



**CITY OF SAN FERNANDO
COUNCIL CHAMBERS
PLANNING AND PRESERVATION COMMISSION AGENDA
SPECIAL MEETING OF
JULY 15, 2014**

1. CALL TO ORDER

7:00 P.M.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

4. APPROVAL OF AGENDA

July 15, 2014

5. PUBLIC STATEMENTS

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

6. CONSENT CALENDAR

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

- No items on Consent Calendar

7. NEW BUSINESS

A:	Subject:	Site Plan Review 2013-15 and Variance 2013-05
	Location:	1026 Hewitt Street, San Fernando, CA 91340
	Applicant:	David Acosta representing Gaudencio F. Cayetano, 14507 Sylvan Street, Suite 208, Van Nuys, CA 91401
	Proposal:	The proposed project requests approvals of a site review and variance application to allow for less than the required covered parking for a single-family dwelling for a proposed approximate 1,558-square-foot new single-family dwelling with an attached 225.5-square foot one-car garage at the subject property location at 1026 Hewitt Street. The subject property is an approximate 2,500-square-foot vacant lot (25 feet in width by 100 feet in depth) located along the southerly portion of 1000 block of Hewitt Street, within the R-2 (Multiple Family Residential) zone.

Recommendation: Staff recommends that the Planning and Preservation Commission approve Site Plan Review 2013-15 and Variance 2013-05, pursuant to Planning and Preservation Commission Resolution 2014-09 and the conditions of approval attached as Exhibit “A” to the resolution (Attachment1).

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**

Reminder about the upcoming Commissioner’s workshop to be held in the council chambers on Saturday, July 19, 2014 from 9:00 a.m. to 11:00 a.m.

9. **COMMISSION COMMENTS**

10. **ADJOURNMENT**

August 5, 2014

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

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.

MEETING DATE: July 15, 2014

PUBLIC HEARING:

1. CHAIRPERSON TO OPEN THE ITEM AND REQUEST STAFF REPORT
2. STAFF PRESENTS REPORT
3. COMMISSION QUESTIONS ON STAFF REPORT
4. OPEN FOR PUBLIC HEARING
5. CLOSE PUBLIC HEARING
6. PLANNING AND PRESERVATION COMMISSION DISCUSSION
7. RECOMMENDED ACTION:
 - (a) To Approve:
“I move to approve Site Plan Review 2013-15 and Variance 2013-05, pursuant to Planning and Preservation Commission Resolution 2014-09 and conditions of approval attached as Exhibit ”A” to the resolution (“Attachment1”).
 - (b) To Deny:
“I move to deny Site Plan Review 2013-15 and Variance 2013-05, based on the following ...”
(Roll Call Vote)
 - (c) To Continue:
“I move to continue consideration of Site Plan Review 2013-15 and Variance 2013-05, to a specific date...” (Roll Call Vote)

PUBLIC HEARING:

Moved by: _____

Seconded by: _____

Roll Call: _____

Item 7A:
Site Plan Review 2013-15 and Variance 2013-05



PLANNING AND PRESERVATION COMMISSION STAFF REPORT

DATE: July 15, 2014

TO: SAN FERNANDO PLANNING AND PRESERVATION COMMISSION

FROM: Fred Ramirez, Community Development Director
Prepared by: Humberto Quintana, Planner

SUBJECT: **Site Plan Review 2013-15 and Variance 2013-05**
1026 Hewitt Street (APN: 2522-008-028)

PROPOSAL: The proposed project requests approval of a site plan review and a variance application to allow for less than the required covered parking for a single-family dwelling for a proposed approximate 1,558-square-foot new single-family dwelling with an attached 225.5-square-foot one-car garage at the subject property located at 1026 Hewitt Street. The subject property is an approximate 2,500-square-foot vacant lot (25 feet in width by 100 feet in depth) located along the southerly portion of 1000 block of Hewitt Street, within the R-2 (Multiple Family Residential) zone.

The requested variance would reduce the required parking for a single-family dwelling, pursuant to City Code Section 106-822(a)(1), by providing a one-car garage in lieu of a two-car garage.

APPLICANT: David Acosta Representing Gaudencio F. Cayetano, 14507 Sylvan Street, Suite #208, Van Nuys, CA 91401

RECOMMENDATION:

Staff recommends that the Planning and Preservation Commission approve Site Plan Review 2013-15 and Variance 2013-05, pursuant to Planning and Preservation Commission Resolution 2014-09 and conditions of approval attached as Exhibit "A" to the resolution (Attachment 1).

PROJECT OVERVIEW:

On September 23, 2013, the applicant submitted a variance application to allow for less than the required parking for a single-family dwelling for a proposed approximate 1,558-square-foot new single-family dwelling with an attached 225.5-square-foot one-car garage. The subject property is an approximate 2,500 square foot vacant lot (25 feet in width by 100 feet in depth) located at 1026 Hewitt Street, within the City's R-2 (Multiple-Family Residential) zone.

Pursuant to City Code Section 106-822(a)(1) of the development standards for residentially zoned property, a single-family residence is required to maintain two-spaces of on-site parking within a garage. This would require that the subject property to maintain a minimum 20' x 20' garage. Pursuant to City Code Section 106-700(b) the minimum side yard setback for a residential zoned lot including the subject R-2 (Multiple-Family Residential) zone lot is 10 percent of the lot width for lots that are less than 50 feet in width but not less than three (3) feet on both side yard setbacks. With the placement of a twenty-foot wide, two-car garage, there would not be sufficient space to even provide the minimum required three foot side yards and the 20-foot wide garage that collectively would require a minimum lot width of 26 feet. Furthermore, pursuant to the City of San Fernando Design Guidelines entryways on the front facades should not be dominated by the garage. From a design perspective, the proposed one-car garage would meet the intent and purpose of the design guidelines, but in doing so would deviate from the minimum required parking required for a single family residence.

The variance review process provides for the Planning and Preservation Commission to assess the proposal's consistency with the City's general plan goals and objectives, redevelopment plan goals and objectives, zoning development standards, and the design guidelines for similar single family residential land uses. This process provides for a review of the quality of site design and building layout, and of compatibility of the proposed residential development with the immediate surroundings. Additional discussion on the proposed variance application is provided in the following section.

BACKGROUND:

1. **Zoning and General Plan Designations:** The project site is located within the R-2 (Multiple Family Dwelling) zone and has a Medium Density Residential (MDR) General Plan land use designation.
 2. **Site Location and Description:** The subject property is an approximate 2,500 square foot lot (25 feet in width by 100 feet in depth) located along the southerly portion of 1000 block of Hewitt Street. The subject property is bound by similarly zoned R-2 (Multiple-Family Dwelling) properties to the north, east, and west along Hewitt Street and R-1 (Single Family Residential) zoned property to the south along Kewen Street.
 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 the City's adopted Local CEQA Guidelines. If the Planning and Preservation Commission concurs with staff's determination, no further environmental assessment is necessary.
 4. **Legal Notification:** On July 3, 2014, the public hearing notice was posted at two City Hall bulletins, at the County Public Library bulletin, and at the project site. Also, a notice was published in the July 4, 2014, legal advertisement section of the Los Angeles Daily News
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and on the on-line version of the Los Angeles Daily News. In addition, notices of this hearing were mailed to all property owners of record within 500 feet of the subject site.

ANALYSIS:

1. **General Plan Consistency.** The construction of a new two-story single-family dwelling with an attached one-car garage and all proposed on-site and off-site improvements are consistent with the 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.” (General Plan Land Use Element Goals I, III, Pg. IV-6). The proposal is also consistent with the goals and objectives of the San Fernando General Plan Housing Element by “maintaining and enhancing the quality of existing housing, neighborhoods and health of residents and providing a range of housing types to meet the community need.” (2013-2021 General Plan Housing Element Goals I, II, Pgs. 72, 75.)
2. **Parking Analysis.** Pursuant to City Code Section 106-822(a)(1), a single-family residence is required to maintain two enclosed parking spaces on-site within a garage. Currently, the site is not developed, therefore, does not provide any on-site parking. The proposed redevelopment of the site to construct a new approximate 1,558 square foot two-story single-family residence would require the new development to comply with all applicable development standards for residentially zoned property, except wherein a variance is warranted in order to deviate from these standards.

The subject property is an approximate 2,500 square foot (25 feet in width by 100 feet in depth) residentially zoned lot. As part of the project proposal, the site would be significantly improved with a one-car garage and sufficient space on the driveway in front of the garage for a vehicle to park if no on-street parking is available. In addition, an 11-foot wide driveway in front of the property along Hollister Street would be constructed providing vehicular ingress and egress to the subject property.

The proposal requests a variance to provide a one-car garage instead of the standard requirement for a garage for two vehicles. Given the constraints in the width of the subject property, strict application of the developments standards for parking by requiring a two-car garage would impact the building setback requirements and create a structure that is poorly designed and not aesthetically pleasing. The typical dimensions for a standard two-car garage are 20 feet in length by 20 feet in width. Incorporating a standard two-car garage in the proposal would shorten the side setbacks of the residence to two and one-half feet and cause the garage to be the primary visual focal point of the development. Additionally, the driveway that would be required to accommodate a two-car garage would significantly reduce the amount of landscaping within the required front setback. The current proposal would mitigate those concerns by allowing the residence and all architectural design elements to be focal point of the development, thereby creating a cohesive and well planned design that fits harmoniously within its surroundings.

It is staff's assessment that a variance would allow a one-car garage and the necessary on-site and off-site public improvements and still create adequate vehicular access to and from the site. Therefore, it is staff's determination that the proposed parking layout would not adversely impact vehicular ingress and egress, emergency access to the site, and still improve the visual appearance of streetscape along Hewitt Street.

3. **Design.** The City's zoning code provides minimum setbacks, limits on residential dwelling sizes, and other regulations to prevent neighborhood disruption by construction of overly large structures. Also, the *San Fernando Single-Family Residential Design Guidelines* seek to improve the level of design quality by focusing on important design principles. At the project level, these design standards and guidelines are meant to encourage projects (e.g.-additions, remodels, and new houses) that accommodate their users' needs while contributing to an attractive environment and project that fits harmoniously within its surroundings.

The proposed construction of a new two-story single-family residence with an attached one-car garage would significantly improve the current condition of the site and abate any public nuisances and appearance of physical blight that currently existing and degrade the character of the surrounding neighborhood. The design of the proposed residence is to incorporate characteristics and design elements similar to that of a postwar modern contemporary style of architecture with some Spanish style features. The proposed two-story building's architectural elements include a stucco finish with a decorative stone veneer at the base, a red clay tile roof and wrought iron style accents at the balcony. In addition, the front façade will incorporate a pronounced front porch entry that will incorporate the stone veneer at the base of the pillars that seeks to break up the massing of the front façade. Furthermore, as a condition of approval for the project, staff is recommending that all nonconforming perimeter chain-link fencing will be removed and replaced with decorate fencing and or walls that comply with the applicable residential development standards and are architecturally compatible to the building's overall design.

