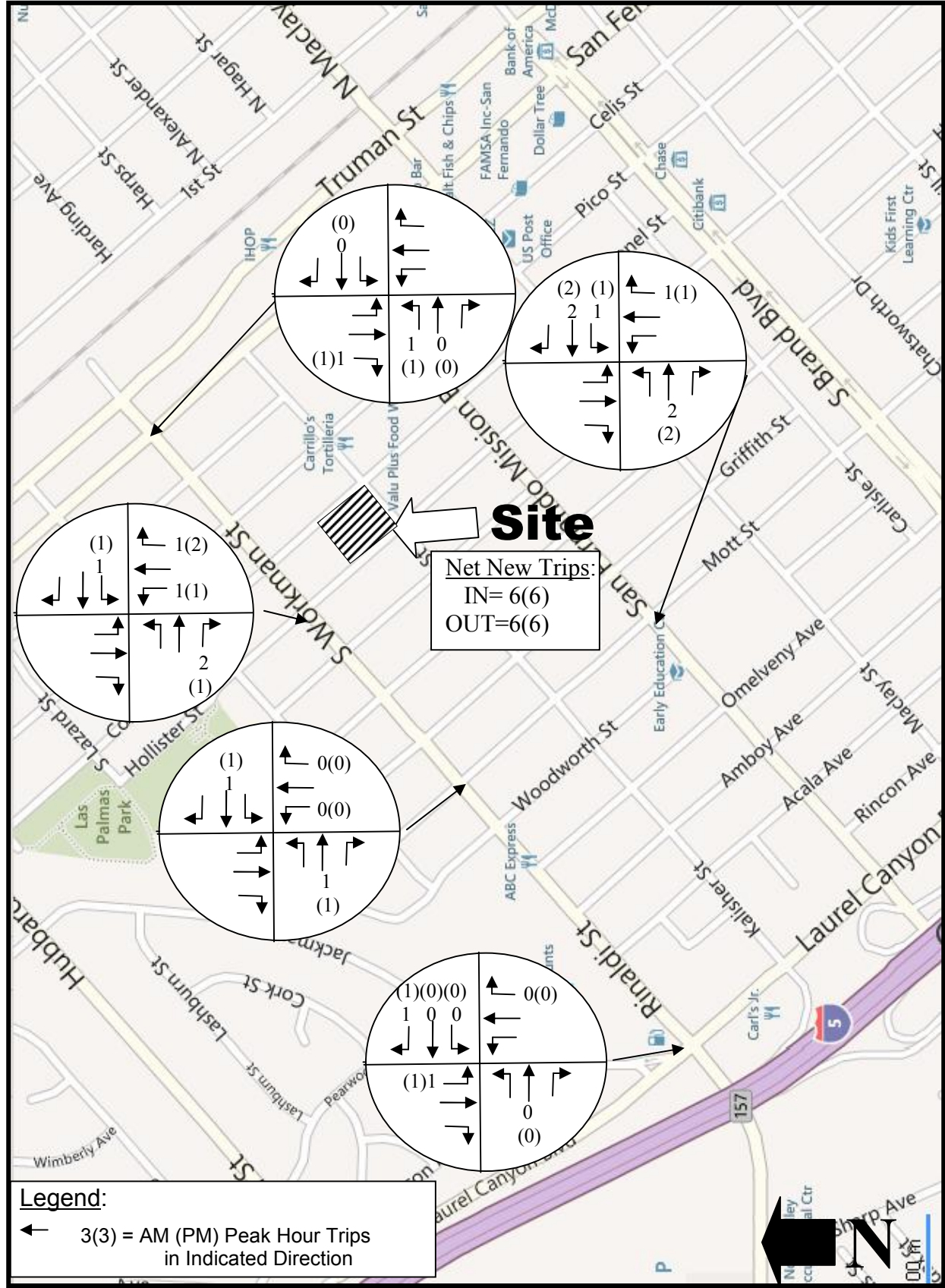
The project also involves utilization of a satellite facility located at 1304 Hollister Street as a temporary pre-kindergarten/daycare facility while construction on the proposed assembly hall and pre-kindergarten is completed at 668 South Workman Street. Additionally, when the pre-kindergarten facility is not in use, the site would be used as an overflow off-site parking lot for Santa Rosa Church services or when an event is occurring in the assembly hall.

A separate level of service analysis was conducted to determine impacts during construction-period utilization of a satellite facility at 1304 Hollister Street as a temporary pre-kindergarten/daycare facility. Project-related traffic distribution will be based on the site of this facility, and therefore, project-related volumes at the key intersections will also change. **Figure 10** shows project related traffic volumes at key intersections during operation of the pre-kindergarten/day care facility at the temporary location.

The LOS and delays for the study intersections under 2014 cumulative conditions (with the pre-kindergarten/day care facility at 1304 Hollister Street) are summarized in **Table 7**. As the results indicate, one of the study intersections – South Workman Street (Rinaldi Street) and Laurel Canyon Boulevard – will continue to exceed the acceptable LOS D under 2014 cumulative traffic conditions during the AM Peak hours.



Figure 10: PROJECT RELATED (CONSTRUCTION PERIOD) TRAFFIC VOLUMES





**TABLE 7****FUTURE 2014 POST-PROJECT CONDITIONS LEVEL OF SERVICE SUMMARY  
(WITH PRE-KINDERGARTEN TEMPORARILY AT 1304 HOLLISTER STREET)**

Intersection	Peak Hour	Future 2014 Post-project (Conditions		
		LOS	Delay, sec	V/C Ratio/ ICU%
1. South Workman Street and Mott Street (Unsignalized)	AM PM	A B	9.2 10.2	41.3% 42.3%
2. South Workman Street and Hollister Street (Unsignalized)	AM PM	A A	8.5 8.7	32.7% 44.5%
3. South Workman Street and San Fernando Road (Signalized)	AM PM	A A	8.0 8.2	0.29 0.39
4. San Fernando Mission Blvd at Mott Street (Signalized)	AM PM	A A	9.5 8.7	0.52 0.39
5. South Workman Street and Laurel Canyon Blvd (Signalized)	AM PM	E D	59.2 37.2	1.02 0.92

Notes: For unsignalized intersections, LOS and Delay are indicated for the worst performing approach, and Intersection Capacity Utilization (ICU) percentages are shown instead of V/C ratio.

## PROJECT TRAFFIC IMPACT AND MITIGATION MEASURES

A project's impact on the circulation system is determined by comparing the level of service (LOS) and V/C ratios at key intersections under the future pre-project conditions and future post-project conditions. A LOS level D or better is acceptable for urban area intersections. A level of service worse than D (i.e., LOS E or F) is unacceptable, and a project's impact is considered significant if project traffic volume increases the V/C ratio by 0.01 or more at these levels,

The LOS, V/C ratio (or ICU) and delays for the study intersections under 2014 cumulative conditions (with project as well as without project) are summarized in **Table 8**. As the results indicate, one of the study intersections – South Workman Street (Rinaldi Street) and Laurel Canyon Boulevard – will continue to exceed the acceptable LOS D under 2014 cumulative traffic conditions during the AM Peak hours. However, the increase in V/C ratio by project traffic is not significant (i.e., V/C ratio is not increased by 0.01 or more) at the LOS E. All other intersections will continue to operate at LOS D or better (i.e., at acceptable levels). Therefore, the project is not expected to significantly impact traffic conditions at the key intersections in the vicinity. Since the project will not significantly impact traffic conditions, no off-site traffic mitigation measures will be necessary for the project development.

**TABLE 8****FUTURE 2014 LEVEL OF SERVICE SUMMARY WITH AND WITHOUT PROJECT**

Intersection	Peak Hour	2014 Base Conditions W/O Project			2014 Cumulative Conditions W/ Project			2014 Cumulative Conditions W/ Project (During Construction)		
		LOS	Delay, sec	V/C or ICU	LOS	Delay, sec	V/C or ICU	LOS	Delay, sec	V/C or ICU
1. South Workman Street and Mott Street (Unsignalized)	AM PM	A B	9.2 10.2	33.1% 36.6%	A B	9.2 10.2	42.4% 44.0%	A B	9.2 10.2	41.3% 42.3%
2. South Workman Street and Hollister Street (Unsignalized)	AM PM	A A	8.6 8.7	22.5% 42.5%	A A	8.5 8.7	32.6% 45.1%	A A	8.5 8.7	32.7% 44.5%
3. South Workman Street and San Fernando Road (Signalized)	AM PM	A A	8.0 8.3	0.30 0.40	A A	8.0 8.2	0.29 0.40	A A	8.0 8.2	0.29 0.39
4. San Fernando Mission Blvd at Mott Street (Signalized)	AM PM	A A	9.5 8.8	0.53 0.40	A A	9.5 8.7	0.52 0.39	A A	9.5 8.7	0.52 0.39
5. South Workman Street and Laurel Canyon Blvd (Signalized)	AM PM	E D	63.5 38.0	1.02 0.92	E D	59.5 37.4	1.02 0.92	E D	59.2 37.2	1.02 0.92

Notes: For unsignalized intersections, LOS and Delay are indicated for the worst performing approach, and Intersection Capacity Utilization (ICU) percentages are shown instead of V/C ratio.

## PARKING DEMAND ANALYSIS

The existing church facilities (including existing offices and rectory) are required to provide a total of 154 parking spaces, and the Pre-K/Day Care use requires a total of 19 spaces. Therefore, current parking requirement is a total of 173 spaces. However, since the day care will not be in operation during church sessions, the 19 additional spaces will not be needed on-site. With the New Hall construction (which will also house Pre-K/Day Care facility), events at the New Hall will require a total of 157 spaces. Again, these events will not be held during church sessions or when the Pre-K/Day Care is in session. This indicates that the maximum demand for parking will occur only when special events will be held at the New Hall, and therefore, a maximum of 157 spaces will be required for the project.

The project will provide a total of 149 spaces on-site by redesigning the existing parking areas and facilities. Also, a total of 21 additional spaces will be available off-site for use by project when needed. Therefore, the project's total parking supply will be a total of 170 spaces. Since the demand for parking will not exceed 157 spaces, and 170 spaces will be available (on-site at 668 South Workman Street and off-site at 1304 Hewitt Street), the project's parking requirement will be adequately satisfied.

## CONCLUSION

Based on the results of the traffic impact analysis, the proposed Santa Rosa Parish New Hall and Pre-K project alone will not significantly impact the key intersections or the surrounding roadway system by the project opening year 2014. Although the intersection of South Workman Street (Rinaldi Street) and Laurel Canyon Boulevard would continue to experience some deficiency during the AM peak hours due to cumulative impacts of existing traffic and ambient traffic growth in future, the project's traffic impact at this intersection would be less than significant. All other key intersections analyzed with and without project traffic would continue to perform at an acceptable level of service (i.e., LOS D or better). Therefore, no off-site traffic mitigation will be necessary for the development of the project. The project's maximum parking demand for 157 spaces will also be adequately satisfied with 149 spaces provided on-site at 668 South Workman Street and 21 spaces available off-site at 1304 Hewitt Street for project's use.

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**ATTACHMENT 7:**

**Santa Rosa Informational  
Workshop Flyer**

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## Informational Workshop on Proposed Project at Santa Rosa Church

Received

MAY 14 2012

Community Development

Dear Property Owner, Resident, or Parishioner:

Santa Rosa Church invites its neighbors and parishioners to an informational workshop to inform them about our plans to construct a new Assembly Hall and Pre-Kindergarten building at 668 South Workman Street, in the City of San Fernando.

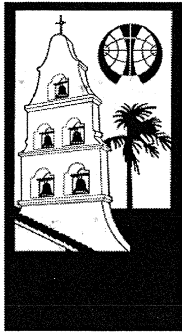
As part of our proposed project, the existing assembly hall along Mott Street will be removed and replaced with the new assembly hall and Pre-Kindergarten building and the church's parking lot and school's playground area will be improved. During the construction of the new building, we plan to temporarily operate the Pre-Kindergarten at 1304 Hollister Street. The Pre-Kindergarten services will be transferred over to 668 South Workman Street when the project is complete.

Our proposed project is currently under review by the City of San Fernando and is scheduled to be considered by the city's Planning and Preservation Commission on Thursday, June 5, 2012. This informational workshop is intended to reach out to our neighbors and parishioners to address any concerns or questions that you may have.

All interested persons are welcomed to attend this informational workshop on **Tuesday, May 15, 2012, at 7:00 p.m. at:**

**Santa Rosa Church  
Parish Hall  
668 South Workman Street  
San Fernando, CA 91340**

If you have any questions about our proposed project or are unable to attend, but would like additional information, feel free to contact Julie Cardoso at (818) 837-5305.



## Taller Informativo acerca del Propuesto Proyecto en la Iglesia Santa Rosa

Estimados residente, vecino o feligrés:

La Iglesia de Santa Rosa invita a sus vecinos y feligreses a un taller informativo para informarles acerca de nuestros planes para construir un nuevo Salón Parroquial y Pre-Kindergarten en 668 South Workman Street, en la ciudad de San Fernando. Como parte de nuestro proyecto, el Salón Parroquial que existe a lo largo de la calle Mott será eliminado y reconstruido y un nuevo edificio prescolar será construido. El estacionamiento de la Iglesia se mejorará al igual que el área de recreo de la escuela. Durante la construcción del nuevo edificio, se planea operar temporalmente el Pre-Kindergarten en 1304 Hollister Street. Los servicios de Pre-Kindergarten se transferirán a 668 South Workman Street cuando el proyecto se complete.

Nuestro proyecto está actualmente en revisión por la ciudad de San Fernando y está programado para ser considerado por la Comisión de Planificación y de Preservación de la ciudad, el martes, 05 de junio del 2012. La intención de este taller es informar a nuestros vecinos y feligreses y resolver inquietudes o dudas que puedan tener.

Todas las personas interesadas son bienvenidas para asistir a este taller informativo el martes, 15 de mayo del 2012, a las 7:00 p.m. en:

Iglesia Santa Rosa  
Salón Parroquial  
668 South Workman Street  
San Fernando, CA 91340

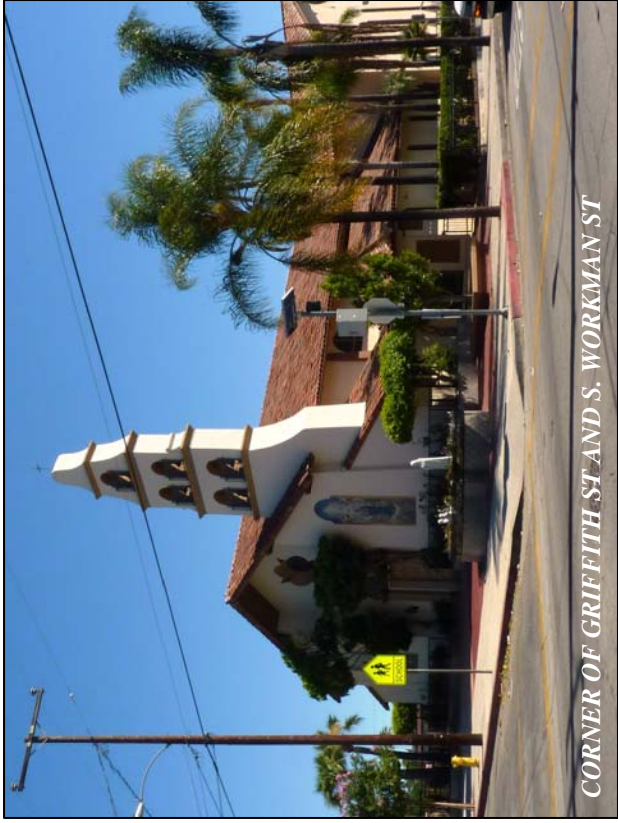
Si tiene alguna pregunta acerca de nuestro proyecto propuesto o no puede asistir, pero gustaría recibir información adicional, por favor póngase en contacto con Julie Cardoso al (818) 837-5305.



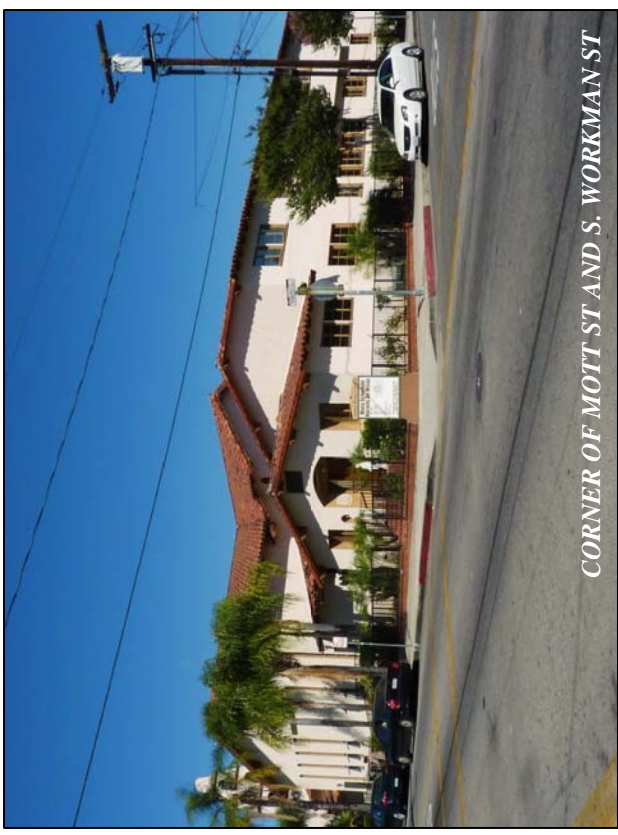
**ATTACHMENT 8:**

**Project Site Photos**

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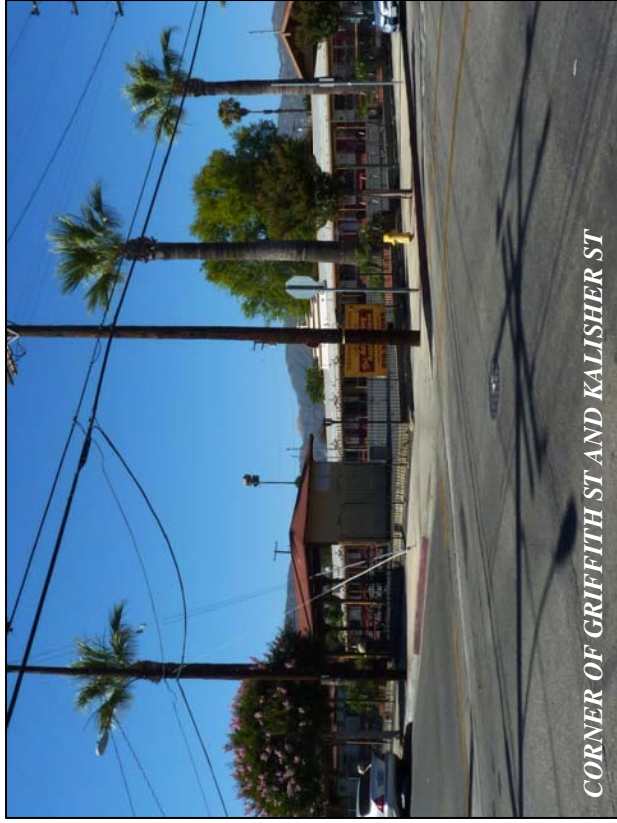


