



**CITY OF SAN FERNANDO
COUNCIL CHAMBERS
PLANNING AND PRESERVATION COMMISSION AGENDA
NOVEMBER 5, 2013**

1. CALL TO ORDER

7:00 P.M.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

4. APPROVAL OF AGENDA

November 5, 2013

5. PUBLIC STATEMENTS

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

6. CONSENT CALENDAR

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

- Planning and Preservation Commission minutes of the August 20, 2013 meeting; and
- Planning and Preservation Commission minutes of the September 10, 2013

7. NEW BUSINESS

A: Subject: Conditional Use Permit 2013-10

Location: 603 San Fernando Road, San Fernando, CA

Applicant: Tricolor Auto Group, 545 E. John Carpenter Freeway, Suite 1900, Irving, Texas 75062 and Aszkenazy Development Inc., 601 South Brand Blvd, 3rd Floor, San Fernando, CA 91340

Proposal: Request for review and approval of a conditional use permit (CUP) application to modify a previously approved CUP 2011-01 allow for the operation of a used automobile dealership with a minimum floor area of 7,500 square feet within an existing 13,785-square-foot commercial building formerly used as new automobile dealership located at 603 San Fernando Road. The subject property is an approximate 63,587-square-foot lot located along the 600 block of San Fernando Road,

between Fox Street and Wolfskill Street, within the Truman-San Fernando District (Auto Commercial Sub-District) of the SP-4 (Corridor Specific Plan) zone. Approval of the proposed used automobile dealership is being requested by the applicant pursuant to Section 2.8(C) of the development standards for the Auto Commercial Sub-District. The CUP application also includes a request for the Planning and Preservation Commission to consider the proposed used automobile dealership with a minimum floor area of 7,500 square feet as a use that is similar and compatible to those uses conditionally permitted in the Sub-District.

Recommendation:

Staff recommends that the Planning and Preservation Commission:

1. Approve Conditional Use Permit 2013-10, a modification of a previously approved conditional use Permit (CUP 2011-01) to allow for the operation of a used automobile dealership within an existing 13,785-square-foot commercial building formerly used a new automobile dealership located at 603 San Fernando Road, within the Truman-San Fernando District (Auto Commercial Sub-District) of the SP-4 (Corridors Specific Plan) zone;
2. Determine that a used automobile dealership use with a minimum floor area of 7,500 square feet is similar and compatible to the uses that are conditionally permitted in the zoning district and meet the purpose and intent of the Auto Commercial Sub-District and of the Specific Plan Code Section 2.8(C); and,
3. Approve all of the above, pursuant to Planning and Preservation Commission Resolution 2013-11 and the Conditions of Approval attached as Exhibit "A" to the resolution (Attachment No.1).

B: Subject:

Conditional Use Permit 2013-09 (RE: Site Plan Review 2013-13)

Location:

1201 Arroyo Avenue, San Fernando, CA and 13055 West Arroyo Street, Los Angeles, CA 91340

Applicant:

Brett Warner, 1520 Ventura Boulevard, #100, Sherman Oaks, CA 91401

Proposal: The proposed project is a request for review and approval of a conditional use permit (CUP) application to allow for the storage, distribution, and warehousing uses to be established at the subject property as part of the development of a new 72,208-square-foot industrial building with 66 parking spaces. The subject property is an approximate 2.84-acre site comprised of two parcels (one parcel is located in the City of San Fernando and one in the City of Los Angeles) located on the northerly corner of Arroyo Avenue and Eighth Street.

Recommendation: Staff recommends that the Planning and Preservation Commission approve Conditional Use Permit 2013-09 pursuant to Planning and Preservation Commission Resolution 2013-12 and the Conditions of Approval attached as Exhibit “A” to the resolution (Attachment 1).

C: Subject: Determination of General Plan Conformance

Locations: City-owned properties at 1211 First Street (old fire station), and at 732 Mott Street, 700 and 713 Chatsworth Drive (Mission Community Hospital facility)

Applicant: City of San Fernando

Proposal: The purpose of this analysis is to document how the potential sale of city-owned properties are in conformance with the City of San Fernando General Plan.

Recommendation: Staff recommends that the Planning and Preservation Commission:

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

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

8. STAFF COMMUNICATIONS

9. COMMISSION COMMENTS

10. ADJOURNMENT

December 5, 2013

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

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



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

**DRAFT MINUTES OF THE AUGUST 20, 2013 MEETING
CITY HALL COUNCIL CHAMBER**

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

CALL TO ORDER

The meeting was called to order by Chairperson Haupt at 7:01 P.M.