4. **Landscaping.** The site is currently lacking any landscaping, aside from the appearance of weeds. As part of the proposal, the front yard would be improved with approximately 216 square feet of landscaping. As a condition of approval, Public Works staff is recommending that a parkway tree be planted within the proposed parkway along Hewitt Street. The species of the new parkway tree shall be reviewed and approved by the Public Works Department prior to planting.

It is staff's assessment that the proposed landscaping, with the recommended conditions of approval, would enhance the visual attractiveness of the site as viewed from surrounding streets and walkways.

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

A variance is subject to discretionary review by the Planning and Preservation Commission. 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.

- **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 subject site is currently a vacant approximate 2,500 square foot lot, within the R-2 (Multiple-Family Residential) zone. Within residentially zoned property, uses permitted in the R-1 (Single-Family Residential) zone, are also permitted in R-2 zones. Therefore, a single-family residence would be permitted to be constructed at the subject property providing that is compliance with all applicable development standards for residentially zoned property. Additionally, City Code Section 106-249, allows the construction of a dwelling and accessory buildings of the type permitted on a legally created residential zoned parcel. Any proposed development would also be required to comply with all development standards that are applicable, except wherein a variance is issued because of limitations on lot area or width and depth of the lot.

Current standards for all newly created residentially zoned parcels require a minimum square footage of 7,500 square feet with a minimum 50 foot depth. The existing 2,500 square foot parcel maintains a legal nonconforming lot size creating significant constraints in the development of a dwelling and accessory structures with adequate setbacks, lot coverage and covered on-site parking facilities while at the same time maintaining setbacks that are consistent with those found on larger residential parcels in the surrounding neighborhood.

Along the 1000 block of Hewitt Street, a total of three (3) other properties exist that are similar in lot area and dimensions as the subject property. Two (2) of these three (3) parcels are part of a legal non-conforming commercial land use at the corner of Hewitt Street and South Maclay. The remaining 25-foot wide lot located adjacent to the subject site is also

vacant with the potential for another single family residential land uses to be developed at a future date. Required compliance with the applicable two-car garage requirement on the subject 25 feet by 100 feet lot would result in 2.5 feet side yard setbacks and a front façade and front yard area that is dominated visually by the need to accommodate a 20 feet wide garage and driveway area. Field inspection of the surrounding neighborhood shows that a 16 out of the 22 parcels that are located within the block bounded by Hewitt Street, South Maclay Avenue, Carlisle Street, and Kewen Street are twice as wide (50-feet wide) as the subject site (25-feet wide).

Approval of a variance would allow the residential structure to be designed in such a manner that the on-site garage facilities would be reduced by 50 percent from a two-car garage to a one-car garage in a manner that is proportional to the existing lot width. As such, the proposed variance would allow the new development to have similar characteristics to the majority of properties by providing on-site parking facilities that do not dominate the front elevation of the dwelling and therefore promote the design principles of shelter with a well-defined front porch entryway and an upper floor balcony as the prominent features of the residential structure. Furthermore, the proposed development would comply with all other applicable development standards including lot coverage, building height, and setback requirements for the R-2 (Multiple- Family Dwelling) zone while at the same time providing access to on-site parking in the form of a one-car garage and an on-site driveway area of sufficient size to accommodate a second vehicle. Development of the property in this manner pursuant to a variance would ensure the subject property owner of development rights enjoyed by other similarly zoned properties. It would also provide infill residential development that compliments the surrounding residential neighborhood.

Therefore, the proposed variance to deviate from the development standards to construct a new two-story single-family residence with an attached one-car garage in lieu of a two-car garage and the necessary on-site and off-site public improvements in conjunction with the conditions of approval on this development is warranted. Project approval would allow for the continued pattern of residential development for this block, which is single family residential development at a complimentary mass and scale that does not visually overpower the site and surrounding neighborhood. Furthermore, approval of the proposed variance and construction of the single family residential structure with one-car garage will improve the current condition of the site in a manner and facilitates private investment in residential development that adds to the overall small town character of the community and surrounding low-density residential neighborhood. Thus, it is the staff's recommendation that this finding can be made in this case.

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

The granting of a variance to deviate from the residential on-site parking requirements for an R-2 (Multiple Family Dwelling) zoned property by allowing the construction of a new

two-story single-family residence with an attached one-car garage would facilitate the redevelopment of the subject site in a manner that would not be detrimental to the public interest, safety, health, or welfare. New residential development at the subject site would result in new construction that complies with applicable building codes as well as upgraded infrastructure to the site and adjacent parkway area.

Collectively, the proposed on-site and off-site physical improvements would improve public health and safety on-site, preserve the public interest and welfare by providing a well designed residential dwelling and accessory structure with on-site parking facilities that are consistent with the overall pattern of residential development in the surrounding neighborhood. In addition, the development of on-site parking within a one-car garage and the necessary public improvements to allow for vehicular access to the site would assist in mitigating potential impacts to the availability of on-street parking associated with residential development with deficient on-site parking facilities.

Therefore, the construction of a new two-story single-family residence with an attached one-car garage would not be detrimental or injurious to the property and is consistent with the pattern of residential development encouraged within the R-2 (Multiple-Family Residential) zone. Thus, it is the staff's recommendation 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.**

The variance to allow the construction of a single-family residence and attached one-car garage would facilitate the redevelopment of the site and the abatement of all property maintenance issues that currently exist on the site, while producing new residential development that is of a contemporary architectural design. Pursuant to City Code Section 106-387, uses permitted in R-1 (Single-Family Residential) zoned property are also permitted within the R-2 (Multiple-Family Dwelling) zone. Therefore, a single-family residence with associated one-car garage would be permitted in the R-2 zone providing that the proposal meet all applicable development standards.

The proposed project would result in a new two-story residence with an attached one-car garage, a driveway apron that would allow adequate ingress and egress of vehicles on-site, and sufficient space within the driveway in front of the garage for a vehicle to park on-site if no on-street parking is available.

Given the physical constraints associated with the lot's width and overall size, the construction of a two-car garage would create a structure that visually dominates the front elevation and is neither aesthetically pleasing nor consistent with the quality of design that is sought out as part of the City's applicable residential design guidelines. In addition, a two-car garage would not be in compliance with development standards that address minimum distance separation requirements within the side setbacks of a similarly zoned residential property.

Furthermore, the construction of single-family residence with an attached one-car garage and all proposed on-site and off-site improvements, are consistent with the goals and objectives of the City of San Fernando General Plan Land Use Element and Housing Element by: retaining the small town character of San Fernando; maintaining an identity that is distinct from surrounding communities; maintaining and enhancing the quality of existing housing, neighborhoods and health of residents; and providing a range of housing types to meet the community needs (General Plan Land Use Element Goals I, III, Pg. IV-6; 2013-2021 Housing Element Goals I, II, Pgs. 72, 75). Thus, it is the staff's recommendation 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 development is consistent with the purpose and intent of the R-2 (Multiple-Family Residential) zone by allowing residential developments consisting of single-family dwellings, duplexes, and other multi-family dwelling units. The construction of a new two-story single-family residence with an attached one-car garage is consistent with the purpose of the R-2 (Multiple Family Dwelling) zone, which provides an area for medium density residential development within the City while at the same time accommodating single-family detached dwellings found in lower density neighborhoods throughout the community. Additionally, the proposal is consistent with the San Fernando General Plan's Land Use purpose and Housing Elements goals and objectives of "establishing a pattern for compatible land uses to reflect existing conditions and to guide future development and maintaining and enhancing the quality of existing housing, neighborhoods and health of residents." (*General Plan Land Use Element, Purpose and Function, Pg. IV-1; 2013-2021 Housing Element Goal I, Pg. 72.*)

The variance to allow for the construction of a single-family residence with an attached one-car garage would result in a dwelling and attached accessory structure that is in compliance with applicable side setback requirements. The project introduces private investment at an overall mass and scale that significantly improves the site and adjacent public right-of-way, while meeting the purpose and intent of the R-2 (Multiple Family Dwelling) zone in a manner that does not infringe upon the adjoining property owners' and residents' use and enjoyment of their property. Thus, it is staff's recommendation that this finding can be made.

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

The subject property is an approximate 2,500 square foot site (25 feet in width by 100 feet in length). By approving a variance to allow for the deviation of applicable on-site parking requirements, the proposed new single-family residence and attached one-car garage would be designed at a mass and scale that is compatible with the site's physical dimensions as it relates to lot width and thus producing an overall design and building layout that is keeping with the small town character of the surrounding residential neighborhood that would

otherwise be compromised by the construction of a two-car garage that dominates the front façade and front yard area.

Pursuant to City Code Section 106-700(b), existing lots that are less than 50 feet in width are permitted to maintain side setbacks of no less than three feet each. Therefore, a standard two-car garage measuring 20 feet in width would further reduce the side setbacks and create concerns for privacy among neighboring properties, hinder accessibility to the rear, and negatively impact necessary setbacks for adequate light and air access to the proposed residence and adjacent properties. The proposed single-family residence with attached one-car garage would be constructed in compliance with the required three foot side setbacks, as well as meet all applicable development standards with the exception of not providing a two-car garage. Therefore, the site's dimensions and overall lot size warrant the approval of a variance to allow construction of a single family residence and attached one-car garage at a mass and scale that is appropriate for the subject site. Thus, it is the staff's recommendation 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 variance to allow for the construction of a new two-story single-family residence with an attached one-car garage and all proposed improvements would not have an adverse impact to water, sanitation and public utilities and services and would not be detrimental to public health and safety. The proposed residential development would require upgraded water, sewer, and electrical infrastructure on a site that has already been zoned to be developed as a residential lot and therefore, would not create an undue burden on existing water, sanitation and public utilities and services. Any infrastructure and utility upgrades required as part of the project proposal would be developed in compliance with the requirements of the city's building codes. Thus, it is the staff's recommendation that this finding can be made.

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

The proposed physical improvements to the site and adjacent public right-of-way that provide for the construction of a new single-family residence with an attached one-car garage would significantly improve public and emergency access to and from the subject site. Currently, the subject site is deficient in that it lacks adequate vehicular access into the property. As part of the proposed improvements to the site and adjacent public right-of-way, a driveway and driveway approach would be constructed to accommodate vehicular access to on-site parking within the one-car garage and provide a method of entry to the site for emergency response personnel and vehicles from an 11-foot wide driveway along Hewitt Street. Thus, it is the staff's recommendation that this finding can be made.