CORNER OF GRIFFITH ST AND S. WORKMAN ST



CORNER OF MOTT ST AND S. WORKMAN ST

## PROJECT SITE PHOTOS – 668 SOUTH WORKMAN STREET

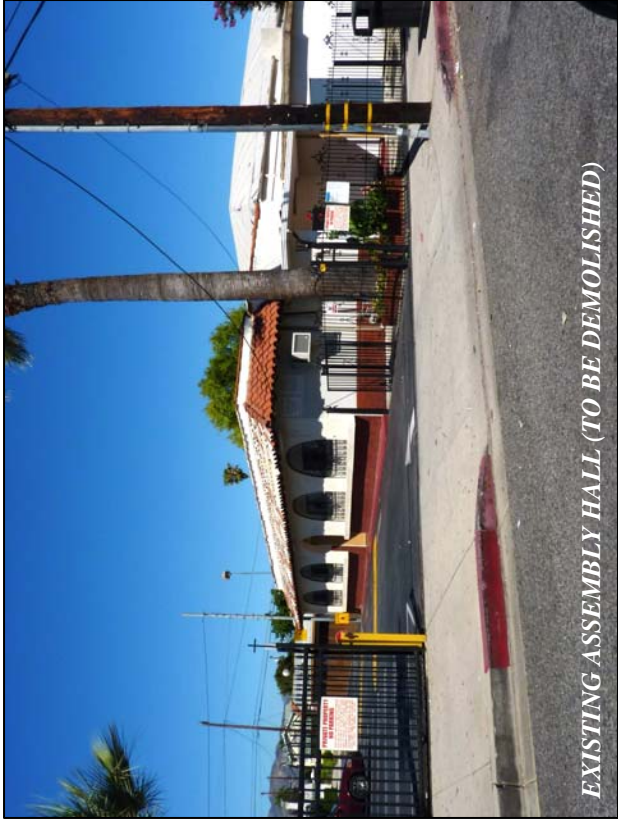


CORNER OF GRIFFITH ST AND KALISHER ST



CORNER OF MOTT ST AND KALISHER ST





EXISTING ASSEMBLY HALL (TO BE DEMOLISHED)



EXISTING DRIVEWAY ALONG KALISHER ST

## PROJECT SITE PHOTOS – 668 SOUTH WORKMAN STREET

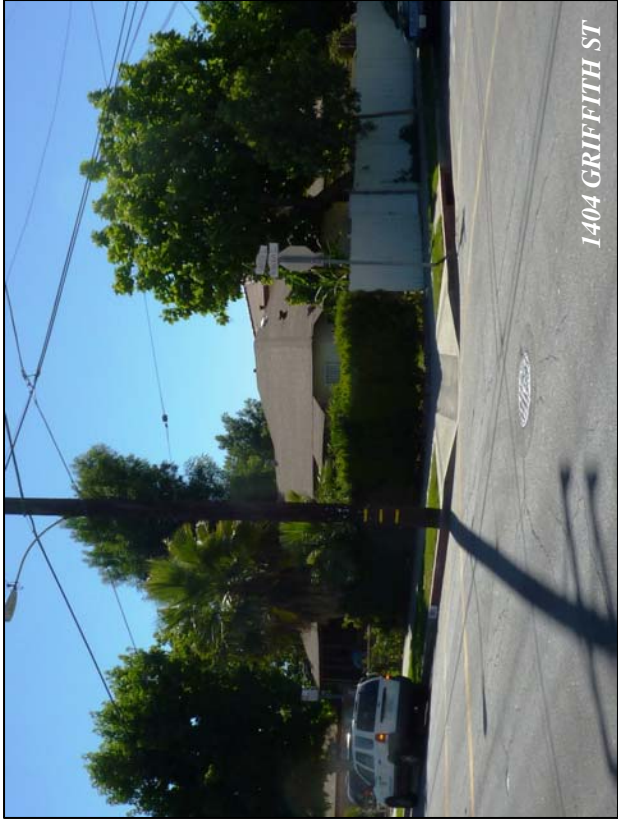


EXISTING DRIVEWAYS LONG MOTT STREET

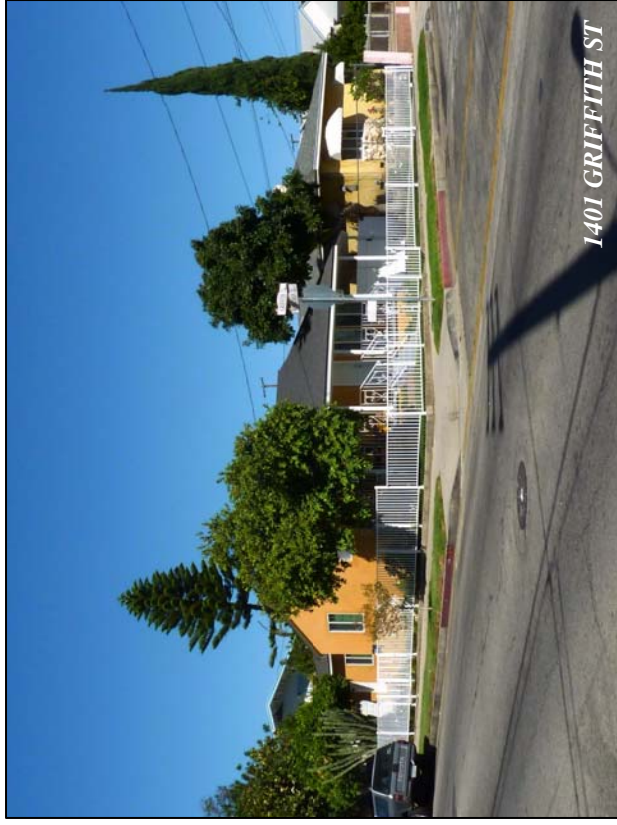
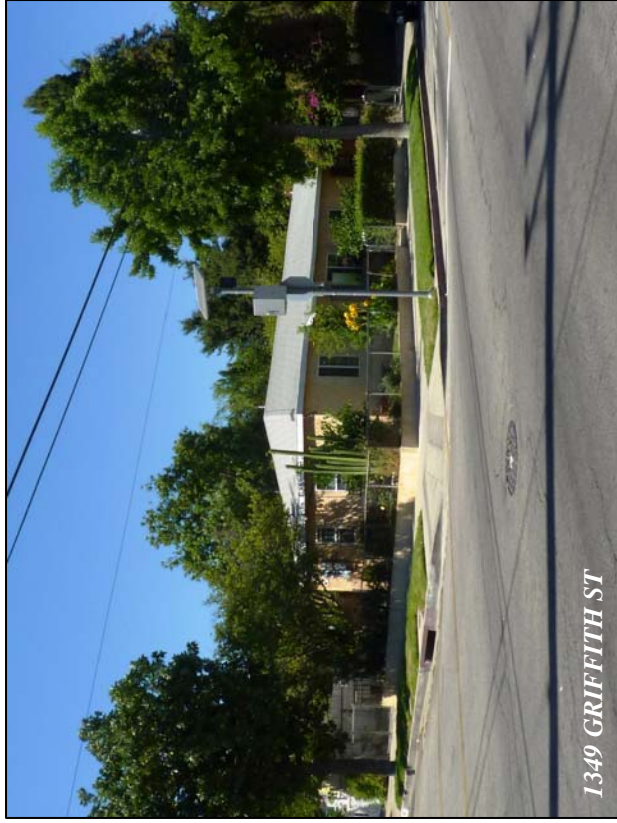