PLEDGE OF ALLEGIANCE

Led by Chairperson Haupt

ROLL CALL

The following persons were recorded as present:

PRESENT:

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

ABSENT:

None

ALSO PRESENT:

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

APPROVAL OF AGENDA

Vice-chair A. Durham moved to approve the agenda of August 20, 2013. Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

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

UNFINISHED BUSINESS

None

PUBLIC HEARING 7A:

Variance 2013-04, Conditional Use Permit 2013-07, and Site Plan Review 2013-07 – 460 San Fernando Mission Boulevard and 1136 Hollister Street, San Fernando, Ca 91340 – William Argueta, WSS, 13425 South Figueroa Street, Los Angeles, CA 90061- The proposed project is a request for review and approval of variance and conditional use permit applications to allow for the construction of a 3,842-square-foot additional to an existing 6,171-square-foot commercial building with reduced front and side setbacks, an off-site parking facility, and additional signage requested a part of a sign program. The project site at 460 San Fernando Mission Boulevard is an approximate 17,500-square-foot lot located on the easterly corner of San Fernando

Mission and Hollister Street, within the C-1 (Limited Commercial) zone. The site of the planned off-site parking facility at 1136 Hollister Street is an approximate 10,000-square-foot lot located on the southwesterly portion of the 1100 block of Hollister Street, between San Fernando Mission Boulevard and South Maclay Avenue, within the R-2 (multiple Family Residential) zone.

STAFF PRESENTATION

Assistant Planner Edgar Arroyo gave the staff presentation recommending that the Planning and Preservation Commission approve Conditional Use Permit 2013-07 and Variance 2013-04, pursuant to Planning and Preservation Commission Resolution 2013-07 and the Conditions of Approval attached as Exhibit "A" to the resolution (Attachment 1).

PUBLIC TESTIMONY

None

COMMISSION DISCUSSION

K. Beaulieu asked if the applicant secured the adjacent property by lease or was it purchased.

E. Arroyo stated that the applicant had purchased the property.

Y. Mejia asked about the graphics in the windows and who approved them and how often they were replaced.

William Argueta – 13425 S. Figueroa Street, Los Angeles, CA 90061 – Mr. Argueta stated that he started his career with the establishment of this store. He stated that this store is very involved with the schools in the community. He stated that he is very excited about the proposed project. Additionally, he stated that the graphics displayed at the various stores are approved by the corporate office and they are changed out twice a year.

T. Haupt stated that the existing landscaping on the property is not maintained and based on the renderings providing at tonight's meeting the landscaping needs to be enhanced since the landscaping is critical to the project.

F. Ramirez stated that staff can work with the applicant to incorporate what the commission would like to see at the location. He indicated that it will include a variety of plant species at various heights within the planter beds.

T. Haupt stated that business signage is an ongoing problem in the city.

F. Ramirez indicated that there are five possible locations for trees, which include three along Hollister Street and two trees along Mission Boulevard. He noted that city staff would continue to work with the applicant to identify sites for new trees.

R. Salinas asked if there would be a defined crosswalk to and from the location.

F. Ramirez stated that a designated crosswalk is a requirement listed as part of the conditions of approval.

A. Durham asked about the existing driveway at Hewitt Street and if it will remain or be removed.

F. Ramirez indicated that the conditions of approval can be amended to specifically identify that driveway on Hewitt Street will be removed.

Y. Mejia stated that she has worked in retail and that she appreciates business interest to remain in San Fernando.

W. Argueta indicated that the San Fernando WSS opened in 1997 and at that time there were a total of 10 stores and now 16 years later WSS has a total of 60 stores.

T. Haupt asked about the existing phone cabinet, the proposed size of the trash bin, the tree grates protruding from the sidewalk, and the height of the shrubs at Hewitt Street.

E. Arroyo stated that the phone cabinet is slated to be removed.

F. Ramirez stated that staff will work with the applicant to assure that the new trash bin design complies with code. Additionally he indicated that the code requires that the shrubs at Hewitt Street be at three feet to shield spillover of headlights onto the adjacent residential properties.

T. Haupt inquired about the required water services

F. Ramirez stated that he would check with city engineering and check the required water service.

T. Haupt asked about the type of lighting being proposed at the parking lots.

F. Ramirez indicated that Conditions of Approval #11 identifies the type of lighting and well as the requirements to minimize the spillover.

K. Beaulieu asked why the windows couldn't be used as display cabinets as opposed to windows with posters or decal graphics in them. He asked the applicant if he would consider increasing the number of display cabinets at the location.

W. Argueta stated that he would work with staff to increase the number of display cabinets if it means the project will be approved.

Pursuant to discussion on the friendly amendments to the conditions of approval to the project, Vice-chair A. Durham moved to approve Variance 2013-04 and Conditional Use Permit 2013-07. Seconded by Commission K. Beaulieu, the motion carried with the following vote:

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

STAFF COMMUNICATIONS

F. Ramirez informed the commission that the Parks and Recreation Commission has sent a letter to the Planning and Preservation Commission to consider the Smoke-Free multi-family unit ordinance. Additionally he notified

and invited the commission to attend the upcoming Housing Element workshops. He gave a brief description of the upcoming cases.