CONCLUSION:

In light of the forgoing analysis, it is staff's assessment that the construction of a new two-story single-family residence with attached one-car garage and all proposed on-site and off-site improvements would significantly enhance the site in a manner that is consistent with the City's general plan land use element and housing element goals and objectives while improving the character of the surrounding neighborhood.

Therefore, staff recommends that, based on the above findings, the Planning and Preservation Commission approve Site Plan Review 2013-15 and Variance 2013-05, pursuant to Planning and Preservation Commission Resolution 2014-09 and conditions of approval attached as Exhibit "A".

ATTACHMENTS:

1. Planning and Preservation Commission Resolution 2014-09 and Exhibit A: Conditions of Approval
 2. Zoning and Vicinity Map
 3. Photo Key Map
 4. Project Site Photos
 5. Conceptual Site Plan, Floor Plans, and Exterior Elevations
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Pursuant to City Code Section 106-822(a)(1) of the development standards for residentially zoned property, a single-family residence is required to maintain two-spaces of on-site parking within a garage. This would require that the subject property to maintain a minimum 20' x 20' garage. Pursuant to City Code Section 106-700(b) the minimum side yard setback for a residential zoned lot including the subject R-2 (Multiple-Family Residential) zone lot is 10 percent of the lot width for lots that are less than 50 feet in width but not less than three (3) feet on both side yard setbacks. With the placement of a twenty-foot wide, two-car garage, there would not be sufficient space to even provide the minimum required three foot side yards and the 20-foot wide garage that collectively would require a minimum lot width of 26 feet. Furthermore, pursuant to the City of San Fernando Design Guidelines entryways on the front facades should not be dominated by the garage. From a design perspective, the proposed one-car garage would meet the intent and purpose of the design guidelines, but in doing so would deviate from the minimum required parking required for a single family residence.

The variance review process provides for the Planning and Preservation Commission to assess the proposal's consistency with the City's general plan goals and objectives, redevelopment plan goals and objectives, zoning development standards, and the design guidelines for similar single family residential land uses. This process provides for a review of the quality of site design and building layout, and of compatibility of the proposed residential development with the immediate surroundings. Additional discussion on the proposed variance application is provided in the following section.

BACKGROUND:

1. **Zoning and General Plan Designations:** The project site is located within the R-2 (Multiple Family Dwelling) zone and has a Medium Density Residential (MDR) General Plan land use designation.
 2. **Site Location and Description:** The subject property is an approximate 2,500 square foot lot (25 feet in width by 100 feet in depth) located along the southerly portion of 1000 block of Hewitt Street. The subject property is bound by similarly zoned R-2 (Multiple-Family Dwelling) properties to the north, east, and west along Hewitt Street and R-1 (Single Family Residential) zoned property to the south along Kewen Street.
 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 the City's adopted Local CEQA Guidelines. If the Planning and Preservation Commission concurs with staff's determination, no further environmental assessment is necessary.
 4. **Legal Notification:** On July 3, 2014, the public hearing notice was posted at two City Hall bulletins, at the County Public Library bulletin, and at the project site. Also, a notice was published in the July 4, 2014, legal advertisement section of the Los Angeles Daily News
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and on the on-line version of the Los Angeles Daily News. In addition, notices of this hearing were mailed to all property owners of record within 500 feet of the subject site.

ANALYSIS:

1. **General Plan Consistency.** The construction of a new two-story single-family dwelling with an attached one-car garage and all proposed on-site and off-site improvements are consistent with the 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.” (General Plan Land Use Element Goals I, III, Pg. IV-6). The proposal is also consistent with the goals and objectives of the San Fernando General Plan Housing Element by “maintaining and enhancing the quality of existing housing, neighborhoods and health of residents and providing a range of housing types to meet the community need.” (2013-2021 General Plan Housing Element Goals I, II, Pgs. 72, 75.)
2. **Parking Analysis.** Pursuant to City Code Section 106-822(a)(1), a single-family residence is required to maintain two enclosed parking spaces on-site within a garage. Currently, the site is not developed, therefore, does not provide any on-site parking. The proposed redevelopment of the site to construct a new approximate 1,558 square foot two-story single-family residence would require the new development to comply with all applicable development standards for residentially zoned property, except wherein a variance is warranted in order to deviate from these standards.

The subject property is an approximate 2,500 square foot (25 feet in width by 100 feet in depth) residentially zoned lot. As part of the project proposal, the site would be significantly improved with a one-car garage and sufficient space on the driveway in front of the garage for a vehicle to park if no on-street parking is available. In addition, an 11-foot wide driveway in front of the property along Hollister Street would be constructed providing vehicular ingress and egress to the subject property.

The proposal requests a variance to provide a one-car garage instead of the standard requirement for a garage for two vehicles. Given the constraints in the width of the subject property, strict application of the developments standards for parking by requiring a two-car garage would impact the building setback requirements and create a structure that is poorly designed and not aesthetically pleasing. The typical dimensions for a standard two-car garage are 20 feet in length by 20 feet in width. Incorporating a standard two-car garage in the proposal would shorten the side setbacks of the residence to two and one-half feet and cause the garage to be the primary visual focal point of the development. Additionally, the driveway that would be required to accommodate a two-car garage would significantly reduce the amount of landscaping within the required front setback. The current proposal would mitigate those concerns by allowing the residence and all architectural design elements to be focal point of the development, thereby creating a cohesive and well planned design that fits harmoniously within its surroundings.

It is staff's assessment that a variance would allow a one-car garage and the necessary on-site and off-site public improvements and still create adequate vehicular access to and from the site. Therefore, it is staff's determination that the proposed parking layout would not adversely impact vehicular ingress and egress, emergency access to the site, and still improve the visual appearance of streetscape along Hewitt Street.

3. **Design.** The City's zoning code provides minimum setbacks, limits on residential dwelling sizes, and other regulations to prevent neighborhood disruption by construction of overly large structures. Also, the *San Fernando Single-Family Residential Design Guidelines* seek to improve the level of design quality by focusing on important design principles. At the project level, these design standards and guidelines are meant to encourage projects (e.g.-additions, remodels, and new houses) that accommodate their users' needs while contributing to an attractive environment and project that fits harmoniously within its surroundings.

The proposed construction of a new two-story single-family residence with an attached one-car garage would significantly improve the current condition of the site and abate any public nuisances and appearance of physical blight that currently existing and degrade the character of the surrounding neighborhood. The design of the proposed residence is to incorporate characteristics and design elements similar to that of a postwar modern contemporary style of architecture with some Spanish style features. The proposed two-story building's architectural elements include a stucco finish with a decorative stone veneer at the base, a red clay tile roof and wrought iron style accents at the balcony. In addition, the front façade will incorporate a pronounced front porch entry that will incorporate the stone veneer at the base of the pillars that seeks to break up the massing of the front façade. Furthermore, as a condition of approval for the project, staff is recommending that all nonconforming perimeter chain-link fencing will be removed and replaced with decorate fencing and or walls that comply with the applicable residential development standards and are architecturally compatible to the building's overall design.

4. **Landscaping.** The site is currently lacking any landscaping, aside from the appearance of weeds. As part of the proposal, the front yard would be improved with approximately 216 square feet of landscaping. As a condition of approval, Public Works staff is recommending that a parkway tree be planted within the proposed parkway along Hewitt Street. The species of the new parkway tree shall be reviewed and approved by the Public Works Department prior to planting.

It is staff's assessment that the proposed landscaping, with the recommended conditions of approval, would enhance the visual attractiveness of the site as viewed from surrounding streets and walkways.

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

A variance is subject to discretionary review by the Planning and Preservation Commission. 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.

- **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 subject site is currently a vacant approximate 2,500 square foot lot, within the R-2 (Multiple-Family Residential) zone. Within residentially zoned property, uses permitted in the R-1 (Single-Family Residential) zone, are also permitted in R-2 zones. Therefore, a single-family residence would be permitted to be constructed at the subject property providing that is compliance with all applicable development standards for residentially zoned property. Additionally, City Code Section 106-249, allows the construction of a dwelling and accessory buildings of the type permitted on a legally created residential zoned parcel. Any proposed development would also be required to comply with all development standards that are applicable, except wherein a variance is issued because of limitations on lot area or width and depth of the lot.

Current standards for all newly created residentially zoned parcels require a minimum square footage of 7,500 square feet with a minimum 50 foot depth. The existing 2,500 square foot parcel maintains a legal nonconforming lot size creating significant constraints in the development of a dwelling and accessory structures with adequate setbacks, lot coverage and covered on-site parking facilities while at the same time maintaining setbacks that are consistent with those found on larger residential parcels in the surrounding neighborhood.

Along the 1000 block of Hewitt Street, a total of three (3) other properties exist that are similar in lot area and dimensions as the subject property. Two (2) of these three (3) parcels are part of a legal non-conforming commercial land use at the corner of Hewitt Street and South Maclay. The remaining 25-foot wide lot located adjacent to the subject site is also

vacant with the potential for another single family residential land uses to be developed at a future date. Required compliance with the applicable two-car garage requirement on the subject 25 feet by 100 feet lot would result in 2.5 feet side yard setbacks and a front façade and front yard area that is dominated visually by the need to accommodate a 20 feet wide garage and driveway area. Field inspection of the surrounding neighborhood shows that a 16 out of the 22 parcels that are located within the block bounded by Hewitt Street, South Maclay Avenue, Carlisle Street, and Kewen Street are twice as wide (50-feet wide) as the subject site (25-feet wide).

Approval of a variance would allow the residential structure to be designed in such a manner that the on-site garage facilities would be reduced by 50 percent from a two-car garage to a one-car garage in a manner that is proportional to the existing lot width. As such, the proposed variance would allow the new development to have similar characteristics to the majority of properties by providing on-site parking facilities that do not dominate the front elevation of the dwelling and therefore promote the design principles of shelter with a well-defined front porch entryway and an upper floor balcony as the prominent features of the residential structure. Furthermore, the proposed development would comply with all other applicable development standards including lot coverage, building height, and setback requirements for the R-2 (Multiple- Family Dwelling) zone while at the same time providing access to on-site parking in the form of a one-car garage and an on-site driveway area of sufficient size to accommodate a second vehicle. Development of the property in this manner pursuant to a variance would ensure the subject property owner of development rights enjoyed by other similarly zoned properties. It would also provide infill residential development that compliments the surrounding residential neighborhood.

Therefore, the proposed variance to deviate from the development standards to construct a new two-story single-family residence with an attached one-car garage in lieu of a two-car garage and the necessary on-site and off-site public improvements in conjunction with the conditions of approval on this development is warranted. Project approval would allow for the continued pattern of residential development for this block, which is single family residential development at a complimentary mass and scale that does not visually overpower the site and surrounding neighborhood. Furthermore, approval of the proposed variance and construction of the single family residential structure with one-car garage will improve the current condition of the site in a manner and facilitates private investment in residential development that adds to the overall small town character of the community and surrounding low-density residential neighborhood. Thus, it is the staff's recommendation that this finding can be made in this case.