EXISTING DRIVEWAYS ALONG GRIFFITH ST





**VICINITY PHOTOS – CORNER OF GRIFFITH ST AND SOUTH WORKMAN ST**





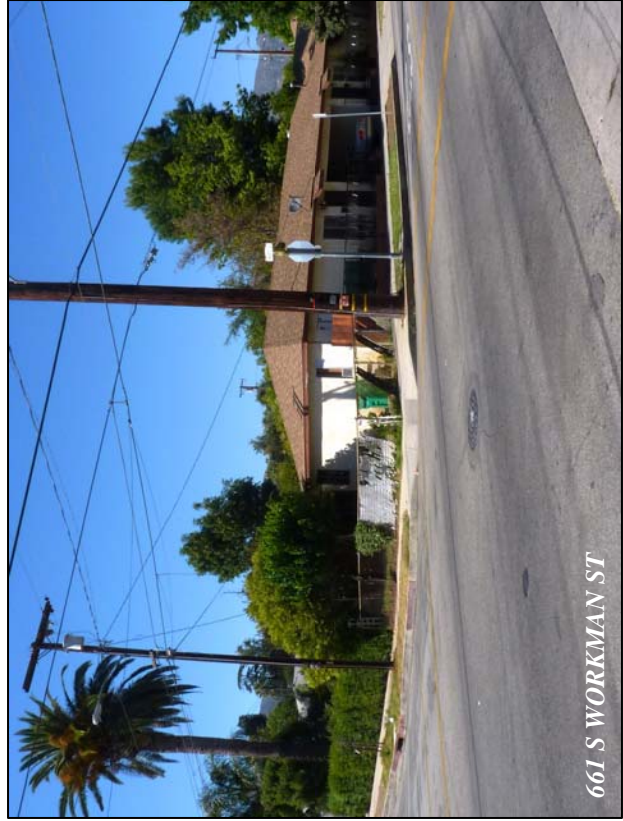


668 S. WORKMAN ST



1346 MOTT ST

**VICINITY PHOTOS – CORNER OF MOTT ST AND SOUTH WORKMAN ST**



661 S WORKMAN ST

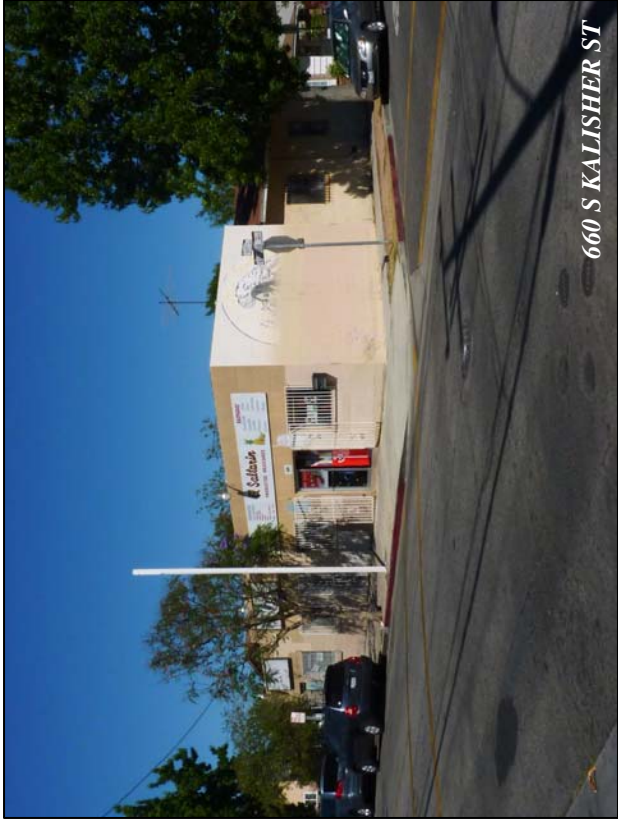


1402 MOTT ST



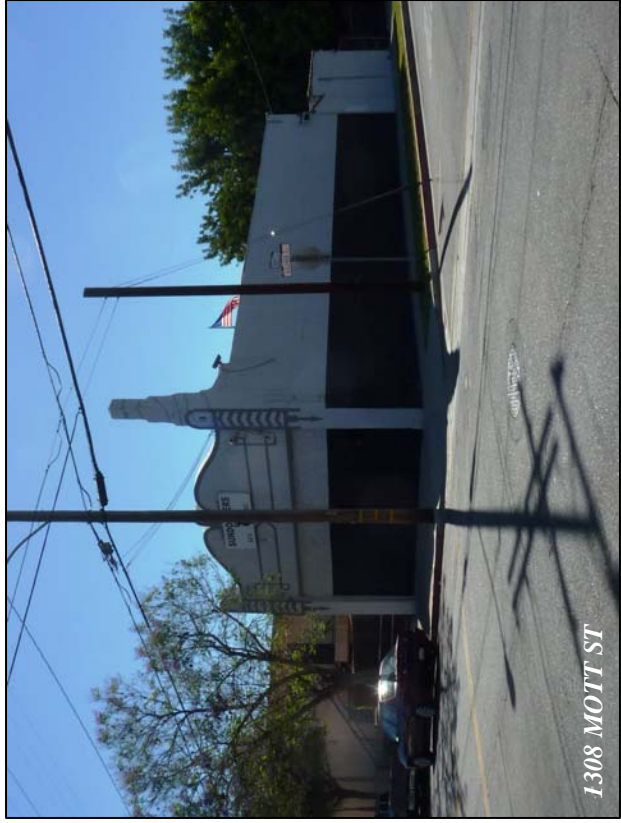


668 S. WORKMAN ST

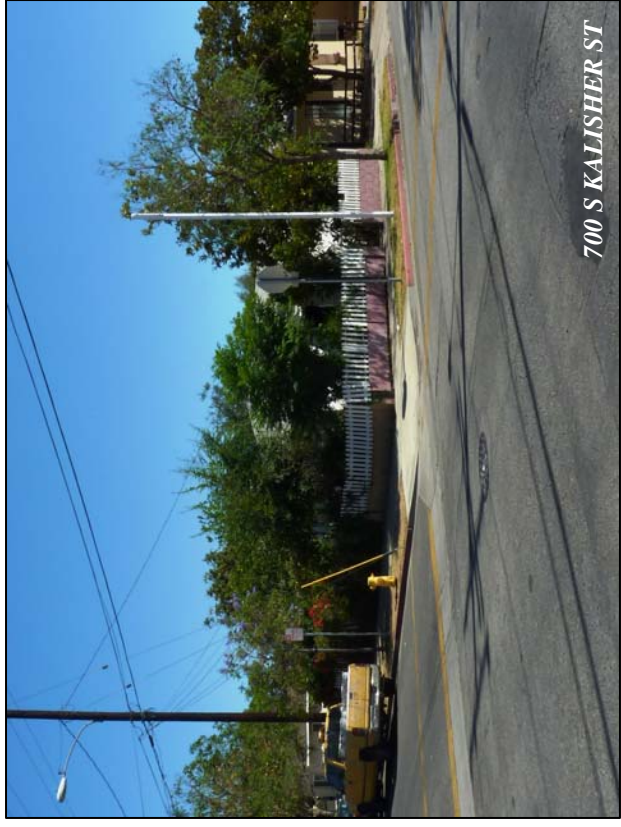


660 S KALISHER ST

## VICINITY PHOTOS – CORNER OF MOTT ST AND KALISHER ST



1308 MOTT ST



700 S KALISHER ST





668 S. WORKMAN ST

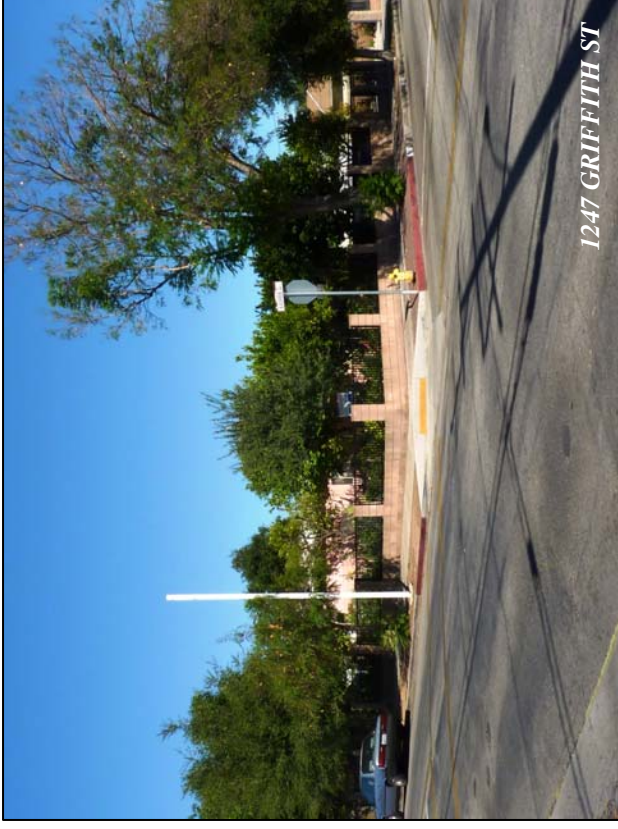


1301 GRIFFITH ST

## VICINITY PHOTOS – CORNER OF GRIFFITH ST AND KALISHER ST



1248 GRIFFITH ST



1247 GRIFFITH ST



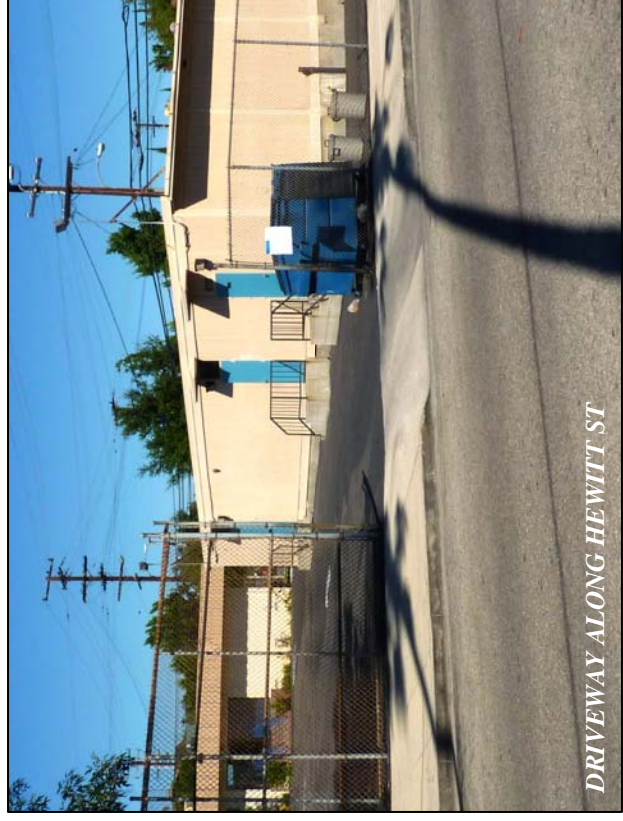


EXISTING OFFICE BUILDING

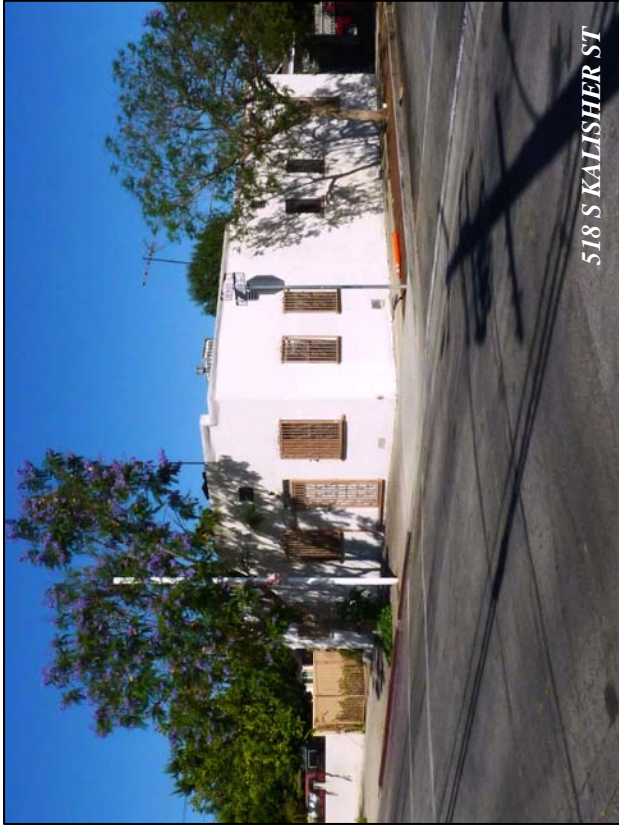


EXISTING LAUSD BUNGALOW

## PROJECT SITE PHOTOS – 1304 HOLLISTER STREET



DRIVEWAY ALONG HEWITT ST



**VICINITY PHOTOS – CORNER OF HEWITT ST AND KALISHER ST**







1304 HOLLISTER ST

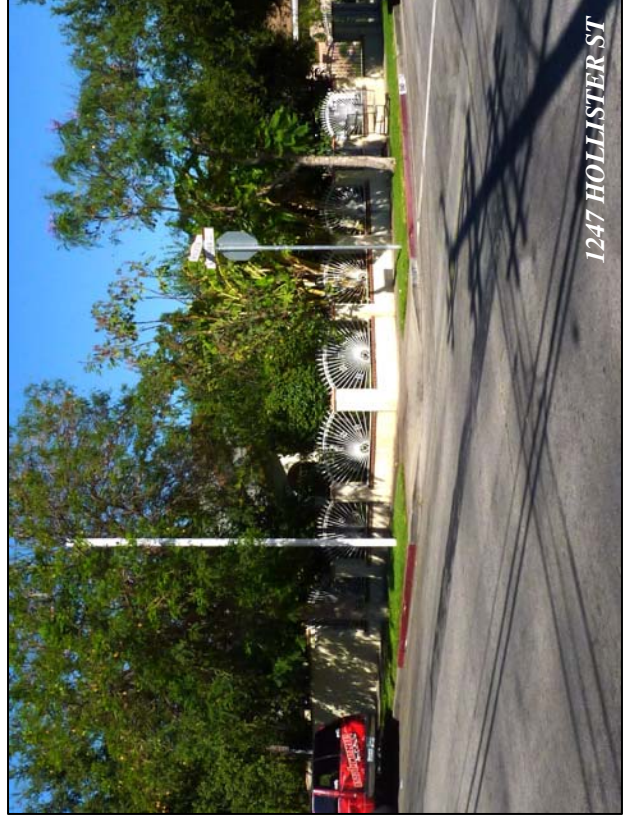


499 S KALISHER ST

## VICINITY PHOTOS – CORNER OF HOLLISTER ST AND KALISHER ST



508 S KALISHER ST



1247 HOLLISTER ST

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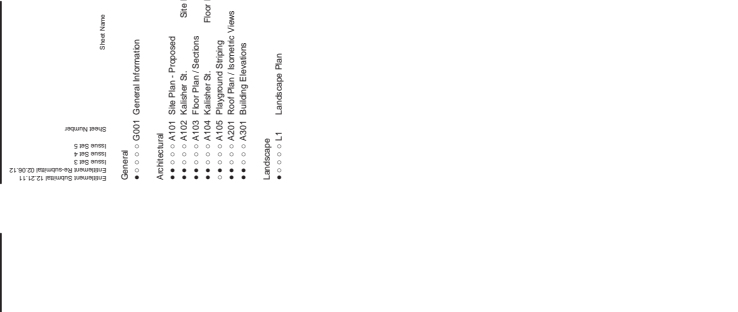
**ATTACHMENT 9:**

**Conceptual Site Plans, Floor Plans,  
and Exterior Elevations**

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## Sheet Index



## Sheet Index

Sheet Name	
Sheet Number	
Estimate Number 12.27.17	
Estimate Submittal 08.06.12	
<ul style="list-style-type: none"> <li>● ● ● ● G001 General Information</li> </ul>	
<ul style="list-style-type: none"> <li> <ul style="list-style-type: none"> <li>● ● ● ● Architectural</li> <li>● ● ● ● A101 Site Plan - Proposed</li> <li>● ● ● ● A102 Kalisher St.</li> <li>● ● ● ● A103 Floor Plan/ Sections</li> <li>● ● ● ● A104 Staircase</li> <li>● ● ● ● A105 Staircase Stairs</li> <li>● ● ● ● A201 Roof Plan/ Isometric Views</li> <li>● ● ● ● A301 Building Elevations</li> </ul> </li> </ul>	
<ul style="list-style-type: none"> <li>● ● ● ● L1 Landscape</li> </ul>	
<ul style="list-style-type: none"> <li>● ● ● ● L1 Landscape Plan</li> </ul>	

## Sheet Index

Submitted: 12.21.11  
Re-submitted: 02.06.12

General	● ● ● ● ● G001	General Information
Achitectural	● ● ● ● ● A101	Site Plan - Proposed
	● ● ● ● ● A102	Kalisher St.
	● ● ● ● ● A103	Floor Plan / Sections
	● ● ● ● ● A104	Kalisher St.
	● ● ● ● ● A105	Playground Striping
	● ● ● ● ● A201	Roof Plan / Isometric Views
	● ● ● ● ● A301	Building Elevations

●○○○L1 Landscape Plan





Revisions

Current Phase:	06/28/12
Date:	
Drawn By:	Autism By:
Checked By:	Checked By:
Form No.:	

**Project Title**  
Santa Rosa Parish  
New Hall & Pre-K  
Building  
668 Workman St  
San Fernando, CA.

Sheet Number

A101

© 2007 The Authors  
Journal compilation © 2007 Blackwell Publishing Ltd

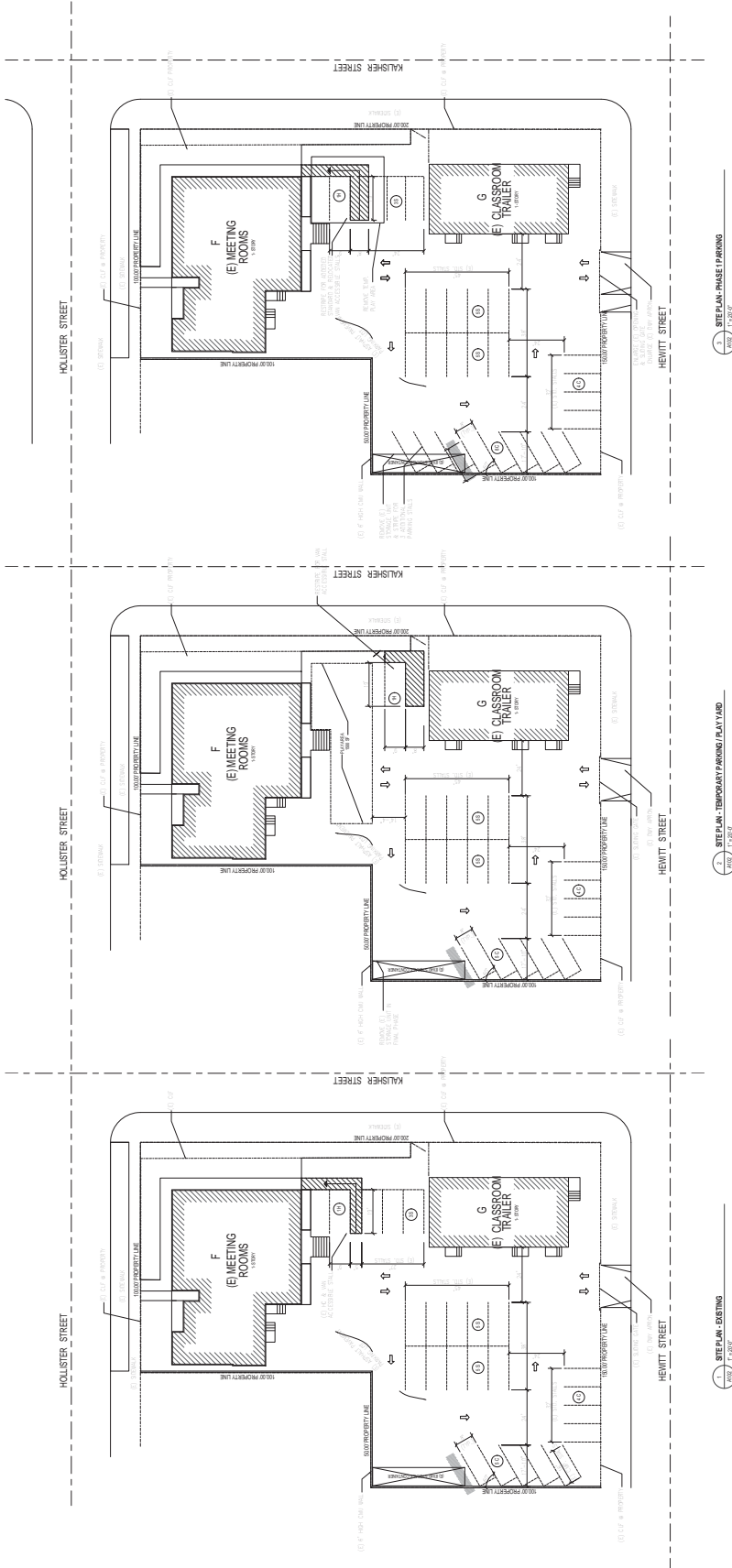


NOTES:

1. DETAIL ON CONCRETE @ WALL BUILDING, CONCRETE LUNCH STRUCTURE, A SLAB, DETAIL ON NEW FENCING GATE @ 6' HIGH STEEL TUBEFENCING, INCLUDING @ 12" WIDE CORNERATIVE SLAB ON GATES, @ 2.5' WIDE PEDESTRIAN GATES WITH BUILT IN LATCH @ 2' AUTOMATIC SLIDING TWIN GATES.
2. DRIVEWAY APPROACH INCLUDE (1) NEW CURBWAY APPROACH AT MOTIST.

PARKING PROVIDED			
	STANDARD	COMPACT	HDCP ACCESS
ON-SITE	99	43	6
OFF-SITE	0	12	21
TRANSIT	107	55	7
TOTAL			





SITE DEVELOPMENT SUMMARY FOR KAISER			
KEYNOTE	DESCRIPTION	COVER SF	% TOTAL
1	EXISTING BUILDING	10,000	100%
2	EXISTING PARKING	1,000	10%
3	EXISTING PLAY YARD	1,000	10%
4	EXISTING TRAIL	1,000	10%
5	EXISTING TOTAL	13,000	100%

3. SITE PLAN - PRE-PHASE 1 PARKING  
1" = 10' - 0"

2. SITE PLAN - TEMPORARY PARKING/PLAY YARD  
1" = 10' - 0"

1. SITE PLAN - EXISTING  
1" = 10' - 0"



CUNNINGHAM  
GROUP

Company Name  
ADDRESS, TX  
6000 S. RICHMOND AVE.  
SUITE 200  
DALLAS, TX 75206  
Tel: 214.343.0000  
www.cunninghamgroup.com

Consultant

Revisions  
No. Date Description

PRELIMINARY  
NOT FOR  
CONSTRUCTION

Drawn By: J. H. J. / J. H. J.  
Checked By: J. H. J. / J. H. J.  
Date: 10/1/10  
Project: A103

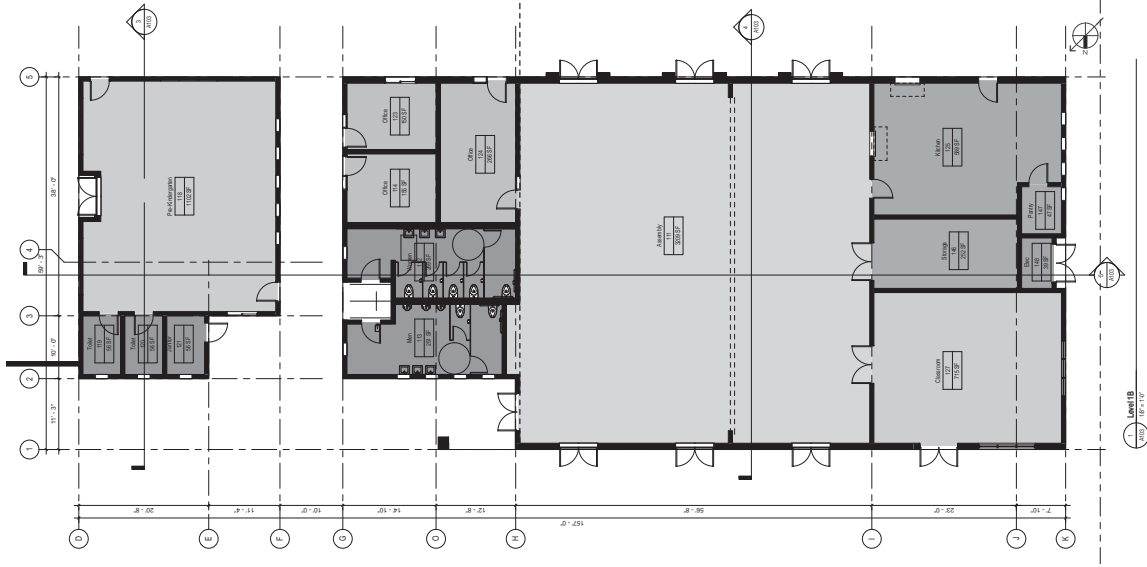
Project Name  
Simpson Building  
New Hall & Pre-K  
Building  
668 Workman St.  
San Fernando, CA

Sheet Title  
Floor Plan / Sections

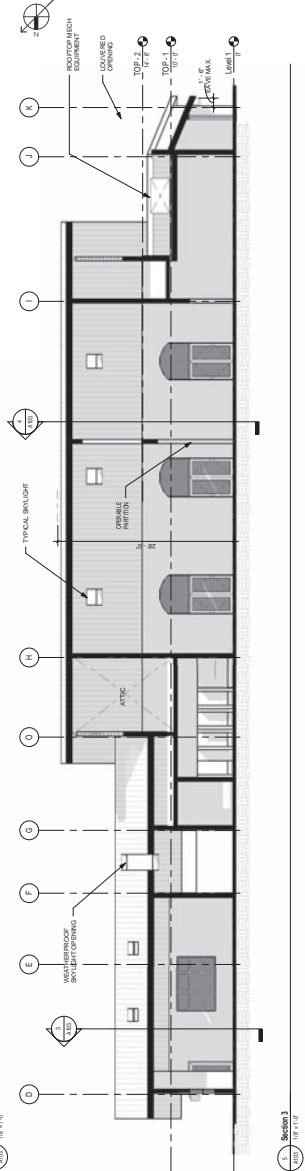
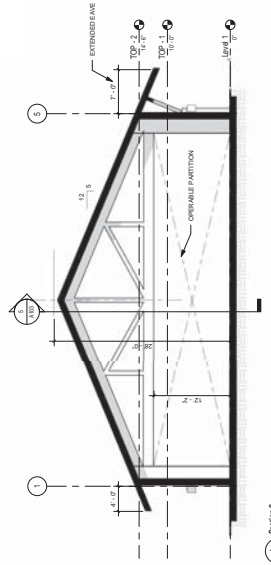
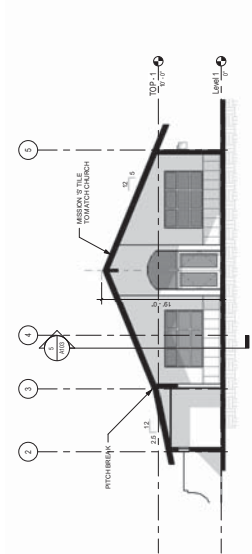
Sheet Number

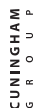
A103

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



- NOTE
1. ROOMS ARE DESIGNED TO BE USED FOR CLASSROOM PURPOSES. ROOMS ARE NOT TO BE USED FOR OTHER PURPOSES.
  2. ROOMS ARE NOT TO BE USED FOR STORAGE OF MATERIALS OR EQUIPMENT.
  3. ROOMS ARE NOT TO BE USED FOR STORAGE OF MATERIALS OR EQUIPMENT.
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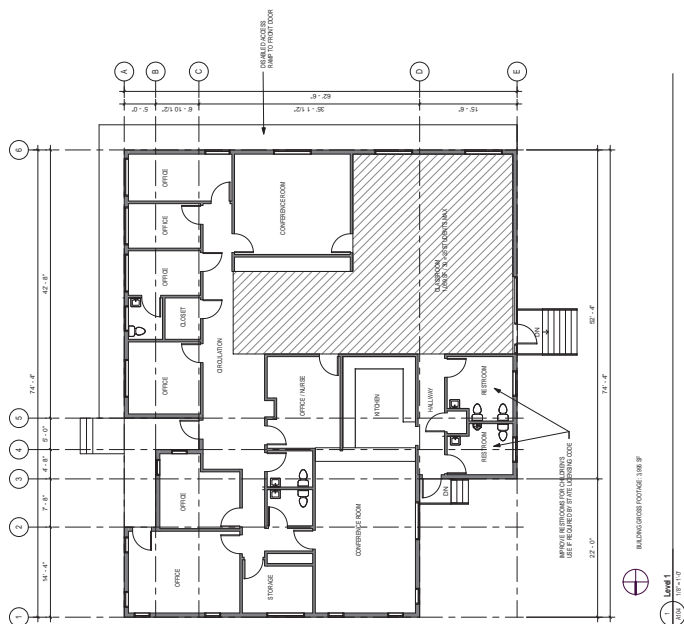
Cunningham Group  
Architecture, P.A.  
11 Anthony Main  
101 Main St. SE  
Suite 305  
Shreveport, LA 70501  
Tel: 612-379-3400  
Fax: 612-379-4400  
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Divisions	No.	Date	Description
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Date:	02/06/12
TC / MC:	DY
Drawn By:	DY/NF
Checked By:	Checker
Account Phrase:	
Form No.:	

Sheet Number

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G R O U P

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90268  
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Fax: 310 306 0060  
[www.cunningham.com](http://www.cunningham.com)

Consultant

[illegible]

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

Document Title:	Project Title
Date	Santa Rosa Parish
Drawn by:	New Hall & Pre-K
Checked by:	Building
Drawn by:	668 Workman St
Checked by:	San Fernando, CA.
Date	
Drawn by:	
Checked by:	
Date	
Drawn by:	
Checked by:	
Date	
Drawn by:	
Checked by:	

### Shoot Title

## Playground Striping

1 Playground Strip  
A106 3/32" x 1/4"

MOTT STREET

A105  
Shoe Number[illegible]

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CUNNINGHAM  
GROUP

Corporate Office  
Atlanta, GA  
600 Peachtree Street, N.E.  
Suite 2000  
Atlanta, GA 30308  
Tel: 404.525.1000  
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Comments

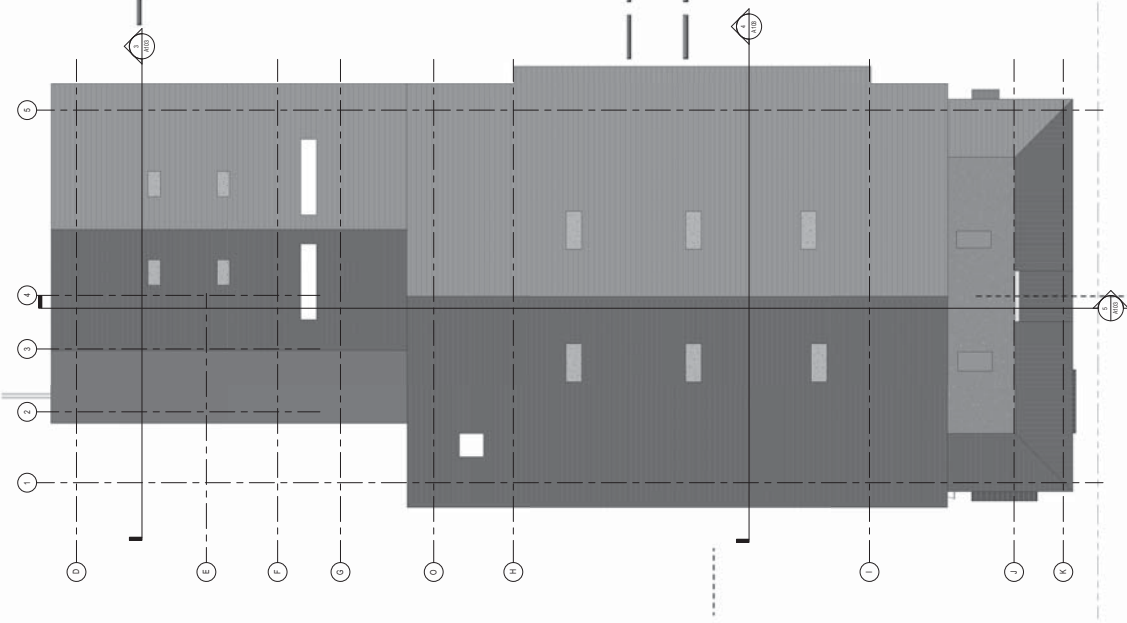
Revisions  
No. Date Description

PRELIMINARY  
NOT FOR  
CONSTRUCTION

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Checked by: J. Smith  
Date: 10/1/10  
Project: St. John's  
Building  
600 Peachtree St.  
Atlanta, GA

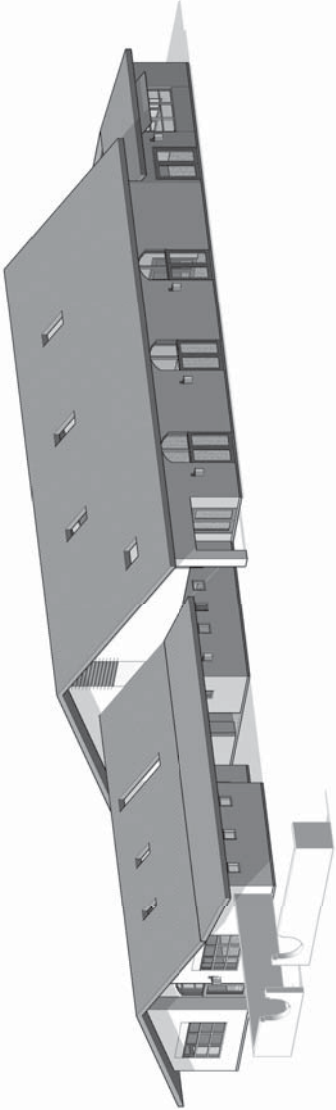
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Roof Plan / Isometric  
Views

Sheet Number  
A201

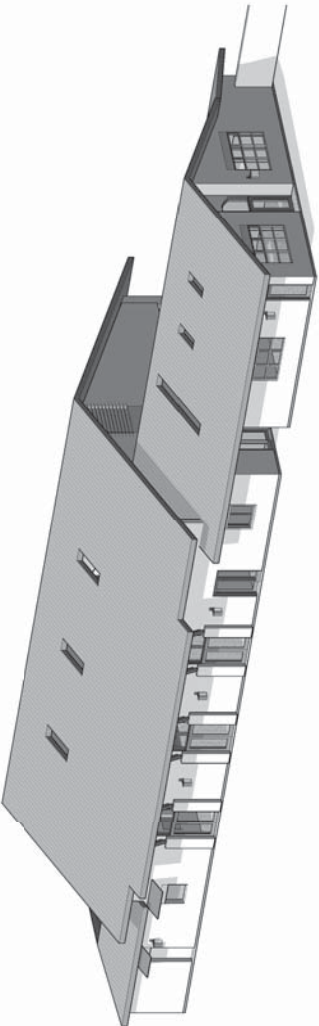


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12/12

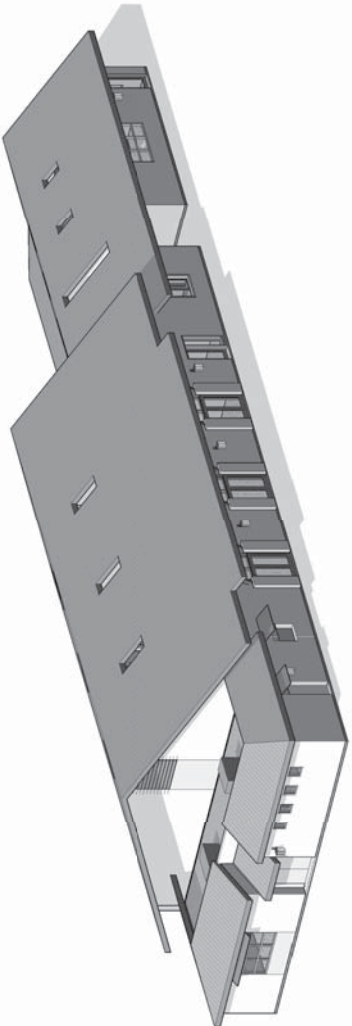
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1. BOTH 5/12 & 3/12 PITCHED GABLE ROOF (MISSION S'TYLE) TO MATCH CHURCH.
  2. GABLE ROOF WITH STEP BACK WALL ARTICULATION AT WEST ELEVATION.
  3. CURTAIN WALL GLASS ALTERNATE WITH DOOR PAIRS AT SOUTH ELEVATION.



3D North View



3D West View



3D South View





CUNINGHAM  
G R O U P

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Consultant

Divisions	No.	Date	Description
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**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

Document Phase:	
Date:	06/26/12
TC / AC:	DY
Draw By:	Auto
Prepared by:	Cricker
Drawn By:	
Project Title	
Santa Rosa Parish New Hall & Pre-K Building 368 Workman St San Fernando, CA.	

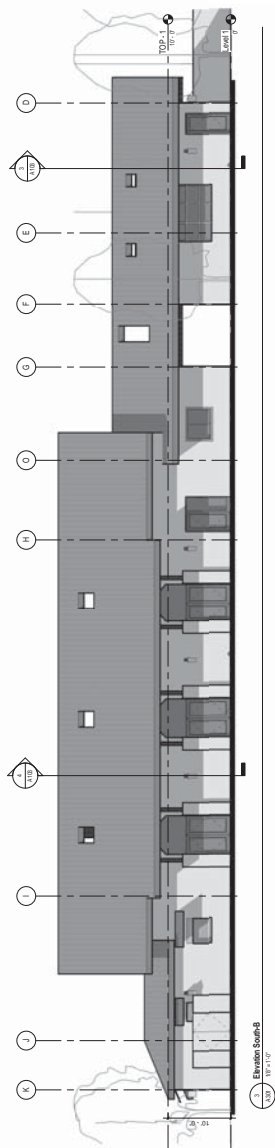
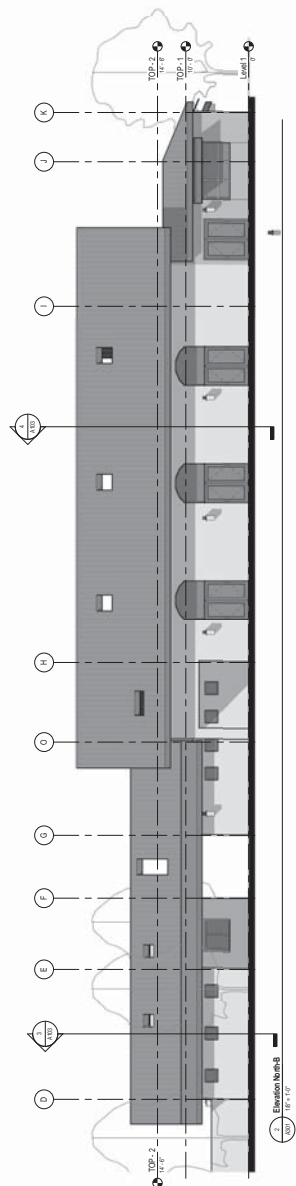
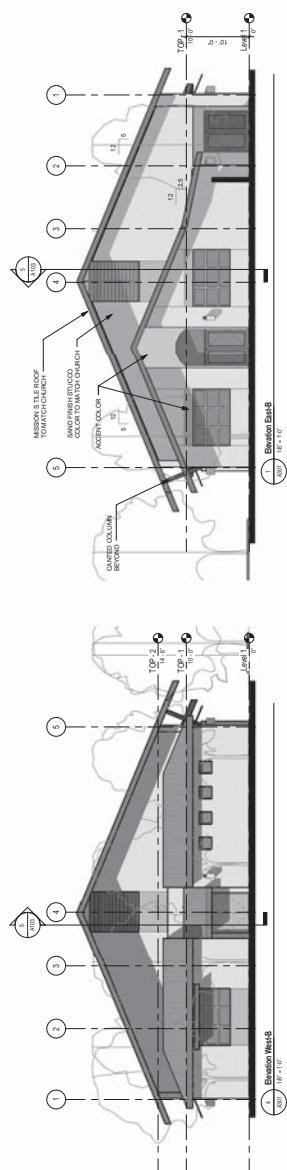
## Street Title

### Building Elevations

Sheet Number

A301

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**MEETING DATE:** July 3, 2012

**PUBLIC HEARING:**

1. CHAIRPERSON TO OPEN THE ITEM AND REQUEST STAFF REPORT
2. STAFF PRESENTS REPORT
3. COMMISSION QUESTIONS ON STAFF REPORT
4. OPEN FOR PUBLIC HEARING
5. CLOSE PUBLIC HEARING
6. PLANNING AND PRESERVATION COMMISSION DISCUSSION
7. RECOMMENDED ACTION:

(a) **To Approve:**

“I move to approve Conditional Use Permit 2012-03 and Site Plan Review 2012-02, pursuant to Planning and Preservation Commission Resolution 2012-08 and conditions of approval attached as Exhibit “A” to the resolution (“Attachment 1”).

(b) **To Deny:**

“I move to deny Conditional Use Permit 2012-03 and Site Plan Review 2012-02, based on the following findings of fact...” (Roll Call Vote)

(c) **To Continue:**

“I move to continue consideration of Conditional Use Permit 2012-03 and Site Plan Review 2012-02, to a specific date...” (Roll Call Vote)

**PUBLIC HEARING:**

To Approve ( )

To Deny ( )

To Continue ( )

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

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

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

**7B:**  
**CUP 2012-03 and SPR 2012-02**

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Double-Sided Printing



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## PLANNING AND PRESERVATION COMMISSION STAFF REPORT

DATE: July 3, 2012

TO: SAN FERNANDO PLANNING AND PRESERVATION COMMISSION

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

SUBJECT: **Conditional Use Permit 2012-03 and Site Plan Review 2012-02**  
803 Truman Street, San Fernando, CA 91340  
(Los Angeles County Assessors' Parcel Number: 2522-016-001)

PROPOSAL: The proposed project is to construct a new 8,760-square-foot commercial building for medical, dental, office, and retail uses at 803 Truman Street. The project would provide 37 parking spaces on-site for the commercial development and will include additional on-site and off-site improvements. As part of the project, the applicant is requesting approval of a Conditional Use Permit to establish medical, dental, office, and retail uses at the site pursuant to Section 2.8 (A and C) of the development standards for the Auto Commercial Sub-District. The subject property is a 24,680-square-foot vacant lot located along the 700/800 block of Truman Street, between North Brand Boulevard and Wolfskill Street, within Auto-Commercial Sub-District of the SP-4 (Corridors Specific Plan) zone.

APPLICANT: Progetti, Inc, 1505 S. La Cienega Blvd, Los Angeles, CA 90035

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### RECOMMENDATION:

Staff recommends that the Planning and Preservation Commission determine that medical, dental, and retail uses less than 7,500 square feet are similar and compatible to uses conditionally permitted in the Auto-Commercial Sub-District of the SP-4 (Corridors Specific Plan) zone, and approve Conditional Use Permit 2012-03 and Site Plan Review 2012-02, pursuant to Planning and Preservation Commission Resolution 2012-07 and the conditions of approval attached as Exhibit "A" to the resolution (Attachment 1).

### PROJECT OVERVIEW:

On March 8, 2012, the applicant submitted a site plan review application to construct a new 8,760-square-foot commercial building on a vacant lot located at 803 Truman Street. The project site is an approximate 24,680-square-foot lot located along the 700/800 block of Truman Street, between Wolfskill Street and South Brand Boulevard, within the Truman/San Fernando District

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(Auto Commercial Sub-District) of the SP-4 (Corridors Specific Plan) zone. The proposed project would include medical, dental, office, and retail uses within a single-story building that provides the building frontage along Truman Street. An on-site surface parking lot with 37 parking spaces would be provided at the rear of the property and includes additional on-site and off-site improvements.

On April 6, 2012, staff provided comments to the applicant regarding parking, setbacks, and the design of the proposed commercial building. Additionally, staff clarified that the proposed medical, dental, office, and retail uses would require a conditional use permit pursuant to Section 2.8 of the development standards for the Auto Commercial Sub-District. Subsequent to these comments, staff continued to work with the applicant to further refine the project.

On June 8, 2012, the applicant submitted a Conditional Use Permit Application to establish the proposed medical, dental, office, and retail uses at 803 Truman Street. The proposed administrative and professional office uses would be established with the requested conditional use permit pursuant to Section 2.8(A) of the development standards. Additionally, the applicant is requesting that the Planning and Preservation Commission approve the proposed medical, dental, and retail uses less than 7,500 square feet by determining that these uses are similar and compatible to conditionally permitted uses in the sub-district, pursuant to Sections 2.8(C).

## **BACKGROUND:**

1. **General Plan Land Use and Zoning Designation:** The project site is located within the Truman/San Fernando District (Auto Commercial Sub-District) of the SP-4 (Corridors Specific Plan) general plan land use and zone.
  2. **Site Location and Description:** The subject property is an approximate 24,680-square-foot vacant lot located along the 700/800 block of Truman Street, between Wolfskill Street and South Brand Boulevard. The site is bound by similar and compatible commercial uses within the SP-4 (Corridors Specific Plan) zone.
  3. **Environmental Review:** This project has been reviewed for compliance with the California Environmental Quality Act (CEQA). It is staff's assessment that this project proposal qualifies for a Categorical Exemption under Class 32 (In-Fill Development Project) of San Fernando's CEQA Guidelines. If the Planning and Preservation Commission concurs with staff's determination, no further environmental assessment is necessary.
  4. **Legal Notification:** On June 21, 2012, 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 21, 2012, legal advertisement section of the *San Fernando Valley Sun* and on the on-line version of the *San Fernando Valley Sun*. In addition, notices of this hearing were mailed to all property owners of record within 500 feet of the subject site.
-

**ANALYSIS:**

1. **General Plan and Zoning Consistency.** The proposed project, that includes the construction of a new 8,760-square-foot commercial building for medical, dental, office, and retail uses, along with all proposed on-site and off-site improvements, 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;
- ✓ Promoting economic viability of commercial areas;
- ✓ Maintaining an identity that is distinct from surrounding communities; and,
- ✓ Attracting new commercial activities.

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

The proposed project retains the small town character of the city with the construction of a new building that is of similar scale to existing development along the Truman Street corridor. Additionally, the construction of the commercial development with the proposed uses would further increase commercial business activity in the vicinity, promoting and strengthening the economic viability of the city's commercial areas.

2. **Proposed Uses.** The proposed uses for the new commercial building include medical and dental offices, administrative and professional offices, and retail uses. Pursuant to Sections 2.8(A and B) of the development standards for the Auto Commercial Sub-District, administrative and professional offices and retail sales and service commercial uses with a floor area of over 7,500 square feet are conditionally permitted. Additionally, Section 2.8(C) allows the Planning and Preservation Commission (the "Commission") to consider other similar and compatible uses that meet the purpose and intent of the sub-district and the San Fernando Corridors Specific Plan.

The applicant is requesting approval of a conditional use permit for the proposed administrative and professional office uses pursuant to Section 2.8(A) of the development standards. Additionally, the applicant is also requesting that the commission consider the proposed medical and dental office and retail use that is less than 7,500 square feet to be similar and compatible to those uses conditionally permitted in the sub-district pursuant to Section 2.8(C). A breakdown of the proposed uses is provided below.

<b><u>Proposed Use</u></b>	<b><u>Floor Area</u></b>
Medical and Dental Office	2,171 Square Feet
Professional and Administrative Offices	2,799 Square Feet
<u>Retail</u>	<u>3,790 Square Feet</u>
<b>Total:</b>	<b>8,760 Square Feet</b>

In review of the applicant's request, it is staff's assessment that the proposed medical and dental office use at the property is similar and compatible to the administrative and professional office uses conditionally permitted within the sub-district. Similarly, it is staff's assessment that the proposed retail use that is less than 7,500 square feet is also

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compatible the type of retail and service commercial uses conditionally permitted in the sub-district. These uses meet the purpose and intent of the sub-district and the specific plan by providing for a cohesive district in the city that supports commercial uses while also providing for areas of limited retail, as conditionally permitted within this sub-district (Corridors Specific Plan, pg 116). The project would provide sufficient parking for all proposed uses on-site, within a parking lot located at the rear of the property. Additionally, the proposed design and layout of the new building would create a prominent pedestrian-oriented street frontage along Truman Street.

3. **General Development Standards.** The proposed project would comply with all applicable site development standards and design guidelines of the Truman/San Fernando District and the Auto Commercial Sub-District. Discussion on the specific development standards is provided below.

- A. **Floor-Area-Ratio.** Pursuant to Section 3.2 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 0.35 and comply with FAR requirements.
- B. **Height.** Pursuant to Section 4.1(A), 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 tower feature along the northwesterly elevation at a height of approximately 27 feet. Additionally, building height would not exceed 40 feet.
- C. **Setbacks.** Pursuant to Sections 5.1(B), 5.3, and 5.5 of the development standards, buildings within the Auto Commercial Sub-District fronting Truman Street are required to maintain a 15-foot front setback, five-foot side setback, and a 10-foot rear setback. Additionally, Section 5.1(C) allows for the front entrance of a building to extend a maximum of five feet into the required front setback.

The proposed commercial building would be built with a 15-foot front setback, five-foot side setback, and 24-foot rear setback. However, the majority of the building would be setback 63 feet from the rear property line in order to accommodate the parking lot for the development. Additionally, per Section 5.1(C), the front entrances to each unit of the building will extend five feet into the required front setback.