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

The granting of a variance to deviate from the residential on-site parking requirements for an R-2 (Multiple Family Dwelling) zoned property by allowing the construction of a new

two-story single-family residence with an attached one-car garage would facilitate the redevelopment of the subject site in a manner that would not be detrimental to the public interest, safety, health, or welfare. New residential development at the subject site would result in new construction that complies with applicable building codes as well as upgraded infrastructure to the site and adjacent parkway area.

Collectively, the proposed on-site and off-site physical improvements would improve public health and safety on-site, preserve the public interest and welfare by providing a well designed residential dwelling and accessory structure with on-site parking facilities that are consistent with the overall pattern of residential development in the surrounding neighborhood. In addition, the development of on-site parking within a one-car garage and the necessary public improvements to allow for vehicular access to the site would assist in mitigating potential impacts to the availability of on-street parking associated with residential development with deficient on-site parking facilities.

Therefore, the construction of a new two-story single-family residence with an attached one-car garage would not be detrimental or injurious to the property and is consistent with the pattern of residential development encouraged within the R-2 (Multiple-Family Residential) zone. Thus, it is the staff's recommendation 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.**

The variance to allow the construction of a single-family residence and attached one-car garage would facilitate the redevelopment of the site and the abatement of all property maintenance issues that currently exist on the site, while producing new residential development that is of a contemporary architectural design. Pursuant to City Code Section 106-387, uses permitted in R-1 (Single-Family Residential) zoned property are also permitted within the R-2 (Multiple-Family Dwelling) zone. Therefore, a single-family residence with associated one-car garage would be permitted in the R-2 zone providing that the proposal meet all applicable development standards.

The proposed project would result in a new two-story residence with an attached one-car garage, a driveway apron that would allow adequate ingress and egress of vehicles on-site, and sufficient space within the driveway in front of the garage for a vehicle to park on-site if no on-street parking is available.

Given the physical constraints associated with the lot's width and overall size, the construction of a two-car garage would create a structure that visually dominates the front elevation and is neither aesthetically pleasing nor consistent with the quality of design that is sought out as part of the City's applicable residential design guidelines. In addition, a two-car garage would not be in compliance with development standards that address minimum distance separation requirements within the side setbacks of a similarly zoned residential property.

Furthermore, the construction of single-family residence with an attached one-car garage and all proposed on-site and off-site improvements, are consistent with the goals and objectives of the City of San Fernando General Plan Land Use Element and Housing Element by: retaining the small town character of San Fernando; maintaining an identity that is distinct from surrounding communities; maintaining and enhancing the quality of existing housing, neighborhoods and health of residents; and providing a range of housing types to meet the community needs (General Plan Land Use Element Goals I, III, Pg. IV-6; 2013-2021 Housing Element Goals I, II, Pgs. 72, 75). Thus, it is the staff's recommendation 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 development is consistent with the purpose and intent of the R-2 (Multiple-Family Residential) zone by allowing residential developments consisting of single-family dwellings, duplexes, and other multi-family dwelling units. The construction of a new two-story single-family residence with an attached one-car garage is consistent with the purpose of the R-2 (Multiple Family Dwelling) zone, which provides an area for medium density residential development within the City while at the same time accommodating single-family detached dwellings found in lower density neighborhoods throughout the community. Additionally, the proposal is consistent with the San Fernando General Plan's Land Use purpose and Housing Elements goals and objectives of "establishing a pattern for compatible land uses to reflect existing conditions and to guide future development and maintaining and enhancing the quality of existing housing, neighborhoods and health of residents." (*General Plan Land Use Element, Purpose and Function, Pg. IV-1; 2013-2021 Housing Element Goal I, Pg. 72.*)

The variance to allow for the construction of a single-family residence with an attached one-car garage would result in a dwelling and attached accessory structure that is in compliance with applicable side setback requirements. The project introduces private investment at an overall mass and scale that significantly improves the site and adjacent public right-of-way, while meeting the purpose and intent of the R-2 (Multiple Family Dwelling) zone in a manner that does not infringe upon the adjoining property owners' and residents' use and enjoyment of their property. Thus, it is staff's recommendation that this finding can be made.

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

The subject property is an approximate 2,500 square foot site (25 feet in width by 100 feet in length). By approving a variance to allow for the deviation of applicable on-site parking requirements, the proposed new single-family residence and attached one-car garage would be designed at a mass and scale that is compatible with the site's physical dimensions as it relates to lot width and thus producing an overall design and building layout that is keeping with the small town character of the surrounding residential neighborhood that would

otherwise be compromised by the construction of a two-car garage that dominates the front façade and front yard area.

Pursuant to City Code Section 106-700(b), existing lots that are less than 50 feet in width are permitted to maintain side setbacks of no less than three feet each. Therefore, a standard two-car garage measuring 20 feet in width would further reduce the side setbacks and create concerns for privacy among neighboring properties, hinder accessibility to the rear, and negatively impact necessary setbacks for adequate light and air access to the proposed residence and adjacent properties. The proposed single-family residence with attached one-car garage would be constructed in compliance with the required three foot side setbacks, as well as meet all applicable development standards with the exception of not providing a two-car garage. Therefore, the site's dimensions and overall lot size warrant the approval of a variance to allow construction of a single family residence and attached one-car garage at a mass and scale that is appropriate for the subject site. Thus, it is the staff's recommendation 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 variance to allow for the construction of a new two-story single-family residence with an attached one-car garage and all proposed improvements would not have an adverse impact to water, sanitation and public utilities and services and would not be detrimental to public health and safety. The proposed residential development would require upgraded water, sewer, and electrical infrastructure on a site that has already been zoned to be developed as a residential lot and therefore, would not create an undue burden on existing water, sanitation and public utilities and services. Any infrastructure and utility upgrades required as part of the project proposal would be developed in compliance with the requirements of the city's building codes. Thus, it is the staff's recommendation that this finding can be made.

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

The proposed physical improvements to the site and adjacent public right-of-way that provide for the construction of a new single-family residence with an attached one-car garage would significantly improve public and emergency access to and from the subject site. Currently, the subject site is deficient in that it lacks adequate vehicular access into the property. As part of the proposed improvements to the site and adjacent public right-of-way, a driveway and driveway approach would be constructed to accommodate vehicular access to on-site parking within the one-car garage and provide a method of entry to the site for emergency response personnel and vehicles from an 11-foot wide driveway along Hewitt Street. Thus, it is the staff's recommendation that this finding can be made.

CONCLUSION:

In light of the forgoing analysis, it is staff's assessment that the construction of a new two-story single-family residence with attached one-car garage and all proposed on-site and off-site improvements would significantly enhance the site in a manner that is consistent with the City's general plan land use element and housing element goals and objectives while improving the character of the surrounding neighborhood.

Therefore, staff recommends that, based on the above findings, the Planning and Preservation Commission approve Site Plan Review 2013-15 and Variance 2013-05, pursuant to Planning and Preservation Commission Resolution 2014-09 and conditions of approval attached as Exhibit "A".

ATTACHMENTS:

1. Planning and Preservation Commission Resolution 2014-09 and Exhibit A: Conditions of Approval
 2. Zoning and Vicinity Map
 3. Photo Key Map
 4. Project Site Photos
 5. Conceptual Site Plan, Floor Plans, and Exterior Elevations
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ATTACHMENT 1:

**Planning and Preservation
Commission Resolution 2014-09 and
Exhibit “A”: Conditions of Approval**

RESOLUTION NO. 2014-09

A RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO APPROVING VARIANCE 2013-05 AND SITE PLAN REVIEW 2013-15 TO ALLOW FOR LESS THAN THE REQUIRED COVERED PARKING FOR A SINGLE-FAMILY DWELLING FOR A PROPOSED APPROXIMATE 1,558-SQUARE-FOOT NEW SINGLE-FAMILY DWELLING WITH AN ATTACHED 225.5-SQUARE-FOOT ONE-CAR GARAGE AT THE SUBJECT PROPERTY LOCATED AT 1026 HEWITT STREET.

WHEREAS, an application has been filed by David Acosta representing Gaudencio F. Cayetano with the City to construct an approximate 1,558-square-foot new single-family dwelling with an attached 225.5-square-foot one-car garage at the subject property located at 1026 Hewitt Street. the subject property is an approximate 2,500-square-foot vacant lot (25 feet in width by 100 feet in depth) located along the southerly portion of 1000 block of Hewitt Street, within the R-2 (Multiple Family Residential) zone; and

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 15th day of July 2014.

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

SECTION 1: 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; and

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 Land Use Element and Housing Element; and

SECTION 3: Pursuant to City Code §106-295, the Planning and Preservation Commission finds that the following findings for Variance 2013-05, to allow the construction of an approximate 1,558 square feet two-story single family residence with attached one-car garage without complying with the on-site covered parking requirement for a single family dwelling within the R-2 (Multiple Family Dwelling) zone, have been justified and upheld in the affirmative. The Planning and Preservation Commission findings 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 subject site is currently a vacant approximate 2,500 square foot lot, within the R-2 (Multiple-Family Residential) zone. Within residentially zoned property, uses permitted in the R-1 (Single-

Family Residential) zone, are also permitted in R-2 zones. Therefore, a single-family residence would be permitted to be constructed at the subject property providing that is compliance with all applicable development standards for residentially zoned property. Additionally, City Code Section 106-249, allows the construction of a dwelling and accessory buildings of the type permitted on a legally created residential zoned parcel. Any proposed development would also be required to comply with all development standards that are applicable, except wherein a variance is issued because of limitations on lot area or width and depth of the lot.

Current standards for all newly created residentially zoned parcels require a minimum square footage of 7,500 square feet with a minimum 50 foot depth. The existing 2,500 square foot parcel maintains a legal nonconforming lot size creating significant constraints in the development of a dwelling and accessory structures with adequate setbacks, lot coverage and covered on-site parking facilities while at the same time maintaining setbacks that are consistent with those found on larger residential parcels in the surrounding neighborhood.

Along the 1000 block of Hewitt Street, a total of three (3) other properties exist that are similar in lot area and dimensions as the subject property. Two (2) of these three (3) parcels are part of a legal non-conforming commercial land use at the corner of Hewitt Street and South Maclay. The remaining 25-foot wide lot located adjacent to the subject site is also vacant with the potential for another single family residential land uses to be developed at a future date. Required compliance with the applicable two-car garage requirement on the subject 25 feet by 100 feet lot would result in 2.5 feet side yard setbacks and a front façade and front yard area that is dominated visually by the need to accommodate a 20 feet wide garage and driveway area. Field inspection of the surrounding neighborhood shows that a 16 out of the 22 parcels that are located within the block bounded by Hewitt Street, South Maclay Avenue, Carlisle Street, and Kewen Street are twice as wide (50-feet wide) as the subject site (25-feet wide).