- 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 consisting of various species of trees, shrubs, grasses, and decorative groundcover. Additionally, a five-foot
-

wide planting area will be constructed along the perimeter of the parking lot area 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. Parking. As discussed in Section 2 of this report, the proposed uses for the project include medical, dental, office and retail uses for the new commercial building. In the Truman/San Fernando District, the amount of parking required for each use is determined by the overall size of the space that is to be occupied. The vehicular parking requirements for the district allow for the required number of parking stalls to be satisfied through a combination of on-site and on-street parking along adjacent public street frontages. Pursuant to Section 8.1 of the development standards for the district, the amount of parking required for the proposed uses at the site are as follows:

<u>Proposed Use</u>	<u>Floor Area</u>	<u>Required</u>	<u>Provided</u>
Medical and Dental Office	2,171 Sq.Ft.	11	11
Professional and Administrative Offices	2,799 Sq.Ft.	7	7
Retail	3,790 Sq.Ft.	19	19
<b>Total:</b>	<b>8,760 Sq.Ft.</b>	<b>37</b>	<b>37</b>

As proposed, the project would provide the required parking for all proposed uses on-site. Of the required parking stalls being provided, there would be 24 standard, 11 compact, and two handicap accessible stalls abutting the rear entrances of the building. Therefore, it is staff's assessment that the project would comply with the parking requirements.

4. **Conditional Use Permit.** As the name implies, a Conditional Use Permit (CUP) allows the city the ability to consider specified uses that might not otherwise be allowed as a principally permitted use, provided the landowner or applicant meets certain conditions of approval. The basic goal of the CUP is to allow the full range of land uses required for the community to function, while still giving the community some control over individual situations that could result in land use conflicts and/or negative environmental impacts. Although usually dealing with the development standards and operating conditions of a facility or business, rather than its underlying land use, CUPs are important to land use planning because it allows the Commission to review the potential impacts associated with the discretionary review of the proposed development.

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

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

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

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

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

Pursuant to Section 2.8(A and B) of the development standards for the Auto-Commercial Sub-District, retail sales and administrative and professional office uses are conditionally permitted. The request for a conditional use permit to allow the operation of retail and office uses is compatible with the range of surrounding commercial land uses that exist in the vicinity and are found along the Truman Street corridor.

Also, pursuant to Section 2.8(C) of the development standards for the sub-district, a determination from the Commission that medical, dental, and retail uses less than 7,500 square feet are similar and compatible to those uses conditionally permitted within the sub-district has been requested. It is staff's assessment that the medical and dental office uses and planned retail uses are similar and compatible to the other uses conditionally permitted in this sub-district, and that a determination to that affect by the Commission is warranted. These uses meet the purpose and intent of the sub-district and the specific plan by providing for a cohesive district in the city that supports commercial uses while also providing for areas of limited retail, as conditionally permitted within this sub-district (Corridors Specific Plan, pg 116). The project would provide sufficient parking for all proposed uses on-site within a parking lot located at the rear of the property. Additionally, the proposed design and layout of the new building would create a prominent pedestrian-oriented street frontage along Truman Street and comply with all applicable site development standards. Thus, it is staff's assessment that this finding can be made.

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

The medical, dental, office, and retail uses, along with the proposed new commercial development, would provide for use of the site in a manner that is consistent with intent of the Truman/San Fernando District. The purpose of the district is to provide a

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cohesive area in the city that supports commercial uses, including retail sales, service commercial uses, office and similar uses.

It is staff's assessment that the proposed on-site and off-site improvements would be consistent with the requirements of the Corridors Specific Plan and would significantly enhance the site without impairing the integrity and character of the SP-4 zone, with the implementation of the applicable conditions of approval. Thus, it is staff's assessment that this finding can be made.

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

The project site at 803 Truman Street is an approximate 24,680-square-foot vacant lot. The project site is physically suitable for the proposed new 8,760-square-foot commercial building that includes medical, dental, office, and retail uses. The development would comply with all applicable development standards for properties within the Truman/San Fernando District. In addition, the required parking for all proposed uses would be provided on-site, with perimeter landscaping and lighting installed as part of the project's on-site physical improvements. The proposed site improvements would upgrade the physical appearance of the site without impairing ingress and egress to the property. Thus, it is staff's assessment that this finding can be made.

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

The project site is currently a vacant and underutilized lot. The proposal would allow for the site to be developed with a new 8,760-square-foot commercial building for medical, dental, office, and retail uses and provide additional on-site and off-site improvements. The proposed commercial uses are compatible to those uses in the vicinity of the project site, particularly along the Truman Street corridor and the Auto Commercial Sub-District. The proposed project would allow for redevelopment of the site and the introduction of new commercial uses at 803 Truman Street. Thus, it is staff's assessment that this finding can be made.

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

The project site is located within the Auto Commercial Sub-District of the SP-4 (Corridors Specific Plan) zone. Pursuant to Section 2.8(A and B) of the development standards for the sub-district, administrative and professional office and retail uses greater than 7,500 square feet are conditionally permitted uses subject to the Commission's review and approval. Additionally, Section 2.8(C) allows the Commission to consider approval of similar and compatible uses that meet the purpose and intent of the sub-district and the *San Fernando Corridors Specific Plan* as part of a conditional use permit.

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Pursuant to Section 2.8(C), it is staff's assessment that the proposed medical and dental office use at the property is similar and compatible to the administrative and professional office uses conditionally permitted within the sub-district. Similarly, it is staff's assessment that the proposed retail use that is less than 7,500 square feet is also compatible the type of retail and service commercial uses conditionally permitted in the sub-district. These uses meet the purpose and intent of the sub-district and the specific plan by providing for a cohesive district in the city that supports commercial uses while also providing for areas of limited retail, as conditionally permitted within this sub-district (Corridors Specific Plan, pg 116). The operation of the project for the proposed medical, dental, office, and retail uses is consistent with the future land use patterns envisioned for the site and surrounding area as part of the San Fernando Corridors Specific Plan. The proposed uses would be compatible with the commercial character of the surrounding area. Thus, it is staff's assessment that this finding can be made.

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

The project will be adequately served through new existing water, sanitation and public utilities services that would be provided through the development of the site. The project would be required to upgrade and install new public utilities for the new proposed 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. Thus, it is staff's assessment that this finding can be made.

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

The project includes various on-site and off-site improvements that ensure adequate provisions for public access to the site. As part of the on-site improvements, the project would be served by adequate methods of vehicular ingress and egress with a driveway located along Truman Street. In addition, handicap accessible parking would be provided on-site, in close proximity to each rear building entrance. Also, a five-foot wide pedestrian pathway adjacent to the building's rear entrances would be constructed to serve pedestrians traveling through the parking area. Therefore, the project would provide adequate provisions for public access to serve the proposed medical, dental, office, and retail uses at the project site. Thus, it is staff's assessment that this finding can be made.

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

The project's proposed medical, dental, office, and retail uses are consistent with the pattern of development established within the Truman/San Fernando District (Auto Commercial Sub-District) of the SP-4 (Corridors Specific Plan) zone. As part of the development standards for the sub-district, administrative and professional offices, as well as retail uses are conditionally permitted pursuant to Section 2.8(A and B) of the development standards for the sub-district. The proposed project would allow for new commercial activity at the site with uses that are similar and compatible with those that currently exist within the sub-district and along Truman Street. Similar and compatible uses adjacent to or near the site include retail, restaurant, medical and dental offices, administrative and professional office, and service commercial uses. Thus, it is staff's assessment that this finding can be made.

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

The proposed project that includes the construction of a new 8,760-square-foot commercial building for medical, dental, office, and retail uses, along with all proposed on-site and off-site improvements, are consistent with the goals and objectives of the San Fernando General Plan Land Use Element. The proposed project retains the small town character of the city with the construction of a new building that is of similar scale to existing development along the Truman Street corridor. Additionally, the construction of the commercial building with the proposed uses would further increase commercial business activity in the vicinity, promoting and strengthening the economic viability of the city's commercial areas (San Fernando General Plan Land Use Element Goals I-IV, Pg. IV-6). Thus, it is staff's assessment that this finding can be made.

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

The proposed medical, dental, office, and retail uses, subject to the recommended conditions of approval, would not be detrimental to the public interest, health, safety, convenience or welfare in that the proposed uses and associated physical improvements would result in the redevelopment of a vacant lot. Additionally, the proposed construction of the new commercial building would meet the intent of the Truman/San Fernando District by providing commercial uses that are compatible to similar uses in the area. Furthermore, the development of a new multitenant commercial building with active storefronts along Truman Street would create a visible link and appropriate transition between the site's new commercial building and those existing on neighboring properties, while not adversely impacting the public interest, safety, health or welfare of the community. Thus, it is staff's assessment that this finding can be made.

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## **CONCLUSION:**

In light of the forgoing analysis, it is staff's assessment that the project, along with all proposed on-site and off-site public improvements, would significantly improve the site in a manner consistent with the General Plan's goals and objectives and the development standards and design guidelines for the Truman/San Fernando District (Auto Commercial Sub-District) of the SP-4 (Corridors Specific Plan) zone.

Based on the above findings, staff recommends that the Commission determine that the proposed medical, dental, and retail uses that are less than 7,500 square feet are similar and compatible to uses conditionally permitted in the Auto-Commercial Sub-District of the SP-4 (Corridors Specific Plan) zone and approve Conditional Use Permit 2012-03 and Site Plan Review 2012-02, pursuant to Planning and Preservation Commission Resolution 2012-07 and the conditions of approval attached as Exhibit "A" to the resolution (Attachment 1).

## **Attachments (5):**

1. Planning and Preservation Commission Resolution 2012-07 and Exhibit "A": Conditions of Approval
  2. Vicinity Map
  3. Zoning Map
  4. Project Site Photos
  5. Site Plan, Floor Plans, and Elevations
-

**ATTACHMENT 1:**

**Planning and Preservation Commission  
Resolution 2012-08 and  
Exhibit “A”: Conditions of Approval**

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## RESOLUTION NO. 2012-08

### **A RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO APPROVING CONDITIONAL USE PERMIT 2012-03 AND SITE PLAN REVIEW 2012-02 TO ALLOW FOR MEDICAL, DENTAL, OFFICE, AND RETAIL USES TO BE ESTABLISHED IN CONJUNCTION WITH THE CONSTRUCTION OF A NEW COMMERCIAL BUILDING.**

WHEREAS, an application has been filed by Progetti, Inc. with the City of San Fernando to construct a new 8,760-square-foot commercial building with 37 on-site parking spaces at 803 Truman Street. The project site is an approximate 24,680-square-foot vacant lot within the Truman/San Fernando District (Auto Commercial Sub-District) of the SP-4 (Corridors Specific Plan) zone;

WHEREAS, the applicant has requested approval of a conditional use permit pursuant to Section 2.8(A and C) of the development standards for the Truman/San Fernando District to establish medical, dental, office, and retail uses at the project site as part of the project;

WHEREAS, the Planning and Preservation Commission has considered all of the evidence presented in connection with the project, written and oral at the public hearing held on the 3rd day of July 2012.

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

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

SECTION 2: The proposed project and provisions for its design and improvements are consistent with the objectives, policies, and general land uses and programs provided in the City's General Plan; and

SECTION 3: Pursuant to City Code §106-145, the Planning and Preservation Commission finds that the following findings for Conditional Use Permit 2012-03 have been justified and upheld in the affirmative because of the recommended conditions of approval regarding operating procedures, site improvements and on-site and off-site safety measures. The Planning and Preservation Commission findings are as followed:

- 1) The proposed use is one conditionally permitted within the subject zone and complies with all applicable sections of this chapter.**

Pursuant to Section 2.8(A and B) of the development standards for the Auto-Commercial Sub-District, retail sales and administrative and professional office uses are conditionally permitted.

The request for a conditional use permit to allow the operation of retail and office uses is compatible with the range of surrounding commercial land uses that exist in the vicinity and are found along the Truman Street corridor.

Also, pursuant to Section 2.8(C) of the development standards for the sub-district, a determination from the commission that medical, dental, and retail uses less than 7,500 square feet are similar and compatible to those uses conditionally permitted within the sub-district has been requested. It is the commission's determination that the medical and dental office uses and planned retail uses are similar and compatible to the other uses conditionally permitted in this sub-district, and that a determination to that affect by the commission is warranted. These uses meet the purpose and intent of the sub-district and the specific plan by providing for a cohesive district in the city that supports commercial uses while also providing for areas of limited retail, as conditionally permitted within this sub-district (Corridors Specific Plan, pg 116). The project would provide sufficient parking for all proposed uses on-site within a parking lot located at the rear of the property. Additionally, the proposed design and layout of the new building would create a prominent pedestrian-oriented street frontage along Truman Street and comply with all applicable site development standards. Thus, it is the commission's assessment that this finding can be made in this case.

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

The medical, dental, office, and retail uses, along with the proposed new commercial development, would provide for continued use of the site in a manner that is consistent with intent of the Truman/San Fernando District. The purpose of the district is to provide a cohesive area in the city that supports commercial uses, including retail sales, service commercial uses, and office uses.

It is the commission's assessment that the proposed on-site and off-site improvements would be consistent with the requirements of the Corridors Specific Plan and would significantly enhance the site without impairing the integrity and character of the SP-4 zone, with the implementation of the applicable conditions of approval. Thus, it is the commission's assessment that this finding can be made in this case.

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

The project site at 803 Truman Street is an approximate 24,680-square-foot vacant lot. The project site is physically suitable for the proposed new 8,760-square-foot commercial building that includes medical, dental, office, and retail uses. The development would comply with all applicable development standards for properties within the Truman/San Fernando District. In addition, the required parking for all proposed uses would be provided on-site, with perimeter landscaping and lighting installed as part of the project's on-site physical improvements. The proposed site improvements would upgrade the physical appearance of the site without impairing ingress and egress to the property. Thus, it is the commission's assessment that this finding can be made in this case.

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

The project site is currently a vacant and underutilized lot. The proposal would allow for the site to be developed with a new 8,760-square-foot commercial building for medical, dental, office, and retail uses and provide additional on-site and off-site improvements. The proposed commercial uses are compatible to those uses in the vicinity of the project site, particularly along the Truman Street corridor and the Auto Commercial Sub-District. The proposed project would allow for redevelopment of the site and the introduction of new commercial uses at 803 Truman Street. Thus, it is the commission's assessment that this finding can be made in this case.

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

The project site is located within the Auto Commercial Sub-District of the SP-4 (Corridors Specific Plan) zone. Pursuant to Section 2.8(A and B) of the development standards for the sub-district, administrative and professional office and retail uses greater than 7,500 square feet are conditionally permitted uses subject to the commission's review and approval. Additionally, Section 2.8(C) allows the commission to consider approval of similar and compatible uses that meet the purpose and intent of the sub-district and the San Fernando Corridors Specific Plan as part of a conditional use permit.

Pursuant to Section 2.8(C), it is the commission's determination that the proposed medical and dental office use at the property is similar and compatible to the administrative and professional office uses conditionally permitted within the sub-district. Similarly, it is the commission's determination that the proposed retail use that is less than 7,500 square feet is also compatible the type of retail and service commercial uses conditionally permitted in the sub-district. These uses meet the purpose and intent of the sub-district and the specific plan by providing for a cohesive district in the city that supports commercial uses while also providing for areas of limited retail, as conditionally permitted within this sub-district (Corridors Specific Plan, pg 116). The operation of the project for the proposed medical, dental, office, and retail uses is consistent with the future land use patterns envisioned for the site and surrounding area as part of the San Fernando Corridors Specific Plan. The proposed uses would be compatible with the commercial character of the surrounding area. Thus, it is the commission's assessment that this finding can be made in this case.

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

The project will be adequately served through new existing water, sanitation and public utilities services that would be provided through the development of the site. The project would be required to upgrade and install new public utilities for the new proposed 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. Thus, it is the commission's assessment that this finding can be made in this case.

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

The project includes various on-site and off-site improvements that ensure adequate provisions for public access to the site. As part of the on-site improvements, the project would be served by adequate methods of vehicular ingress and egress with a driveway located along Truman Street. In addition, handicap accessible parking would be provided on-site, in close proximity to each rear building entrance. Also, a five-foot wide pedestrian pathway adjacent to the building's rear entrances would be constructed to serve pedestrians traveling through the parking area. Therefore, the project would provide adequate provisions for public access to serve the proposed medical, dental, office, and retail uses at the project site. Thus, it is the commission's assessment that this finding can be made in this case.

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

The project's proposed medical, dental, office, and retail uses are consistent with the pattern of development established within the Truman/San Fernando District (Auto Commercial Sub-District) of the SP-4 (Corridors Specific Plan) zone. As part of the development standards for the sub-district, administrative and professional offices, as well as retail uses are conditionally permitted pursuant to Section 2.8(A and B) of the development standards for the sub-district. The proposed project would allow for new commercial activity at the site with uses that are similar and compatible with those that currently exist within the sub-district and along Truman Street. Similar and compatible uses adjacent to or near the site include retail, restaurant, medical and dental offices, administrative and professional office, and service commercial uses. Thus, it is the commission's assessment that this finding can be made in this case.

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

The proposed project that includes the construction of a new 8,760-square-foot commercial building for medical, dental, office, and retail uses, along with all proposed on-site and off-site improvements, are consistent with the goals and objectives of the San Fernando General Plan Land Use Element. The proposed project retains the small town character of the city with the construction of a new building that is of similar scale to existing development along the Truman Street corridor. Additionally, the construction of the commercial building with the proposed uses would further increase commercial business activity in the vicinity, promoting and strengthening the economic viability of the city's commercial areas (San Fernando General Plan Land Use Element Goals I-IV, Pg. IV-6). Thus, it is the commission's assessment that this finding can be made in this case.

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

The proposed medical, dental, office, and retail uses, subject to the recommended conditions of approval, would not be detrimental to the public interest, health, safety, convenience or welfare in

that the proposed uses and associated physical improvements would result in the redevelopment of a vacant lot. Additionally, the proposed construction of the new commercial building would meet the intent of the Truman/San Fernando District by providing commercial uses that are compatible to similar uses in the area. Furthermore, the development of a new multitenant commercial building with active storefronts along Truman Street would create a visible link and appropriate transition between the site's new commercial building and those existing on neighboring properties, while not adversely impacting the public interest, safety, health or welfare of the community. Thus, it is the commission's assessment that this finding can be made in this case.

BE IT FURTHER RESOLVED that based upon the foregoing, the Planning and Preservation Commission hereby approves Conditional Use Permit 2012-03 and Site Plan Review 2012-02, subject to the conditions of approval attached as Exhibit "A".

PASSED, APPROVED AND ADOPTED this 3rd day of July 2012.

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JULIE CUELLAR, CHAIRPERSON

ATTEST:

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FRED RAMIREZ, SECRETARY TO THE PLANNING  
AND PRESERVATION COMMISSION

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

I, FRED RAMIREZ, Secretary to the Planning and Preservation Commission of the City of San Fernando, do hereby certify that the foregoing Resolution was duly adopted by the Planning and Preservation Commission and signed by the Chairperson of said City at a meeting held on the 3rd day of July 2012; and that the same was passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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FRED RAMIREZ, SECRETARY TO THE PLANNING AND  
PRESERVATION COMMISSION

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

**PROJECT NO.** : **Conditional Use Permit 2012-03 and Site Plan Review 2012-02**

**PROJECT ADDRESS** : 803 Truman Street (APN: 2522-016-001)

**PROJECT DESCRIPTION** : The proposed project is to construct a new 8,760-square-foot commercial building for retail, service commercial and medical/dental office uses at 803 Truman Street. The project would provide 37 parking spaces on-site for the commercial development and will include additional on-site and off-site improvements. As part of the project, the applicant is requesting approval of a Conditional Use Permit to establish retail, service commercial and medical/dental office uses at the site pursuant to Section 2.8 (A and C) of the development standards for the Auto Commercial Sub-District. The subject property is an approximate 24,680-square-foot vacant lot located along the 700/800 block of Truman Street, between North Brand Boulevard and Jessie Street, within Auto-Commercial Sub-District of the SP-4 (Corridors Specific Plan) zone.

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

1. Conditional Use Permit Entitlement. The conditional use permit is granted for the land described in this application and any attachments thereto, as reviewed by the Planning and Preservation Commission on July 3, 2012, except as herein modified to comply with these Conditions of Approval.
2. Occupancy per Approval. The subject property shall be improved in substantial conformance with the plans, as reviewed by the Planning and Preservation Commission on July 3, 2012, except as herein modified to comply with these Conditions of Approval.
3. Attached Checklist. The applicant shall comply with the requirements as listed in the attached Public Works Department Development/Improvement Review Checklist (See “Attachment 1” of these Conditions of Approval).
4. Attached Memorandum. The applicant shall comply with the requirements as listed in the attached Building and Safety Memorandum (See “Attachment 2” of these Conditions of Approval).
5. Construction Plans. A copy of the Conditions of Approval shall be printed on the final building plans submitted to the Community Development Department prior to the issuance of a building permit for the construction of a multi-tenant commercial building.
6. Building Code Requirements. The applicant shall comply with all applicable building and construction



requirements of the City of San Fernando's building codes, as specified by the city's Community Development Department.

7. Design. The construction plans shall provide details as necessary to accomplish the architectural design intent conveyed by the preliminary building elevations, in a manner consistent with the design principles of the *Truman/San Fernando District Design Guidelines*. Any further architectural design details and refinements shall address, but not be limited to, the following:
  - a) The development shall be of the highest architectural quality, appearance, construction, and exterior materials in substantial compliance with the site plan and elevation drawings;
  - b) The character and design of the project including the proposed architectural details shall be retained and maintained over time. All features and amenities provided as specified on the approved plans and/or by these conditions of approval, including high grade dimensional (e.g., clay tile) roofing materials and high quality building exterior materials and fixtures, landscape, hardscape, etc., shall be retained and maintained in good condition for the life of the project;
  - c) All buildings and structures shall be painted with compatible earth tone colors. The color palette for all existing and proposed buildings and structures shall be approved in advance by the Community Development Department prior to painting;
  - d) Architectural details compatible with a high level of design quality that are referenced in the conceptual plan shall be identified in the approved site plan and be reflected in the final construction drawings. Building materials and exterior finishes shall be of a high quality material consistent with the proposed architectural style of the building. Windows and doors shall be commercial grade and consistent with the overall design of the building addition and noted on the approved conceptual plans;
  - e) All proposed exterior finish materials, dimensions, and exterior decorative lighting to be used (i.e. - windows, door openings, glazing, roofing, trim, stucco, veneer, etc.) shall be clearly identified and noted on the approved site plan. Colors, materials and textures that are suitable to the scale, character and design theme of the project shall be provided; and,
  - f) Any proposed variations or modifications to the site plan and/or elevations shall require prior review and approval by the Community Development Department.
8. Parking. All on-site parking spaces shall comply with the parking regulations of the San Fernando City Code for design and minimum dimension (i.e.- stall size, wheel stops, double striping, back out space, turning radius). All on-site parking spaces, parking space and surface striping, drive aisles, and parking area paving shall be maintained unobstructed and the surface maintained in good condition. Any physical deterioration of the asphalt pavement within the parking area on project parcels shall be repaired to the satisfaction of 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.
10. Trash Enclosure. The trash enclosure shall be arranged both for convenience to the tenants and for convenient refuse vehicle access and pickup. The trash enclosure shall include decorative obscured doors with an exterior wall finish that is complementary to the overall design of the building. The final design and location of the enclosure shall be reviewed and approved by the Community Development Department prior to the issuance of any building permit. Trash and recycling bins shall be kept within the approved 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. Utilities. All utilities shall be located underground. The applicant shall comply with all applicable requirements or guidelines of any relevant utility company, the California Public Utilities Commission, or any other agency with jurisdiction, relating to construction and/or occupancy of structures in proximity to any over-head or underground utility lines that are adjacent to or extend through the subject property, unless otherwise specified by the Community Development Department. Applicant shall provide any utility easements as necessary.
14. Automatic Fire-Extinguishing System. Prior to issuance of a building permit, the applicant shall obtain all the required fire safety clearances from the Los Angeles Fire Department and the City of San Fernando. The building shall be fully equipped with an automatic fire-extinguishing system reviewed and approved by the City of San Fernando and the Los Angeles Fire Department, unless determined otherwise by the Los Angeles Fire Department and the Community Development Department.
15. Signs. All proposed signs and sign fixtures must be architecturally compatible with the building's overall design. Any proposed signs (i.e., building identification, window, or monument) shall be reviewed and approved by the Community Development Department as part of a sign program for the proposed multi-tenant building prior to permit issuance and installation.
16. Traffic Signage. Traffic and directional signage shall be installed throughout the site to guide vehicular movement along dedicated paths of travel. Additionally, "Right Turn Only" signage shall be installed on at driveway entrance/exit on Truman Street that clearly informs drivers that are exiting the site that left hand turns are not permitted. Such signage shall be reviewed and approved by the Community Development Department prior to its installation.
17. 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.
18. 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.

19. 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.
20. 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.
21. Encroachment Permit. Under no circumstances shall any public right-of-way be obstructed during construction by materials, vehicles, equipment or other related objects without prior approval from the City Engineer. An Encroachment Permit must be obtained from the Public Works Department prior to any demolition and/or new construction activity that would require staging and/or construction within the public right-of-way.
22. General Compliance. The applicant shall comply with all requirements of applicable federal, state, or local law, ordinance, or regulation.
23. 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).
24. Construction Hours. Construction activity on Mondays through Fridays shall comply with the current San Fernando City Code standards for construction in commercial zones. In addition, any construction on Saturday shall commence no earlier than 8:00 a.m.
25. Acceptance. Within thirty (30) days of approval of Conditional Use Permit 2012-03 and Site Plan Review 2012-02, the property owner(s) or their duly authorized representatives shall certify the acceptance of the conditions of approval or modifications thereto by signing a statement using an acceptance affidavit form provided by the Community Development Department that acknowledges acceptance and shall be bound by all of the conditions of project approval.
26. 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.
27. Expiration. Conditional Use Permit 2012-03 shall be subject to expiration and Site Plan Review 2012-02 shall become null and void unless exercised by submitting construction plans in application for a building permit within six (6) months of final approval or until such additional time as may be granted by the Community Development Department, upon receipt of a written request for an extension received prior to

such expiration date. Subsequent failure to obtain and exercise an active building permit shall also cause expiration of the conditional use permit and site plan review.

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

PROJECT: SPR 2012-02

Commercial Development

DATE:4/3/12

PROJECT ADDRESS: <u>803 Truman Street</u>					
ITEM		REQUIRED?		COMPLIED?	COMMENTS
		YES	NO		
1.	Site plan must show:				
	a. Existing building or structure	✓			
	b. Existing public improvements (concrete sidewalk driveways, curbs and gutters, parkway trees, street lights, hydrants, etc.) including existing and proposed dimensions, square footage, etc.	✓			
	c. Existing utilities (gas, sewer, water, storm drains, catch basins, power poles).	✓			
2.	Submit offsite improvement plan.	✓			See #28.
3.	Prior to issuance of building permit:				
	a Pay sewer capital facility charge.	✓			See attached schedule.
	b Pay water capital facility charge.	✓			Existing 3/4" water meter must be upgraded. See attached schedule.
	c Pay water service installation charge.	✓			Existing 3/4" water meter must be upgraded. See attached schedule.
	d Pay fire service installation deposit.	✓			See attached schedule.
	e Pay fire hydrant installation deposit.		✓		Unless fire hydrant is required by City of Los Angeles Fire Department.
	f Pay plan check fee (Offsite).	✓			Based on the cost estimate from #28 and the attached schedule.
	g Pay inspection fee (Offsite).	✓			Based on the cost estimate from #28 and the attached schedule.
	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.	✓			Underground all lighting and utilities.
9.	Cap off existing sewer connection that will no longer be used.	✓			See #28.
10.	Abandon all existing water service and install new copper ones per plan.		✓		
11.	Upgrade existing substandard hydrant to 6-inch wet barrel hydrant (4"X 2.5" outlet).		✓		
12.	Install new hydrant per City standard.		✓		Unless required by City of Los Angeles Fire Department.
13.	Satisfy City of Los Angeles Fire Dept. fire flow requirements.	✓			Obtain clearance from City of Los Angeles Fire Department.

**PROJECT ADDRESS: 803 Truman Street**

ITEM		REQUIRED?		COMPLIED?	COMMENTS
		YES	NO		
14.	Provide City approved backflow device for the domestic water service and/or landscape irrigation, provide proof that said equipment has been tested by a certified tester.	✓			<i>Provide one backflow device for every water service. Provide additional backflow device for irrigation/landscaping</i>
15.	Remove existing driveway approach that will no longer be used. Replace depressed curb.	✓			<i>Remove existing driveway that will no longer be use and replace with sidewalk and parkway.</i>
16.	Construct PCC driveway approach 6-inch thick per City Standard.	✓			
17.	Construct wheel chair ramp per City Standard.		✓		
18.	Remove and replace broken/damaged concrete sidewalk adjacent to property.		✓		
19.	Remove and replace broken curb/gutter adjacent to property.	✓			<i>Construct new curb and gutter on Truman Street Approx. 200 l.f.</i>
20.	Plant parkway trees per City Standard and City Master Tree Plan.		✓		
21.	Construct tree wells per City Standard with tree grates.		✓		
22.	A permit from the Public Works Dept. (Engineering Division) is required for all offsite improvements.	✓			
23.	All on-site pavement shall be minimum of 3-inch AC on 4 inch CAB or 6-inch PCC pavement without soil recommendation.	✓			
24.	Construct trash enclosure, nominal size 5 feet X 9 feet with PCC slab and 6-inch PCC curb with 6-inch PCC apron.	✓			
25.	Verify that clarifier/grease trap intercepts effluent before entry into the sewer lateral.	✓			<i>Must obtain L.A. County Industrial Waste Permit. See #28.</i>
26.	Federal NPDES Requirements				
	a. Provide a SWPPP 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:** 803 Truman Street

ITEM	REQUIRED?		COMPLIED?	COMMENTS
	YES	NO		
28.	Additional requirements: <ul style="list-style-type: none"><li>• Submit <b>Utility Plan</b> 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.</li><li>• Submit <b>Off-site Improvement Plan</b> with <b>quantities</b> and <b>cost estimate</b>, 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.</li><li>• Submit on-site and off-site <b>Striping Plan</b>.</li><li>• Submit <b>ALTA survey</b> and incorporate as part of the project drawings. Perform full property survey. Include any vacation and dedication description.</li><li>• Submit <b>Grading and Drainage Plan</b> for on-site as well as elevations along the adjacent lots. Show how development will drain to Truman Street and how the differential flow will be mitigated.</li><li>• Submit <b>Soils Report</b> for on-site.</li><li>• Submit <b>Hydrology Study</b> and show how area will drain down to Truman St (storm drain). Provide on site drainage.</li><li>• Submit <b>Water and Sewer Study</b> to ensure current systems met proposed developments future demands. Currently the water system surrounding the project site includes a 12” Ductile Iron Pipe on Truman Street. The current sewer system includes a 15” sewer line on Truman 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.</li><li>• <b>Need Industrial Waste Clearance</b>. Comply with applicable federal NPDES requirements.</li><li>• Satisfy NPDES.</li></ul>			

  
PUBLIC WORKS DEPARTMENT

4/3/17  
DATE



**Water 2005-2006**  
**Installation and Capital Facility Charges**  
**Effective December 19, 2005**

Ordinance 1550, City Code Section 94-265

Users Classification	*Capital Facility Charge	Installation Charge or Deposit	Effective December 19, 2005 Total
Residential/per dwelling unit	\$ 985	\$ 1,898	\$ 2,883
<b>Meter Size:</b>			
3/4" and Smaller	\$ 985	\$ 1,897	\$ 2,882
1 Inch	\$ 1,644	\$ 1,964	\$ 3,608
1 1/2 inch	\$ 3,289	\$ 2,847	\$ 6,135
2 inch	\$ 5,262	\$ 3,235	\$ 8,498
3 inch	\$ 9,841	\$ 6,471	\$ 16,311
4 inch	\$ 17,516	\$ 10,095	\$ 27,611
6 inch	\$ 23,646	\$ 13,718	\$ 37,364
8 inch and larger	\$ 37,834	\$ 17,342	\$ 55,176

**Fire Service Connection, Unmetered (1/3 of metered service plus installation)**

Meter Size:	*Capital Facility Charge	Installation Charge or Deposit	Effective December 19, 2005 Total
2 inch	\$ 1,733	\$ 2,991	\$ 4,723
3 inch	\$ 3,250	\$ 5,980	\$ 9,230
4 inch	\$ 5,416	\$ 9,330	\$ 14,746
6 inch	\$ 10,832	\$ 12,679	\$ 23,511
8 inch and larger	\$ 17,321	\$ 16,029	\$ 33,350

	Installation Charge or Deposit	Effective December 19, 2005 Total
<b>Fire Hydrant Installation Charge:</b>		
Change Out Existing Fire Hydrant	\$ 1,568	\$ 1,568
New 6" Wet-Barrel Fire Hydrant	\$ 7,238	\$ 7,238

## ORDINANCE NO.

AN ORDINANCE OF THE CITY OF SAN FERNANDO  
AMENDING PORTIONS OF CHAPTER 94, UTILITIES,  
TO INCREASE SEWER CAPITAL FACILITY  
CHARGES

THE CITY COUNCIL OF THE CITY OF SAN FERNANDO DOES  
HEREBY ORDAIN AS FOLLOWS:

**SECTION 1.** Section 94-61 (Schedule of capital facilities for sewer connections) of the Municipal Code is hereby amended to read in its entirety as follows:

**Sec. 94-61. Schedule of capital facilities charges for sewer connections.**

(a) *Schedule.* The following schedule of capital facility charges imposed pursuant to section 94-29 of this article is adopted:

User Classification	Unit of Usage	Fee
<b>GROUP I RESIDENTIAL:</b>		
Typical Domestic (3 bedrm SFR)	Unit	\$ 1,798
Residential (boarding house)	Bed	586
Residential Apt. (bachelor)	Dwelling unit	625
Residential Apt. (1 bedroom)	Dwelling unit	938
Residential Apt. (2 bedroom)	Dwelling unit	1,251
Residential Apt. (3 bedroom)	Dwelling unit	1,564
Residential Apt. (<3 bedroom)	Additional bedroom	313
Residential Condo (1 bedroom)	Dwelling unit	938
Residential Condo (2 bedroom)	Dwelling unit	1,251
Residential Condo (3 bedroom)	Dwelling unit	1,564
Residential Condo (<3 bedroom)	Additional bedroom	313
Residential Duplex/Townhouse/SFD (1 bedroom)	Dwelling unit	1,016
Residential Duplex/Townhouse/SFD (2 bedroom)	Dwelling unit	1,407
Residential Duplex/Townhouse/SFD (3 bedroom)	Dwelling unit	1,798
Residential Duplex/Townhouse/SFD (<3 bedroom)	Additional bedroom	391
Residential Rm. Addition (bedroom)	Bedroom	391
Residential Room Conversion into a Bedroom	Bedroom	391
Residential Mobile Home	Dwelling unit	1,251
Residential, Artist ( 2/3 area)	1,000 gr. sq. ft.	625
Residential, Artist Residence	Dwelling unit	625

Repair and Service Stations	1,000 sq. ft.	3,164
GROUP IV COMMERCIAL		
Bakeries (wholesale)/Doughnut Shop	1,000 sq. ft.	3,772
Banquet Room/Ball Room	1,000 sq. ft.	10,777
Cafeteria	Seat	404
User Classification	Unit of Usage	Fee
Doughnut Shop	1,000 sq. ft.	3,772
Hotels-Motels (w/restaurants)(3)		
Mortuary--Embalming Area	Calculated individually based on flow & Strength	
Restaurants, take-out	1,000 sq. ft.	4,042
Restaurants (drive-in, fast food)	Seat	270
Restaurants (fast food, outdoor seat)	Seat	162
Restaurants (full serve, indoor seat)	Seat	404
Restaurants (full serve, outdoor seat)	Seat	243
Supermarkets	x flow (gpd)	
GROUP V INSTITUTIONAL		
Church School Day Care/Elem.	Occupant	50
Church School (1 day use)	1,000 sq. ft.	1,250
Schools: Elementary/Junior	Student	50
Schools: High	Student	75
GROUP VI LARGE VOLUME USERS	Calculated individually based on flow & Strength	

- (1) L.A. bills by average process flow
- (2) Car wash area is the tunnel area and restaurant area is the gross customer area.
- (3) Calculated separately as motel and restaurant.

- (b) *Purpose.* The purpose of this fee is for sewage treatment; the collected fee shall be used to increase treatment capacity and lines for city residents. There is a direct relationship between the use of the fee and the type of development described above and between the need for facility and type of project in that houses and commercial and industrial facilities need sewage treatment. The relationship between the amount of the fee and the cost of the portion of the facility attributed to the development as described above is set forth in the Wastewater Rate Study dated June 28, 2004 prepared by the Public Works Director which was based on the September 14, 1999 Wastewater Rate Study prepared by Black & Veach Corporation, Consulting Engineers, and which is on file in the office of the City Engineer.
- (c) *Rate Adjustment.* On July 1, 2006 and on 1 July of each year thereafter, the rates shall automatically increase based on fees payable to the City of Los

Residential Guest Home (without kitchen)	Bedroom	313
Rest Home	Bed	520
Mortuary--Living Area	1,000 sq. ft.	577
<b>User Classification</b>	<b>Unit of Usage</b>	<b>Fee</b>
<b>GROUP II COMMERCIAL</b>		
Auto Parking	1,000 sq. ft.	132
Barber Shop	1,000 sq. ft.	659
Beauty Parlor	1,000 sq. ft.	1,847
Car Wash (1) (2)	Calculated individually based on flow & Strength	
Church	Fixed Seat	27
Commercial Use	1,000 sq. ft.	527
Dental Office/Clinic	1,000 sq. ft.	1,539
Department & Retail Stores	1,000 sq. ft.	527
Film Processing (1 hr. photo)	1,000 sq. ft.	659
Food Processing Plant (industrial)	Calculated individually based on flow & Strength	
Health Club/Spa	1,000 sq. ft.	5274
Hospitals	Bed	518
Indoor Theatre	Seat.	26
Laundromats	Calculated individually based on flow & Strength	
Laundromats	Machine	1,089
Library: Public Area	1,000 sq. ft.	527
Lumber Yard	Calculated individually based on flow & Strength	
Membership Organizations	1,000 sq. ft.	527
Motion Pictures (studios)	1,000 sq. ft.	527
Professional Offices	1,000 sq. ft.	923
Social Services	1,000 sq. ft.	923
Soft Water Service	1,000 sq. ft.	923
Theatre, cinema	Seat	26
Warehouse	1,000 sq. ft.	132
<div style="text-align: right;"> <math>\frac{4176}{1000} \quad 4.176 \times 3132</math> </div> <b>GROUP III COMMERCIAL</b>		
Gas Station (4 bays max)	Per station	3,165
Hotels-Motels (w/o restaurants)	Room	953
Manufacturing	Calculated individually based on flow & Strength	
Manufacturing (industrial)	Calculated individually based on flow & Strength	

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Community Development Department

Building & Safety Division

MEMORANDUM

DATE: March 29, 2012

TO: Edgar Arroyo, Assistant Planner

FROM: Francisco J. Villalva, Building & Safety Supervisor

SUBJECT: Site Plan Review 2012-02: 803 Truman Street

PROJECT DESCRIPTION: **A new one-story 8,731 square foot commercial building**

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

1. **REQUIREMENTS FOR GROUP B OCCUPANCIES** - Per San Fernando Building Code Section 304.1 the proposed use of a portion of the building will be office and an automobile showroom.
2. **ACCESSIBILITY** - Per San Fernando Building Code Section 1103.1.3. Group B occupancies shall be accessible as provided in Chapter 11B.
3. **SANITATION** - Per San Fernando Building Code Section 2902.3 separate facilities shall be provided for each sex when the number of employees exceeds four.
4. **L. A. CITY FIRE DEPARTMENT PLAN REVIEW** – Plan review is conducted at the Building & Safety Dept., Engineering Plan Check Division 5. Location: 6262 Van Nuys Blvd., Van Nuys, CA 91401 (818) 482-6900.
5. **AUTOMATIC FIRE-EXTINGUISHING SYSTEMS** - Per San Fernando Building Code Section 904.2.1 an automatic sprinkler system shall be installed.
6. **CALIFORNIA CODE OF REGULATIONS, TITLE 24** - Per California Energy Code Title 24 Section 100. A. New systems which use mechanical heating and cooling.
7. **L. A. UNIFIED SCHOOL DISTRICT DEVELOPER FEE** – The fee is \$0.42 cents per square foot for new square footage of commercial/Industrial covered and enclosed space.