Approval of a variance would allow the residential structure to be designed in such a manner that the on-site garage facilities would be reduced by 50 percent from a two-car garage to a one-care garage in a manner that is proportional to the existing lot width. As such, the proposed variance would allow the new development to have similar characteristics to the majority of properties by providing on-site parking facilities that do not dominate the front elevation of the dwelling and therefore promote the design principles of shelter with a well-defined front porch entryway and an upper floor balcony as the prominent features of the residential structure. Furthermore, the proposed development would comply with all other applicable development standards including lot coverage, building height, and setback requirements for the R-2 (Multiple- Family Dwelling) zone while at the same time providing access to on-site parking in the form of a one-car garage and an on-site driveway area of sufficient size to accommodate a second vehicle. Development of the property in this manner pursuant to a variance would ensure the subject property owner of development rights enjoyed by other similarly zoned properties. It would also provide infill residential development that compliments the surrounding residential neighborhood.

Therefore, the proposed variance to deviate from the development standards to construct a new two-story single-family residence with an attached one-car garage in lieu of a two-car garage and the necessary on-site and off-site public improvements in conjunction with the conditions of

approval on this development is warranted. Project approval would allow for the continued pattern of residential development for this block, which is single family residential development at a complimentary mass and scale that does not visually overpower the site and surrounding neighborhood. Furthermore, approval of the proposed variance and construction of the single family residential structure with one-car garage will improve the current condition of the site in a manner and facilitates private investment in residential development that adds to the overall small town character of the community and surrounding low-density residential neighborhood. Thus, it is the staff's recommendation that this finding can be made in this case.

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

The granting of a variance to deviate from the residential on-site parking requirements for an R-2 (Multiple Family Dwelling) zoned property by allowing the construction of a new two-story single-family residence with an attached one-car garage would facilitate the redevelopment of the subject site in a manner that would not be detrimental to the public interest, safety, health, or welfare. New residential development at the subject site would result in new construction that complies with applicable building codes as well as upgraded infrastructure to the site and adjacent parkway area.

Collectively, the proposed on-site and off-site physical improvements would improve public health and safety on-site, preserve the public interest and welfare by providing a well designed residential dwelling and accessory structure with on-site parking facilities that are consistent with the overall pattern of residential development in the surrounding neighborhood. In addition, the development of on-site parking within a one-car garage and the necessary public improvements to allow for vehicular access to the site would assist in mitigating potential impacts to the availability of on-street parking associated with residential development with deficient on-site parking facilities.

Therefore, the construction of a new two-story single-family residence with an attached one-car garage would not be detrimental or injurious to the property and is consistent with the pattern of residential development encouraged within the R-2 (Multiple-Family Residential) zone. Thus, it is the staff's recommendation 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.

The variance to allow the construction of a single-family residence and attached one-car garage would facilitate the redevelopment of the site and the abatement of all property maintenance issues that currently exist on the site, while producing new residential development that is of a contemporary architectural design. Pursuant to City Code Section 106-387, uses permitted in R-1 (Single-Family Residential) zoned property are also permitted within the R-2 (Multiple-Family

Dwelling) zone. Therefore, a single-family residence with associated one-car garage would be permitted in the R-2 zone providing that the proposal meet all applicable development standards.

The proposed project would result in a new two-story residence with an attached one-car garage, a driveway apron that would allow adequate ingress and egress of vehicles on-site, and sufficient space within the driveway in front of the garage for a vehicle to park on-site if no on-street parking is available.

Given the physical constraints associated with the lot's width and overall size, the construction of a two-car garage would create a structure that visually dominates the front elevation and is neither aesthetically pleasing nor consistent with the quality of design that is sought out as part of the City's applicable residential design guidelines. In addition, a two-car garage would not be in compliance with development standards that address minimum distance separation requirements within the side setbacks of a similarly zoned residential property.

Furthermore, the construction of single-family residence with an attached one-car garage and all proposed on-site and off-site improvements, are consistent with the goals and objectives of the City of San Fernando General Plan Land Use Element and Housing Element by: retaining the small town character of San Fernando; maintaining an identity that is distinct from surrounding communities; maintaining and enhancing the quality of existing housing, neighborhoods and health of residents; and providing a range of housing types to meet the community needs (General Plan Land Use Element Goals I, III, Pg. IV-6; 2013-2021 Housing Element Goals I, II, Pgs. 72, 75). Thus, it is the staff's recommendation 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 development is consistent with the purpose and intent of the R-2 (Multiple-Family Residential) zone by allowing residential developments consisting of single-family dwellings, duplexes, and other multi-family dwelling units. The construction of a new two-story single-family residence with an attached one-car garage is consistent with the purpose of the R-2 (Multiple Family Dwelling) zone, which provides an area for medium density residential development within the City while at the same time accommodating single-family detached dwellings found in lower density neighborhoods throughout the community. Additionally, the proposal is consistent with the San Fernando General Plan's Land Use purpose and Housing Elements goals and objectives of "establishing a pattern for compatible land uses to reflect existing conditions and to guide future development and maintaining and enhancing the quality of existing housing, neighborhoods and health of residents." (General Plan Land Use Element, Purpose and Function, Pg. IV-1; 2013-2021 Housing Element Goal I, Pg. 72.)

The variance to allow for the construction of a single-family residence with an attached one-car garage would result in a dwelling and attached accessory structure that is in compliance with applicable side setback requirements. The project introduces private investment at an overall mass and scale that significantly improves the site and adjacent public right-of-way, while meeting the purpose and intent of the R-2 (Multiple Family Dwelling) zone in a manner that does

not infringe upon the adjoining property owners' and residents' use and enjoyment of their property. Thus, it is staff's recommendation that this finding can be made.

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

The subject property is an approximate 2,500 square foot site (25 feet in width by 100 feet in length). By approving a variance to allow for the deviation of applicable on-site parking requirements, the proposed new single-family residence and attached one-car garage would be designed at a mass and scale that is compatible with the site's physical dimensions as it relates to lot width and thus producing an overall design and building layout that is keeping with the small town character of the surrounding residential neighborhood that would otherwise be compromised by the construction of a two-car garage that dominates the front façade and front yard area.

Pursuant to City Code Section 106-700(b), existing lots that are less than 50 feet in width are permitted to maintain side setbacks of no less than three feet each. Therefore, a standard two-car garage measuring 20 feet in width would further reduce the side setbacks and create concerns for privacy among neighboring properties, hinder accessibility to the rear, and negatively impact necessary setbacks for adequate light and air access to the proposed residence and adjacent properties. The proposed single-family residence with attached one-car garage would be constructed in compliance with the required three foot side setbacks, as well as meet all applicable development standards with the exception of not providing a two-car garage. Therefore, the site's dimensions and overall lot size warrant the approval of a variance to allow construction of a single family residence and attached one-car garage at a mass and scale that is appropriate for the subject site. Thus, it is the staff's recommendation 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 variance to allow for the construction of a new two-story single-family residence with an attached one-car garage and all proposed improvements would not have an adverse impact to water, sanitation and public utilities and services and would not be detrimental to public health and safety. The proposed residential development would require upgraded water, sewer, and electrical infrastructure on a site that has already been zoned to be developed as a residential lot and therefore, would not create an undue burden on existing water, sanitation and public utilities and services. Any infrastructure and utility upgrades required as part of the project proposal would be developed in compliance with the requirements of the city's building codes. Thus, it is the staff's recommendation 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 proposed physical improvements to the site and adjacent public right-of-way that provide for the construction of a new single-family residence with an attached one-car garage would

significantly improve public and emergency access to and from the subject site. Currently, the subject site is deficient in that it lacks adequate vehicular access into the property. As part of the proposed improvements to the site and adjacent public right-of-way, a driveway and driveway approach would be constructed to accommodate vehicular access to on-site parking within the one-car garage and provide a method of entry to the site for emergency response personnel and vehicles from an 11-foot wide driveway along Hewitt Street. Thus, it is the staff's recommendation that this finding can be made.

BE IT FURTHER RESOLVED that based upon the foregoing, the Planning and Preservation Commission hereby approves Variance 2013-05 and Site Plan Review 2013-15, subject to the conditions attached as Exhibit "A".

PASSED, APPROVED AND ADOPTED this 15th day of July 2014.

THEALE HAUPT, CHAIRPERSON

ATTEST:

FRED RAMIREZ, SECRETARY TO THE PLANNING
AND PRESERVATION COMMISSION

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

I, FRED RAMIREZ, Secretary to the Planning and Preservation Commission of the City of San Fernando, do hereby certify that the foregoing Resolution was duly adopted by the Planning and Preservation Commission and signed by the Chairperson of said City at a meeting held on the 15th day of July 2014; and that the same was passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

FRED RAMIREZ, SECRETARY TO THE PLANNING AND
PRESERVATION COMMISSION

EXHIBIT "A"
CONDITIONS OF APPROVAL

PROJECT NO. : **Variance 2013-05 and Site Plan Review 2013-15**
PROJECT ADDRESS : 1026 Hewitt Street (APN 2522-008-028)
PROJECT DESCRIPTION : The proposed project is to allow for less than the required covered parking for a single-family dwelling for a proposed approximate 1,558-square-foot new single-family dwelling with an attached 225.5-square-foot one-car garage at the subject property located at 1026 Hewitt Street. The subject property is an approximate 2,500-square-foot vacant lot (25 feet in width by 100 feet in depth) located along the southerly portion of 1000 block of Hewitt Street, within the R-2 (Multiple Family Residential) zone.