8. **L. A. COUNTY INDUSTRIAL WASTE** – Permit required from Los Angeles County Public Works Department to discharge into the main sewer or for the installation of an approved underground clarifier. Location: 23757 W. Valencia Blvd. Valencia, California 91355 (661) 222-2953 (8:00 – 9:30 a.m. only)
9. **L. A. COUNTY HEALTH DEPARTMENT** – Permit required from Los Angeles County Health Department for sale and preparation of food. Location: West Valley District, 6851 Lennox Avenue 3<sup>rd</sup> Floor, Van Nuys, CA 91405 (818) 902-4490 Fax (818) 902-6402.
10. **NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES).**  
Complete Form PC for storm water planning program priority project checklist.
11. **AIR QUALITY MANAGEMENT DISTRICT** – a letter of notification is required to obtain clearance from AQMD to demolish a structure or the discharge of pollutants into the atmosphere. Location: 21865 E. Copley Drive, Diamond Bar, California 91765. (909) 396-3529.
12. **PLAN CHECK REQUIRED** - Three (3) sets of plans and calculations with engineering stamp are required upon submitting for plan check as follows:
  - a. Site plan at standard size and an additional copy at 8 1/2" x 11".
  - b. Architectural Plans
  - c. Structural Plans
  - d. Mechanical Plan
  - e. Electrical Plan
  - f. Plumbing Plan

**ATTACHMENT 2:**

**Vicinity Map**



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VICINITY MAP  
803 TRUMAN STREET

PROJECT SITE  
803 TRUMAN STREET  
APN: 2522-016-001

SAN FERNANDO  
MIDDLE SCHOOL

RAILROAD RIGHT-OF-WAY

Truman St

Kittidge St

S. BRAND BLVD

SAN FERNANDO RD

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**ATTACHMENT 3:**

**Zoning Map**

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**ZONING MAP**  
**803 TRUMAN STREET**

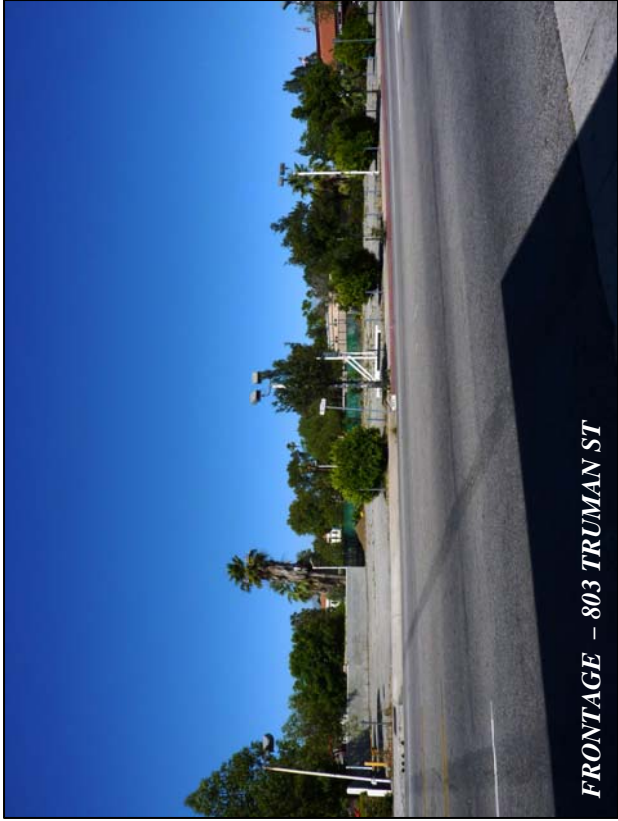
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**ATTACHMENT 4:**

**Project Site Photos**



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*FRONTAGE - 803 TRUMAN ST*



*FRONTAGE - 803 TRUMAN ST*

**SITE PHOTOS - 803 TRUMAN ST AND NEIGHBORING PROPERTIES**



*NEIGHBORING PROPERTY - TRUMAN ST/N. MACLAY AVE*



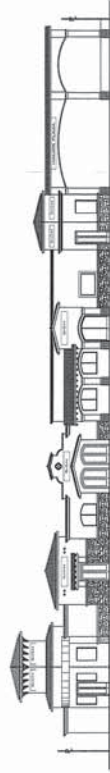
*NEIGHBORING PROPERTY - 729 TRUMAN ST*

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**ATTACHMENT 5:**

**Proposed Site Plan, Floor Plan,  
and Elevations**

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INC.

PROGETTI

1005 S. LA CERRITA BLVD. LA CA 92026 TEL: (619) 294-4343  
LA ME C1703

# 803 TRUMAN STREET A MEDICAL / COMMERCIAL DEVELOPMENT

## ARCHITECTURAL DRAWINGS

- T - 1 Title Sheet
- C - 1 Survey
- A - 1 Site Plan
- A - 2 First Floor Building Plan
- A - 3 Roof Plan
- A - 4 South Elevation
- A - 5 East Elevation
- A - 6 North Elevation
- A - 7 West Elevation
- A - 8 Section A - A

## PROJECT SUMMARY

• LOT AREA	24,860.00 S. F.		
• PROPOSED PROJECT - MEDICAL / COMMERCIAL DEVELOPMENT			
SPACE USE	AREA	PARKING REQUIRED	PARKING PROVIDED
- MEDICAL OFFICE	2,171.00 S. F.	200	11 CARS
- RETAIL	3,790.00 S. F.	200	19 CARS
- OFFICE / PROFESSIONAL	2,790.00 S. F.	400	7 CARS
TOTAL	8,751.00 S. F.	800	37 CARS (26 STANDARD 11 COMPACT)

## OWNER / CONSULTANTS

OWNER  
LARRY HANES  
800 SAN FERNANDO RD.  
SAN FERNANDO, CA 91340  
(818) 346-5588

## VICINITY MAP

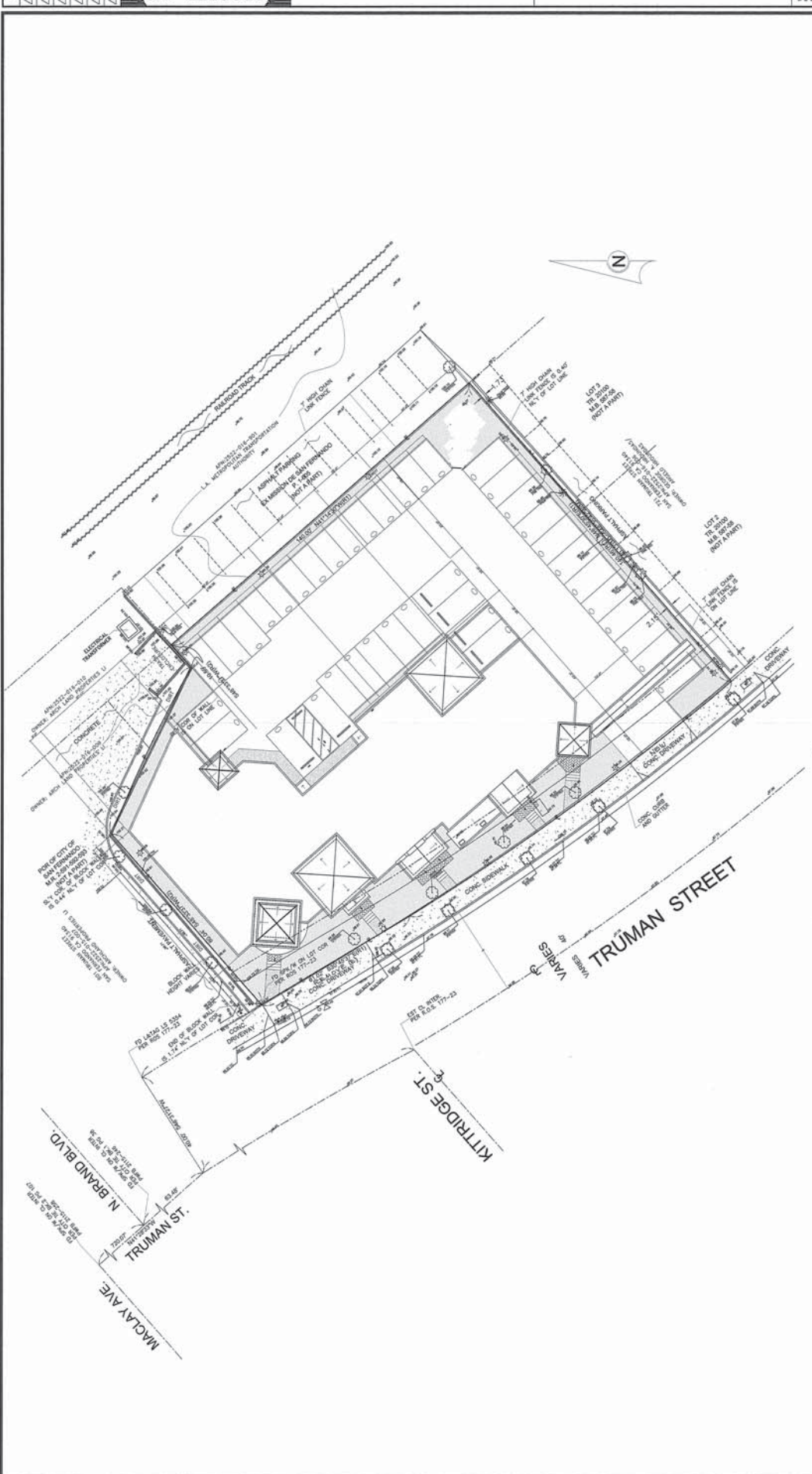


## LEGAL DESCRIPTION

PROJECT # 511

T-1





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Date	06 / 01 / 12
Scale	1/8" = 1'
Drawn	C. C. A.
Tab	# 511
Sheet	A - 2

NOTES:

**ASSEMBLY NOTES**

- 1) PROVIDE METAL HANDRAIL & COUNTERFLASH ARCHITECTURAL METAL, UNPAINTED
- 2) PROVIDE PLUMBING.

9) FLOOR ON LANDING ON EACH SIDE OF STAIRS IS MAX. 10' LONGER THAN THE STAIRS FOR SUBCUTTING TO.

PROVIDE SHOP DRAWINGS FOR HEAD  
LOCATIONS AND OFFER MAIN BAY LOUVER  
THRESHOLD TYPE.  
CONTRACT 11/99/1114.

ALL BE RATED 1-HOUR MINIMUM

FOR ARCHITECT'S APPROVAL

SPRINKLER PENETRS PROVIDE AND INSTALL

17) STAIR #1 ROOF ACCESS.

38'2"

30'2"

8'10"

1'-0"

2) PROVIDE THERMAL AND MOISTURE PROTECTION.

ALL RELEVANT PRO. BILLS AND AMENDS.

FOR PROVISIONS IN CODE, ORDINANCE AND RULES.

1B) FOR ELEVATOR INFO, SEE SH A204-A, A2-15 & A2-16.

SEE SH 1-1 FOR NOTES / LEGEND - TYP.

LEGEND:

1) PROVIDE WATERPROOFING AT WET AREAS.  
2) PROVIDE FLOOR GARB WITH POLISHED CHROME OR BRASS COVER GRATE.  
3) PROVIDE DIRECTIONAL EXIT SIGNS WHERE SHOWN IN PLAN & PEI CODES.  
4) SEE SH. T-1 FOR NOTES / LEGEND - TYP.

PROPERTY LINE  
— 4' —  
— 4' —  
— SEE SH. T-2, A-3 & A-4 FOR BUILDING PLAN NOTES —  
200 ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF  
11) PROVIDE SINKS AND SINKTUBS  
TO DRAIN 1" PER FOOT. OWNER APPROVED  
DRAIN PANTS HAVE DRAIN WITH MIN. SLOPE  
MAINTAIN TYPE VA  
MUM AT TYPE VA

SEPARATION WALLS SHALL BE SEPARATED  
HORIZONTALLY BY 3" AND BACK AND SIDES OF JOISTS  
FINAL CONNECTIONS FOR FACETS.

	1	1	1
UP ROOF.			
4) BATHROOMS AND ONE TOILET PAPER			
SPROUTS, WASTE AND OVERFLOW PIPES			
SHALL BE SEALED WITH 1/8" RESILIENT SEALANT AND			
BACKED BY A MINIMUM OF 3" THICK MINERAL FIBER			
MANUFACTURER'S RECOMMENDATIONS.			

12. PROVIDE AND MAKE FINAL CONNECTIONS INSULATION, TV, TELEPHONE AND RIGOROUS OUTLETS MUST BE INSTALLED IN ACCORDANCE WITH THE AIR PATH OF TRAVEL

SPACE USE	AREA	PARKING REQUIRED	PARKING PROVIDED	EXHAUST FAN
<p>WASH THE FIRST FLOOR IN HOUSES ACCORDING TO 7</p> <p>FOR ALL VACUUM DRAINS, GAS AND WATER SUPPLY WARE REQUIRED FOR ALL</p> <p>5) PROVIDE EQUIPMENT.</p> <p>NOT BELONGED FROM THE</p>	<p>271 SEE DA 404, THREE ROOMS FOR ALL DESIRABLE ACCESS</p>			<p>EXHAUST FAN</p>

<p>8.1) WATER HEATER FOR PLUMBING DRAWINGS AND EQUIPMENT, ETC.</p> <p>8.2) WATER HEATER FOR PLUMBING DRAWINGS AND EQUIPMENT, ETC.</p>	<p>11 CARS</p> <p>11 CARS</p>	<p>2,171.00 S.F.</p> <p>2,171.00 S.F.</p>	<p>11 CARS</p> <p>11 CARS</p>	<p>SMOKE DETECTOR</p> <p>SMOKE DETECTOR</p>
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13) PROVIDE FAUCETS, GROUTS, FITTINGS, ETC.  
PAN WITH DRAIN UNDER WATER HEATER.  
INSTALL OVER 1" HIGH PLATFORM. SECURE

22) SEE SH-404 FOR START DETAILS	19 CABS	7 RAND
+ RETAIL	10 CABS	7 RAND
3,700.00 S. F.	200	10 CABS
3,700.00 S. F.	400	7 RAND
OFFICE ENCLOSURES/DOORS		

				F.D.	FLOOR DRAIN
2)	SMOKE DETECTORS AND/OR FIRE ALARM SYSTEM TO BE DESIGNED BY FOR PLUMBING FIXTURES.	7 CARDS	37 CARDS	37 CARDS	
		TOTAL	8,760.00 S.F.	960	
			2,999.00 S.F.	1	
			OFFICE / PROFESSIONAL		

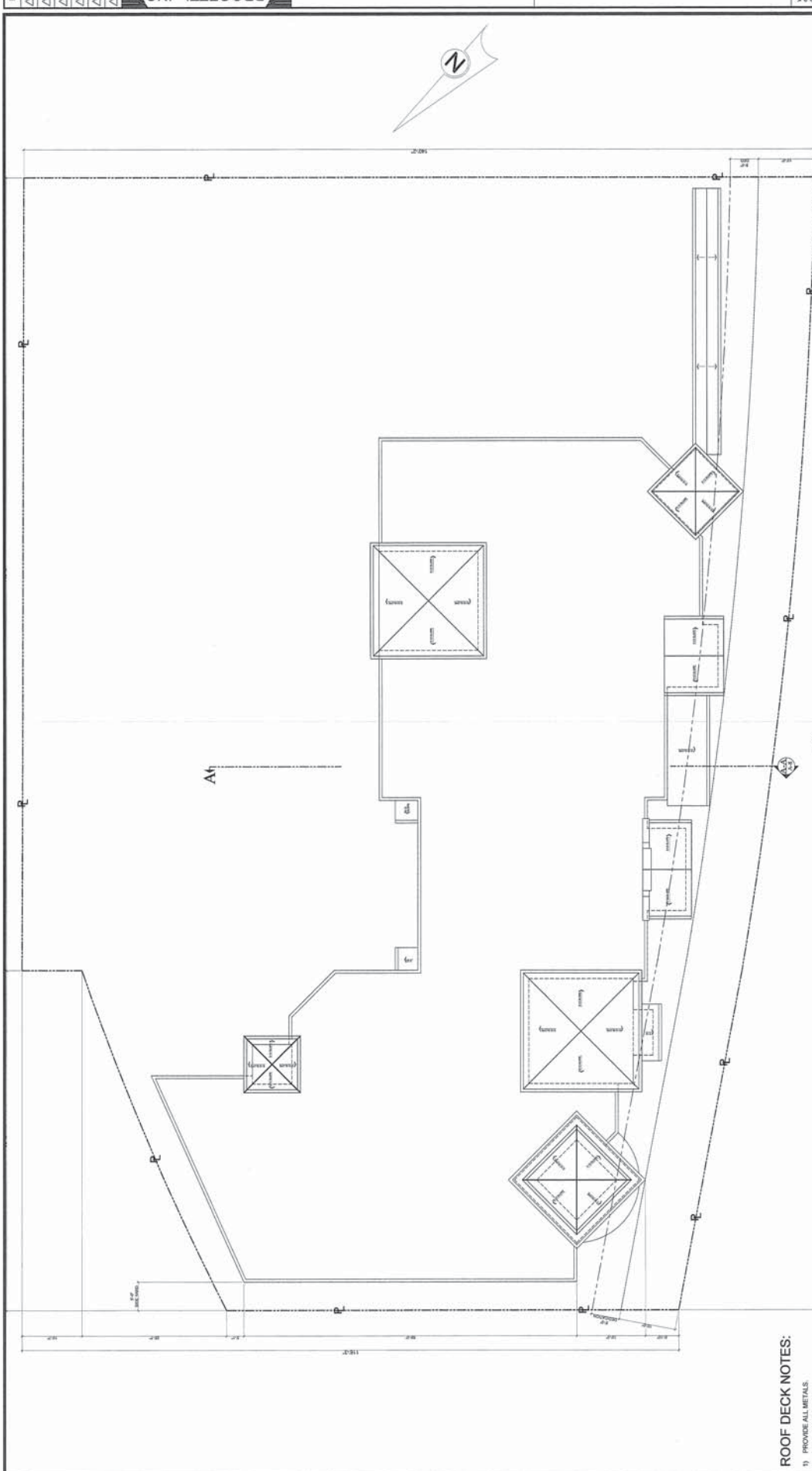
10. PROVIDE CEILING MOUNTED SMOKE DETECTORS.  
ELECTRIC ENG. PER MANUFACTURER'S SPECS UNDER A SEPARATE PERMIT TO BE APPROVED BY BLDG. & SAFETY PRIOR TO  
HARD WIRE BATTERY BACK UP, INTERCONNECTED  
CITY CODE. PROVIDE RECIRCULATING PUMP.  
AREA DRAIN  
(20 STANDARD  
11. CONTRACT)

7) PROVIDE CEILING MOUNTED EXHAUST FAN VENT TO EXTERIOR	U I L B R A T E D C O N S T R U C T I O N S P E C I F I C A T I O N S I T I M E S P E C I F 
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19. PROVIDE DEPRESSED SLAB AT FIRST FLOOR FOR TILE INSTALLATION - TYP.

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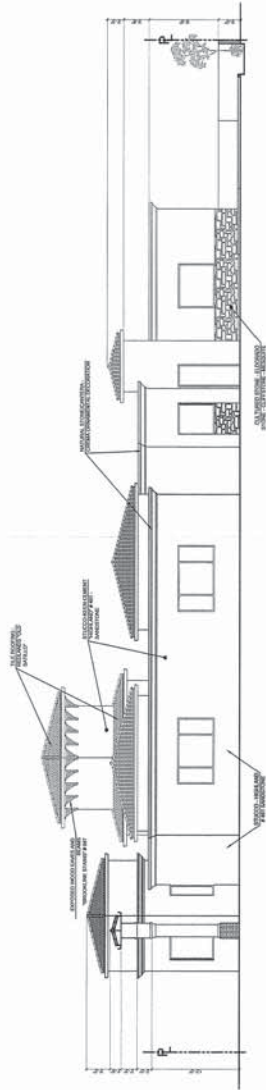




**ROOF DECK NOTES:**

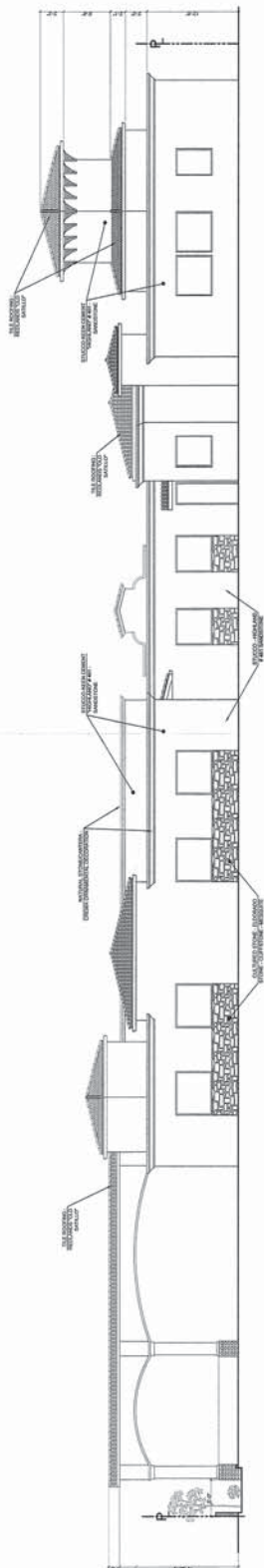
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## NOTES:

- 1) PROVIDE DECORATIVE IRON GUARDRAIL PER ARCHITECTURAL DRAWINGS. ATTACH PER STRUCTURAL DRAWINGS. WATERPROOF WITH BITUMEN OVER AND UNDER ALL STEEL CONNECTIONS.
  - 2) PROVIDE DOORS AND WINDOWS.
  - 3) WINDOW PER SCHEDULE. ALL WINDOW OPENING SIZES ARE TO BE MEASURED AND VERIFIED BY CONTRACTOR PRIOR TO INSTALLATION. PROVIDE FINISHES AND MATERIALS FINISH ON WINDOWS AND SCREENS AND ALL EXPOSED HARDWARE. MANUFACTURER TO PROVIDE SHOP DRAWINGS.
  - 4) ALL WINDOW HEADS TO BE 2'-1 1/2" ABOVE FINISH FLOOR AT THE SECOND FLOOR AND 7'-0" ABOVE THE CONCRETE SLAB AT THE FIRST FLOOR. UNLESS OTHERWISE NOTED (1'-1/2" MINIMUM CLEARANCE IS FOR THE INCLUSION OF LIGHTWEIGHT CONCRETE THERMASTAT ENDS/DOOR HANDED FLOOR LOCATIONS).
  - 5) EXTERIOR DOORS PER SCHEDULE. ALL DOORS OPENING SIZES ARE TO BE MEASURED AND VERIFIED BY CONTRACTOR PRIOR TO ORDERING FROM SUPPLIER. PROVIDE 1-1/2" PAR HINGES EACH SIDE OF DOOR. PROVIDE 1-1/2" PAR HINGES EACH SIDE OF DOOR TO COMPLETE OPERATION OF ALL DOORS. PROVIDE BRONZE FINISH ALUMINUM SILL ON ALL EXTERIOR DOORS. PROVIDE EXTERIOR DOORS TO BE KEVED THE SAME.
  - 6) PROVIDE FINISHES.
  - 7) PROVIDE 7/8" CEMENT PLASTER ON DOUBLE PAPER BACKED GYPSUM BOARD. PROVIDE FINISHES TO MATCH CRITERIA FOUND ON CORNERS OF ALL OPENINGS. PROVIDE EXPANSION SCREENS PER DET. # 9 / AD-6
  - 8) PROVIDE AND INSTALL PLASTER CONTROL JOINTS AS REQUIRED. THE ENTIRE PLASTERED SURFACE IS PANELIZED AND FINISHED TO MATCH CRITERIA FOUND ON CORNERS OF ALL OPENINGS. PROVIDE FINISHES ACCEPTABLE BY THE PLASTER INSTITUTE.
  - 9) PROVIDE PAINT. PRIME ALL SURFACES MINIMUM ONE COAT. PROVIDE MINIMUM 2 ADDITIONAL COATS OF FINISHING PAINT. ALL SURFACES TO BE FREE OF DEFECTS.
  - 10) PROVIDE EQUIPMENT.
  - 11) PROVIDE AND INSTALL ADDRESS NUMBERS PER OWNERS INSTRUCTIONS.
  - 12) PROVIDE "MER-KO" WEATHER DECK - CLASS A - RM423811
  - 13) PROVIDE PLUMBING.
  - 14) PROVIDE ROOF DRAINING. TYPICAL. CONNECT TO DRAIN UNDERGROUND TO APPROVED RUN OFF POINT AT STREET CURB. PROVIDE OVERFLOW DRAINS AT ALL ROOF DRAINS.
  - 15) PROVIDE ANTI-GRAFFITI - RESISTANT FINISH UP TO 5'-0" H @ ALL EXTERIOR WALLS -TYP. DUNN EDWARDS RR 2 2516-T
  - 16) DOWNSPOUT (SHEET METAL)
  - 17) COLOR: PAINT FIN. TO MATCH STUCCO COLOR
  - 18) INTERIOR LIGHTING:
  - 19) WALL MOUNT FEATURES
  - 20) INTERIOR GYPSUM BOARD FINISHES & SPEC. 9/8" THICK TYPE X GYPSUM BOARD AND 5/8" SAND. SKIM COAT FINISH WITH SQUARE EDGE. PROVIDE GREEN BOARD AT ALL WET WALLS-TYP. FOR CAST MOLDING DETAILS SEE DET. # 2 / AD-18
  - 21) ALL WOOD SHALL BE PAINTED OR OPAQUE STAINED. ALL STEEL SHALL BE HOT DIPPED GALVANIZED AND PAINTED. STEEL FABRICATIONS (RAILING, PLANT SHELVES, ETC) SHALL BE GALVANIZED AFTER FABRICATION. ALL STEEL SHALL BE PAINTED UNLESS OTHERWISE NOTED.



## NOTES:

- 1) PROVIDE DECORATIVE IRON GUARDRAIL PER ARCHITECTURAL DRAWINGS, ATTACH PER STRUCTURAL REQUIREMENTS TO CONCRETE SLAB WITH BUTT WELD AND UNDER ALL STEEL CONNECTOR PLATES.
- 2) PROVIDE DOORS AND WINDOWS.
- 3) WINDOW PER SCHEDULE. ALL WINDOW OPENING SIZES ARE TO BE ORDERED FROM SUPPLIER. PROVIDE MATCHING PAINT TO FINISH ON WINDOWS AND SCREENS AND ALL EXPOSED HARDWARE. MANUFACTURER TO PROVIDE SHOP DRAWINGS.
- 4) WINDOW HEADS TO BE 7'-1-1/2' ABOVE FLOORWOOD AT THE SECOND FLOOR AND 7'-0" ABOVE THE CONCRETE SLAB AT THE FIRST FLOOR. PROVIDE 1/2" AIR SPACING BETWEEN GLASS AND FRAME. DIFFERENCE IS FOR THE INCREASE OF THE LIGHTWEIGHT CONCRETE THICKNESS AT EN WOOD FRAMED FLOOR LOCATIONS).
- 5) EXTERIOR DOORS PER SCHEDULE. ALL DOOR OPENING SIZES TO BE ORDERED FROM SUPPLIER. PROVIDE 1-1/2" AIR SPACES EACH SIDE OF DOOR. KEYS, CYLINDERS, LATCHES AND STRIKES AS REQUIRED TO BE BRASS OR STAINLESS STEEL. PROVIDE BRASS OR STAINLESS BRONZE ALUMINUM SILL ON ALL EXTERIOR DOORS. ALL EXTERIOR DOORS TO BE KEPT TO THE SAME.
- 6) PROVIDE FINISHES.
- 7) PROVIDE 7/8" CEMENT PLASTER ON DOUBLE PAPER BACKED METAL LATH. PROVIDE DOUBLE LATH AT 45 DEGREES AT THE CORNERS OF ALL OPENINGS. PROVIDE EXPANSION SCREDS PER DETAIL #17-A02.
- 8) PROVIDE 1/2" GYP. BOARD OVER PLASTER CONTROL JOINTS AS REQUIRED. THE ENTIRE PLASTERED SURFACE IS PANELIZED WITH NO INDIVIDUAL PANELS EXCEEDING THE CRITERIA FOUND ACCEPTABLE BY THE PLASTER INSTITUTE.
- 9) PROVIDE PAINT TO ALL WALL SURFACES MINIMUM ONE COAT OF PRIMER AND TWO COATS OF FINISHING PAINT. ALL SURFACES TO BE FREE OF DEFECTS.
- 10) PROVIDE EQUIPMENT.
- 11) PROVIDE AND INSTALL ADDRESS NUMBERS PER OWNERS INSTRUCTIONS.
- 12) PROVIDE "MER-KOT" WEATHER DECK - CLASS A - R9922811
- 13) PROVIDE PLUMBING.
- 14) PROVIDE ROOF DRAINNS. TYPICAL. CONNECT TO DRAIN UNDERGROUND TO AVOID RUN OFF DOWN AT STREET CURB. PROVIDE OVERFLOW DRAIN AT ALL ROOF DRAINS.
- 15) PROVIDE ANTI-GRAFTITY - RESISTANT FINISH UP TO 9'-0" H @ ALL EXTERIOR WALLS-TYP. DUIN EDWARD RR # 2510.T

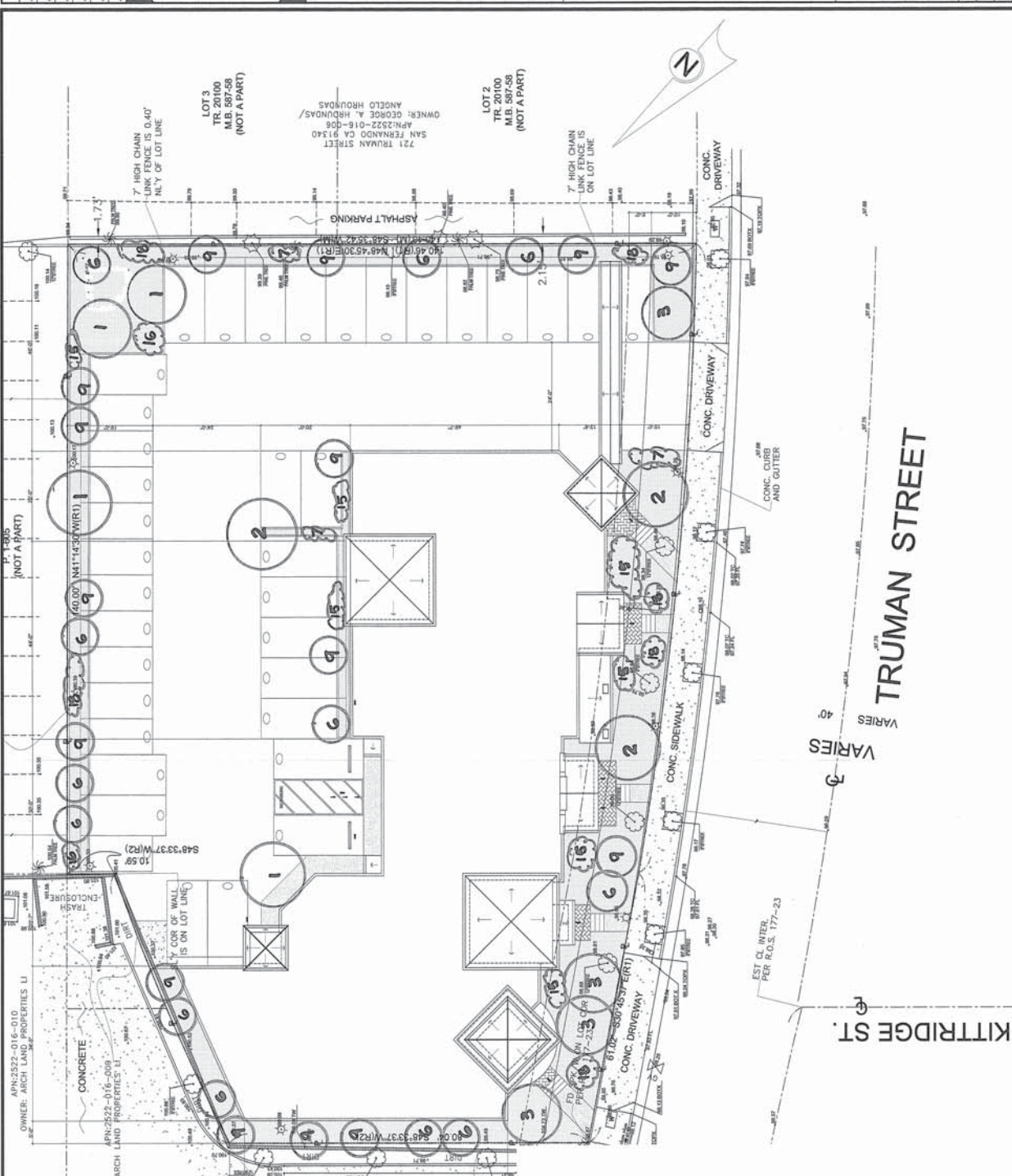
- 16) DOWNPOUT (SHEET METAL)  
COLOR: PAINT FIN. TO MATCH STUCCO COLOR.
- 17) EXTERIOR LIGHTING  
WILL MOUNT FINURES
- 18) INTERIOR GYPSUM BOARD FINISHES & SPECS, 5/8"  
SAND, 3/4" COAT FINISH WITH SUEE EASE,  
GREEN SAND BOARD AT ALL VERT WALLS-TYP.  
PROVIDE GREEN BOARD AT ALL VERT WALLS-TYP.
- 19) FOR CAST MOLDS DETAILS SEE DET. 2 / AD-1B.
- 20) ALL WOOD SHALL BE PAINTED OR OILS STAINED,  
PAINTED WITH AN OIL BASED PAINT, PAINTED  
INTERIOR STEEL FABRICATIONS (RINGS, PLANT  
SHELVES, ETC) SHALL BE GALVANIZED AFTER  
FABRICATION, ALL METALS SHALL BE PAINTED  
UNLESS OTHERWISE NOTED.
- 21) PROVIDE NATURAL LEDGESTONE VENEER WHERE  
INDICATED ON DRAWING, 3/4" DEEP RACKED MATCHING  
INSTALLATION PER MANUFACTURERS INSTRUCTIONS.

SEE SH. T-1 FOR NOTES / LEGEND - TYP.









PLANT LEGEND

#	BOTANICAL NAME	COMMON NAME	Q	SIZE	HxW
1	ARGENTUS VARIETY	ARGENTUS VARIETY	16	16	16
2	ARGENTUS VARIETY	ARGENTUS VARIETY	16	16	16
3	ARGENTUS VARIETY	ARGENTUS VARIETY	16	16	16
4	ARGENTUS VARIETY	ARGENTUS VARIETY	16	16	16
5	ARGENTUS VARIETY	ARGENTUS VARIETY	16	16	16
6	ARGENTUS VARIETY	ARGENTUS VARIETY	16	16	16
7	ARGENTUS VARIETY	ARGENTUS VARIETY	16	16	16
8	ARGENTUS VARIETY	ARGENTUS VARIETY	16	16	16
9	ARGENTUS VARIETY	ARGENTUS VARIETY	16	16	16
10	ARGENTUS VARIETY	ARGENTUS VARIETY	16	16	16
11	ARGENTUS VARIETY	ARGENTUS VARIETY	16	16	16
12	ARGENTUS VARIETY	ARGENTUS VARIETY	16	16	16
13	ARGENTUS VARIETY	ARGENTUS VARIETY	16	16	16
14	ARGENTUS VARIETY	ARGENTUS VARIETY	16	16	16
15	ARGENTUS VARIETY	ARGENTUS VARIETY	16	16	16
16	ARGENTUS VARIETY	ARGENTUS VARIETY	16	16	16
17	ARGENTUS VARIETY	ARGENTUS VARIETY	16	16	16
18	ARGENTUS VARIETY	ARGENTUS VARIETY	16	16	16
19	ARGENTUS VARIETY	ARGENTUS VARIETY	16	16	16
20	ARGENTUS VARIETY	ARGENTUS VARIETY	16	16	16
21	ARGENTUS VARIETY	ARGENTUS VARIETY	16	16	16
22	ARGENTUS VARIETY	ARGENTUS VARIETY	16	16	16
23	ARGENTUS VARIETY	ARGENTUS VARIETY	16	16	16
24	ARGENTUS VARIETY	ARGENTUS VARIETY	16	16	16
25	ARGENTUS VARIETY	ARGENTUS VARIETY	16	16	16
26	ARGENTUS VARIETY	ARGENTUS VARIETY	16	16	16
27	ARGENTUS VARIETY	ARGENTUS VARIETY	16	16	16
28	ARGENTUS VARIETY	ARGENTUS VARIETY	16	16	16
29	ARGENTUS VARIETY	ARGENTUS VARIETY	16	16	16
30	ARGENTUS VARIETY	ARGENTUS VARIETY	16	16	16