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

1. Variance and Site Plan Review Entitlements. The variance and site plan review approvals are granted for the land described in this application and any attachments thereto, as reviewed by the Planning and Preservation Commission on July 15, 2014, except as herein modified to comply with these Conditions of Approval. Any proposed minor variations or modifications to the site plan and/or elevations shall require prior review and approval by the Community Development Department.
2. Occupancy per Approval. The subject property shall be improved and occupied in substantial conformance with the site plan, floor plans, and elevation drawings, as reviewed by the Planning and Preservation Commission on July 15, 2014, except as herein modified to comply with these Conditions of Approval.
3. Public Works Department and Building and Safety Division. The applicant shall comply with the requirements of the Public Works Department and Building and Safety Division checklists as previously provided by the City to the project applicant as part of the Site Plan Review 2013-15 application.
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 to construct the proposed single-family residence and attached one-car garage.
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. Landscape. All proposed on-site and off-site plantings shall be kept in a healthy and growing condition, a landscape and irrigation plan shall be 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 development shall be provided with an appropriate low-maintenance landscaping design and material selection that is attractive, durable and drought-tolerant;
 - b) All proposed landscaped areas shall be served by an automatic irrigation system and be maintained in a manner consistent with an approved landscape plan. The final landscape/irrigation plan shall identify the size and location of all landscape materials and irrigation equipment;
 - c) The landscape plan shall provide specifications for the following: design of hardscape elements, including paved areas, common areas, landscape planters, lighting; planting materials, including, trees, shrubs, ground cover, grass, miscellaneous plant materials, landscape containers and soil preparation; and, automatic irrigation plans, including materials and details;
 - d) Any parkway trees required by the Public Works Department shall be planted within the proposed parkway along Hewitt Street. The species of the new parkway tree shall be reviewed and approved by the Public Works Department prior to planting.
7. Walls and Fences. All chain-link and deteriorated fencing material throughout the site shall be removed in its entirety and replaced as needed with approved fencing materials. Additionally, all fences and walls shall provide a finish material compatible with the architectural style and treatment of the proposed residential structures and all proposed fence and walls shall be subject to building code standards. The final design of any proposed wall and/or fence shall be submitted to the Community Development Department for review and approval.
8. On-site Vehicular Access and Parking. All on-site parking spaces shall comply with the parking regulations of the San Fernando City Code for design and minimum dimension, except wherein a variance has been issued to deviate from the parking standards. Two spaces of parking shall be provided on-site in the following configuration:
 - a) One enclosed parking space within a one-car garage;
 - b) One uncovered parking space directly in front of the garage on the proposed driveway.

The one-car garage shall be maintained, at all times, free of any interior obstruction (including boxes, equipment, storage structures, compartments, furniture, etc.) that would preclude the parking of a vehicle in the garage with the garage door closed. Additionally, a driveway apron shall be constructed to allow adequate vehicular ingress and egress to the site by removing an existing parkway tree. The driveway apron shall comply with applicable design and construction standards as required by the Public Works Department. A driveway shall be constructed to allow vehicular access to the one-car garage and provide one uncovered parking space in front of the garage.
9. 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 Spanish Style of the building and shall not disturb or create glare towards neighboring properties. Review and approval by the Community Development Department shall be required for all light fixtures prior to installation.

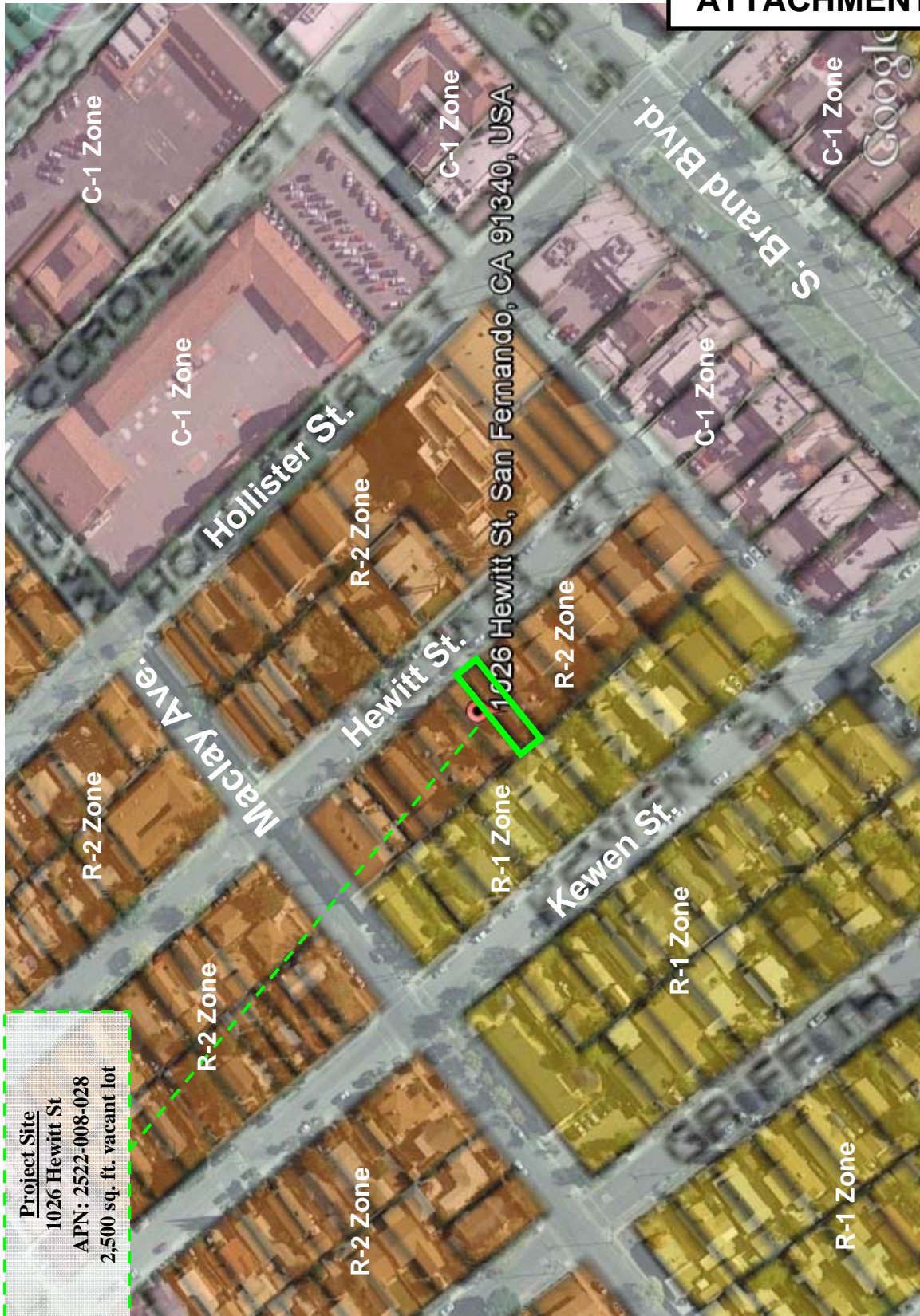
10. Mechanical and Utility Equipment. All mechanical and utility equipment, including but not limited to transformers, terminal boxes, air conditioner condensers, risers, backflow devices, gas meters, electric meters and meter cabinets shall be screened from public view and treated to match the materials and colors of the building. All aforementioned mechanical and utility equipment shall be installed with the attic space of the home or mounted on the ground with required perimeter screening. 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.
11. Utilities. All utilities shall be located underground. The applicant shall comply with all applicable requirements or guidelines of any relevant utility company, the California Public Utilities Commission, or any other agency with jurisdiction, relating to construction and/or occupancy of structures in proximity to any over-head or underground utility lines which are adjacent to or extend through the subject property, unless otherwise specified by the Community Development Department. Applicant shall provide any utility easements as necessary.
12. 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.
13. 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.
14. 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.
15. Site Inspections. Prior to the issuance of a Certificate of Occupancy, the Community Development Department shall inspect the site in order to ensure 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.
16. Modifications. Unless the Community Development Department deems a proposed change to the approved plans a minor modification, any and all other modifications to the development plan, including

these Conditions of Approval, shall require review and approval by the Planning and Preservation Commission.

17. 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 Director. 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.
18. General Compliance. The applicant shall comply with all requirements of applicable federal, state, or local law, ordinance, or regulation.
19. 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).
20. Construction Hours. Construction activity on Mondays through Fridays shall comply with the current San Fernando City Code standards for construction in residential zones. In addition, any construction on Saturday shall commence no earlier than 8:00 a.m.
21. Acceptance. Within thirty (30) days of approval of Variance 2013-05 and Site Plan Review 2013-15, 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.
22. 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.
23. Expiration. Variance 2013-05 shall be subject to expiration and Site Plan Review 2013-15 shall become null and void unless exercised by submitting construction plans in application for a building permit within twelve (12) months of final approval or until such additional time as may be granted by the Community Development Department, upon receipt of a written request for an extension received prior to such expiration date. Subsequent failure to obtain and exercise an active building permit shall also cause expiration of the conditional use permit and site plan review.

ATTACHMENT 2:
Zoning and Vicinity Map

ATTACHMENT 2



ZONING AND VICINITY MAP

ATTACHMENT 3:

Photo Key Map

ATTACHMENT 3



PHOTO KEY MAP

ATTACHMENT 4:

Project Site Photos



1. View into 1026 Hewitt Street



2. View looking to the east of 1026 Hewitt Street from the north side of the block.



3. View looking to the east of 1026 Hewitt Street from the north side of the block.



4. View looking to the west of 1026 Hewitt Street from the north side of the block.



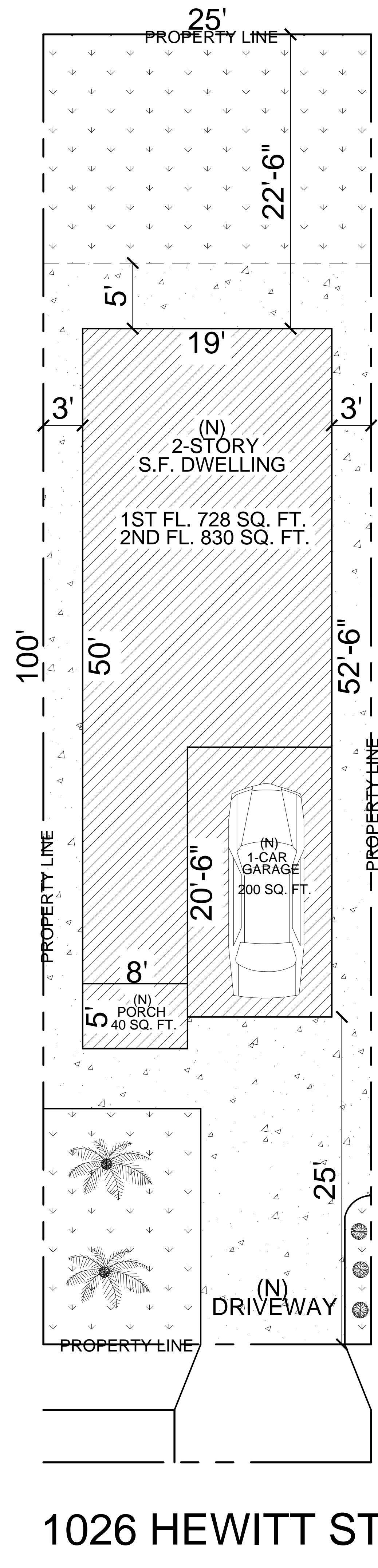
5. View looking to the west of 1026 Hewitt Street from the north side of the block.



6. View looking to the east of 1026 Hewitt Street from the south side of the block.

ATTACHMENT 5:
Conceptual Site Plan, Floor Plans,
and Exterior Elevations

ATTACHMENT 5



ALL UTILITIES SHALL BE
LOCATED UNDERGROUND
SAN FERNANDO CITY CODE
CHAP. 106, DIV. VI

PROPOSED PLOT PLAN
SCALE: 3/16"=1'-0"

PROPERTY ANALYSIS

ZONING:	R-1
LOT SIZE:	25' x 100'
LOT SQ FT:	2,500 SQ FT
LOT COVERAGE 40%:	1,000 SQ FT
ASSESSORS PARCEL	2522-022-028

SITE DATA

VACANT LOT

PROPOSED CONSTRUCTION

NEW TWO STORY HOUSE WITH ATTACHED ONE CAR GARAGE.

(N) 1 ST FLOOR	728 SQ FT
(N) 2 ND FLOOR	830 SQ FT
(N) GARAGE	225.5 SQ FT
(N) PORCH	40 SQ FT

PROPSOED LOT

COVERAGE: 993.5 SQ FT

LOT COVERAGE: **39.74%**

SCOPE OF WORK

NEW TWO STORY HOUSE WITH ATTACHED ONE GARAGE..

Legal Brief Description: LOT:11 BLK:57

CITY:REGION/CLUSTER: 01/01404 PORTER LAND AND WATER

CO'S RESURVEY OF SAN FERNANDO LOT 11 BLK 57

City / Muni / Twp: REGION/CLUSTER: 01/01404

PROJECT CONSULTANTS

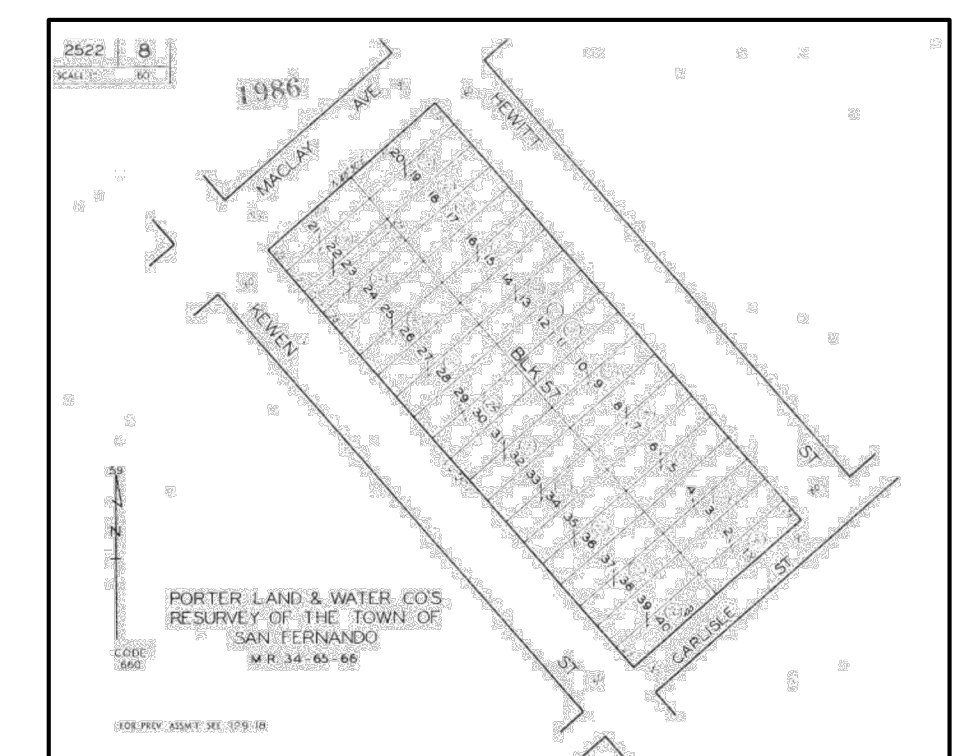
PLANING AND DESIGN:

DAVID ACOSTA

STRUCTURAL DESIGN:

CONSTRUCTION: OWNER/BUILDER

VICINITY MAP



INDEX TO PLANS

- 0.PLOT PLAN
- 1.FLOOR PLAN
- 2.ELEVATIONS
- 3.RADIUS MAP



OWNER(S):

GAUDENCIO F. CAYEIANO
(818) 481-4888

REMARKS:

PROJECT:

1026 HEWITT ST.
SAN FERNANDO, CA 91340

REVISIONS	BY	DATE:

2-21-14

RAWN BY:

CHECK BY: _____

PROJECT NO.:
1026

O

PLOT DATE:

A 72" high non-absorbent wall surface in bathtub and shower compartments

Attic ventilation of not less than 1/150 of attic area

**FIRE-RESISTANCE RATED
CONSTRUCTION**

Projections that are located greater or equal to 2 feet to 5 feet from the property line shall have a minimum 1 hour fire-resistance rating on the underside (CRC table R302.1(1)). For sprinklered buildings, projections located greater than or equal 2 feet to 3 feet from the property line shall have a minimum 1 hour fire-resistance rating on the underside (CRC Table R302.1(1)).

CLOTHES DRYER

A minimum 4" moisture exhaust duct must be provided
A flexible duct cannot extend more than 6 ft. and cannot be concealed
Dryer exhaust cannot exceed 14 ft. with a maximum of two 90 degree elbows

The construction shall not restrict a five-foot clear and unobstructed access to any water or power distribution facilities (Power poles, pull-boxes, transformers, vaults, pumps, valves, meters, appurtenances, etc.) or to the location of the hook-up. The construction shall not be within ten feet of any power lines-whether or not the lines are located on the property.

Plumbing fixtures are required to be connected to a sanitary sewer or to an approved sewage disposal system (R306.3).

Bathtub and shower floors, walls above bathtubs with a showerhead, and shower compartments shall be finished with a nonabsorbent surface. Such wall surfaces shall extend to a height of not less than 6 feet above the floor (R307.2).

Provide 70 inch high non-absorbent wall adjacent to shower and approved shatter-resistant material for shower enclosure (R308).

Type of water heater: 30 gallon, gas
Install approved seismic strapping
A T&P relief valve installed in accordance with the manufacturer's instruction is required
Water heaters with outdoor combustion air shall provide two openings within 12 inches of the top and bottom of the enclosure. Each opening shall be sized at 1 square inch/ 4000 btu/h if the combustion air is directly from outdoors without ducts. For all other installations, combustion air shall comply with CPC 507.

An approved carbon monoxide detector receiving its primary source of power from the building wiring and having battery back-up shall be installed outside of each separate sleeping area or bedroom(s) and one on every level of the dwelling including basements. Where more than one alarm is required to be installed within an individual dwelling or sleeping unit, the alarms shall be interconnected in such a manner that the activation of one will activate all the alarms in the individual unit. The alarm is permitted to be solely battery operated where the work does not result in the removal of wall and ceiling finishes, or there is no access through an attic, basement or crawl space.

Site drainage: concentrated drainage is being conveyed to the street via a non-erosive device (7013.10)

		DOORS	
	SIZE	LOCATION, EGRESS	TYPE
1	36" X 80"	Bedroom, bath, laundry, office, interior privacy	Wood, raised-panel pre-hung
2	36" X 80"	Office, exterior, lock & bolt	Aluminum, raised panel, pre-hung
3	72" x 80"	Family, exterior, (2) French doors, lock & bolt	Vinyl, grid, double glaze, pre-hung

(N)
2-STORY
S.F. DWELLING

REVISIONS	BY	DATE:
02-21-14		
DRAWN BY: JOA		
CHECK BY:		
PROJECT NO.: 1026		
1		
PLOT DATE: 5.22.12		

OWNER(S):

GAUDENCIO F. CAYETANO
(818)481-4888

SHEET NAME:

ELEVATIONS

PROJECT:

**1026 HEWITT ST.
SAN FERNANDO, CA 91340**

REVISIONS	BY	DATE:

06-14-13

DRAWN BY:
JOA

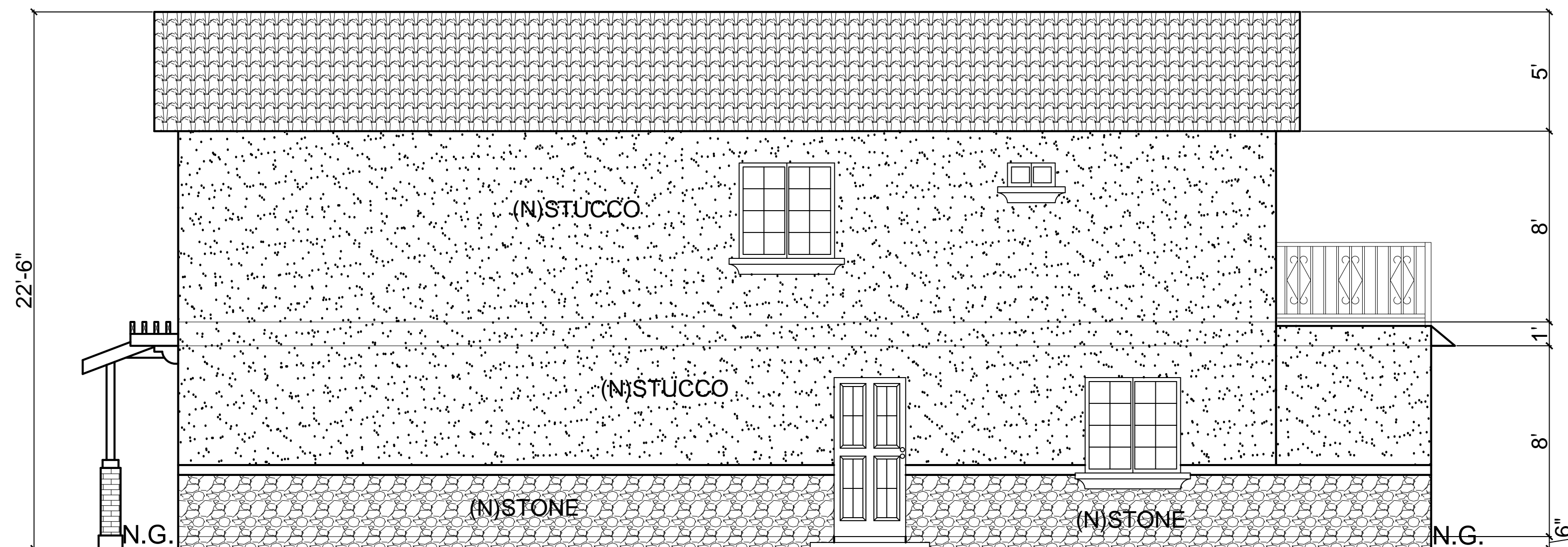
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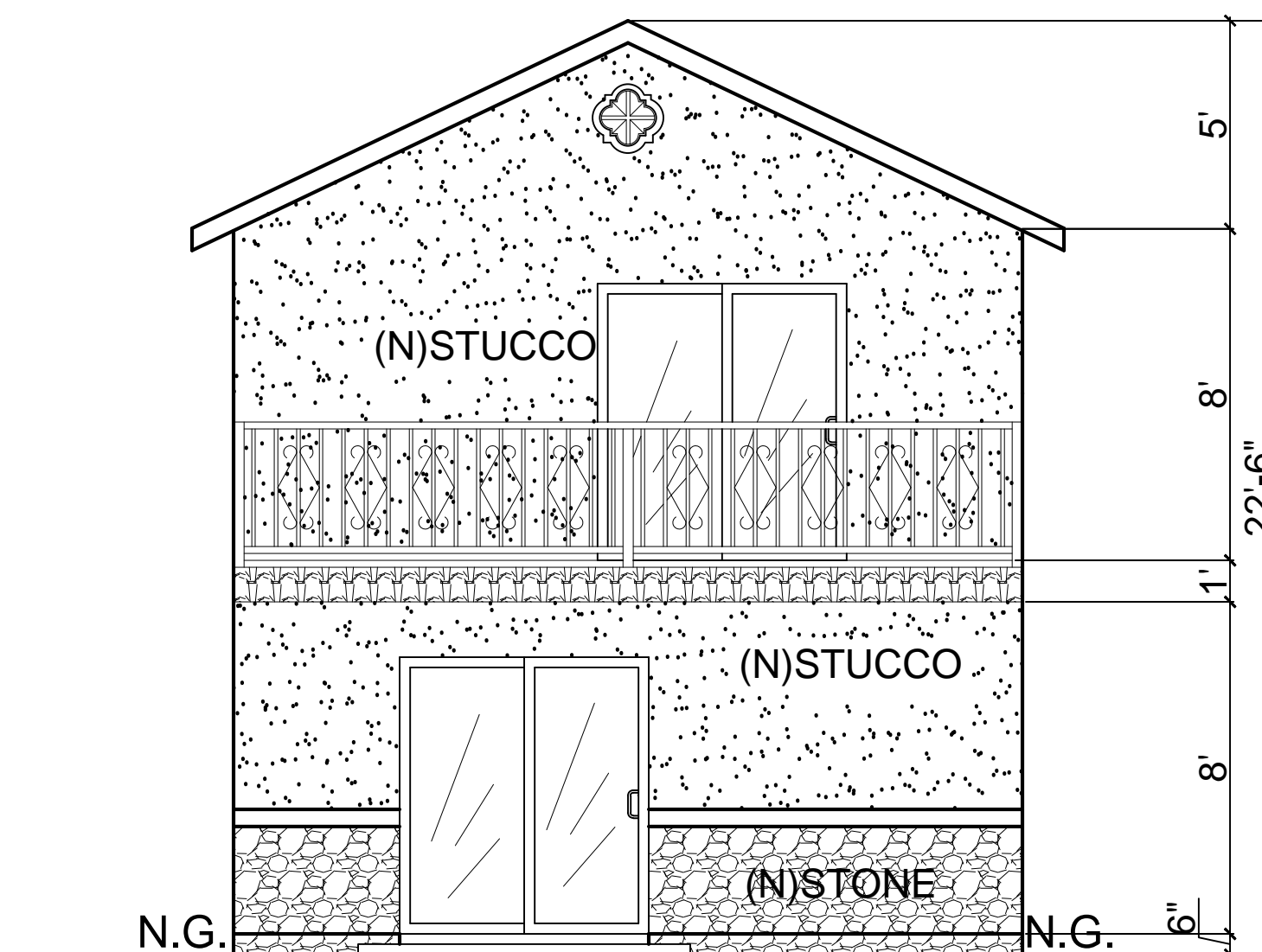
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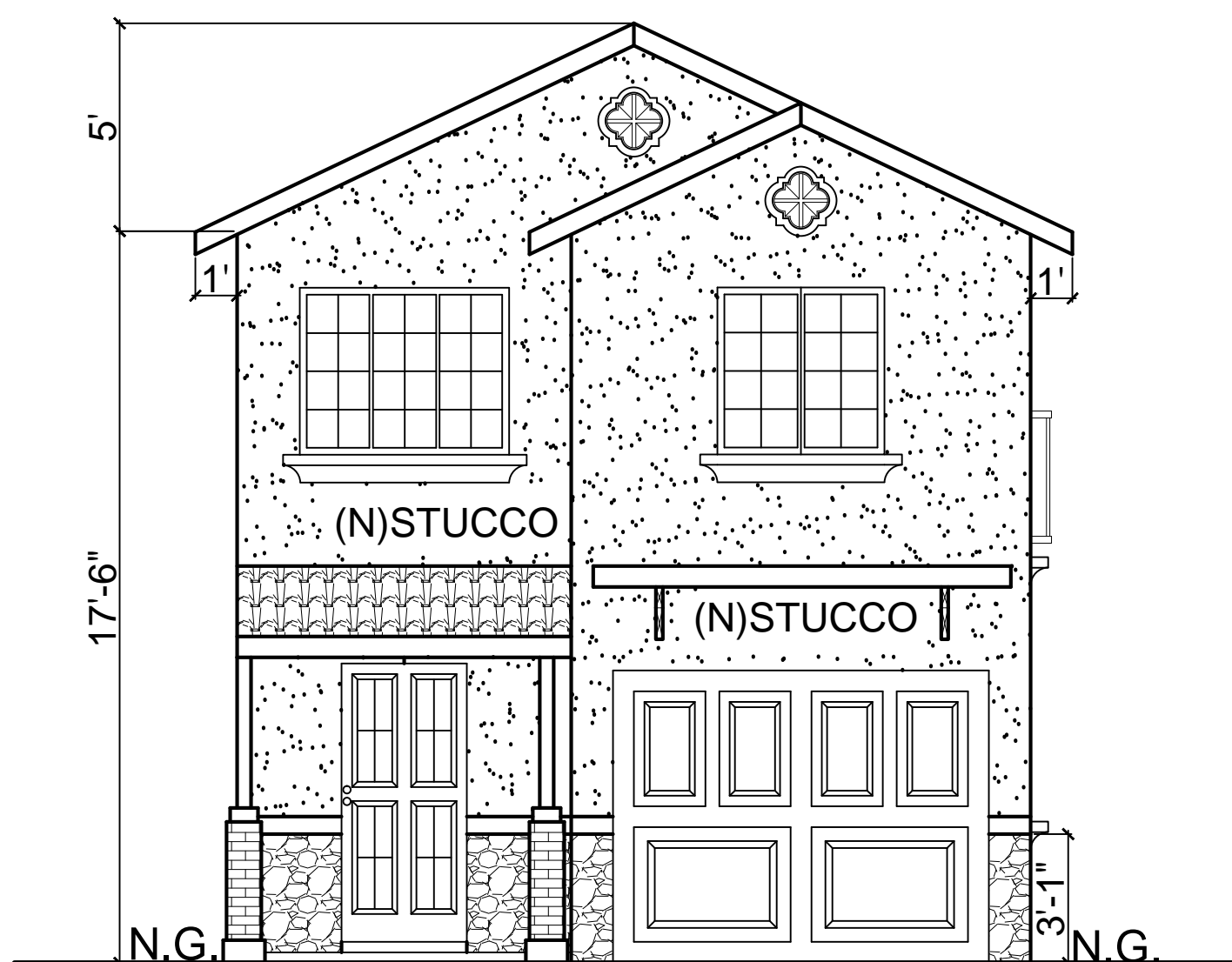
PLOT DATE: 5.22.12



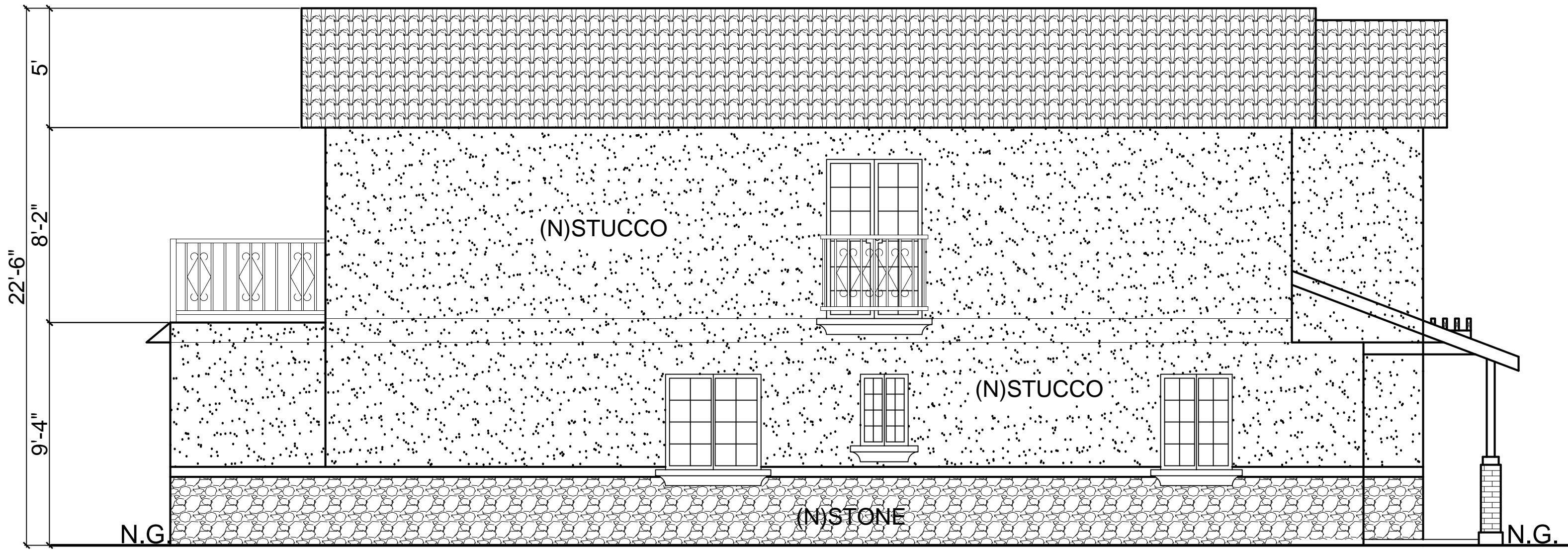
(N) SOUTH ELEVATION
SCALE: 1/4"=1'-0"



(N) EAST ELEVATION
SCALE: 1/4"=1'-0"



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



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