COMMISSION COMMENTS

Commissioner Y. Mejia announced that she will not be present at the September 10, 2013, Planning and Preservation Commission meeting.

PUBLIC STATEMENTS

None

ADJOURNMENT

Chairperson T. Haupt moved to adjourn to September 10, 2013. Second by Commissioner K. Beaulieu, the motion carried with the following vote:

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

9:09 P.M.
Fred Ramirez
Planning Commission Secretary



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

**DRAFT MINUTES OF THE SEPTEMBER 10, 2013 MEETING
CITY HALL COUNCIL CHAMBER**

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

CALL TO ORDER

The meeting was called to order by Chairperson Theale Haupt at 7:02 P.M.

PLEDGE OF ALLEGIANCE

Led by Chairperson Theale Haupt

ROLL CALL

The following persons were recorded as present:

PRESENT:

Chairperson Theale Haupt, Vice-chair Alvin Durham, and Commissioners Kevin Beaulieu

ABSENT:

Yvonne Mejia and Rudy Salinas

ALSO PRESENT:

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

APPROVAL OF AGENDA

Vice-chair A. Durham moved to approve the agenda of September 10, 2013. Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

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

CONSENT CALENDAR

Vice-chair A. Durham moved to approve the minutes of August 6, 2013 Planning and Preservation Commission meeting. Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

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

UNFINISHED BUSINESS

None

PUBLIC HEARING 7A:

Draft Density Bonus and Reasonable Accommodation Ordinances and Draft Initial Study and Negative Declaration - Citywide, San Fernando, CA – City of San Fernando, 117 Macneil Street, San Fernando,

CA 91340 – The proposed project is an amendment of the San Fernando City Code through the adoption of the proposed Density Bonus and Reasonable Accommodation Ordinances to implement required state law. The proposed Density Bonus Ordinance would provide the required regulations to allow for the city to provide increase density for housing projects that incorporate the required percentage of affordable units. The proposed Reasonable Accommodation Ordinance would provide the appropriate regulations to allow deviation from the city’s development standards in order to ensure equal access to housing and facilitate the development of housing for individuals with disabilities.

STAFF PRESENTATION

Assistant Planner Edgar Arroyo gave the staff presentation recommending that the Planning and Preservation Commission:

1. Adopt Planning and Preservation Commission Resolutions 2013-08, recommending adoption of the Draft Initial Study and Negative Declaration to the City Council, determining that the proposed Density Bonus and Reasonable Accommodation Ordinance will not have significant adverse impact on the environment;
2. Adopt Planning and Preservation Commission Resolution 2013-09, recommending adoption of the proposed Density Bonus Ordinance (Zone Code Amendment 2013-01) to the City Council to implement State Density Bonus Law and Housing Implementing Program No. 9 (Affordable Housing Density Bonus) of the 2008-2014 General Plan Housing Element; and
3. Adopt Planning and Preservation Commission Resolution 2013-10, recommending adoption of the proposed Reasonable Accommodation Ordinance (Zone Code Amendment 2013-02) to the City Council to implement applicable Federal and State laws.

COMMISSION DISCUSSION

F. Ramirez introduced Rick Brady the City’s consultant from Veronica Tam and Associates.

E. Arroyo gave the staff presentation for the Density Bonus Ordinance.

T. Haupt asked for clarifications on possible concessions.

K. Beaulieu asked if each item would require a vote, and if so he liked the idea of three individual votes. Additionally he asked if there was an exemption for cities that already have a high concentration of housing.

R. Brady stated that there are no exemptions it is a state law applicable to all cities and counties in the state of California.

F. Ramirez explained that any future project seeking a density bonus which results in a significant adverse environmental impact may be denied.

K. Beaulieu asked if rezoning can be made tougher.

F. Ramirez indicated that any request to rezone a property has to come to the Planning and Preservation Commission, but that “spot rezoning” is not allowed.

K. Beaulieu voiced his concern with allowing increased density in the city as well as allowing transitional housing and temporary shelters.

F. Ramirez reminded the commission about maintaining a level of objectivity when considering future projects in order to assess every project on its own merits.

A. Durham stated that as a general rule if the project qualifies for a density bonus it will be granted, and the commission is just assuring that there is language in the zoning code to clearly identify the concessions.

F. Ramirez confirmed that that was the intention of the proposed zoning code amendment and state density bonus law.

T. Haupt noted his concern with the state mandate to increase density with the city's residential zoning districts. He states he is concerned with the possibility of overwhelming the city's residential area with more housing units.

R. Brady explained why the ordinances are coming before the Planning and Preservation Commission. He stated that the State could withhold certification of the General Plan Housing Element and at that point the City could not issue any building permits, making the city vulnerable to a lawsuit.

E. Arroyo gave the staff presentation regarding the Reasonable Accommodation Ordinance. Specifically giving examples of what would be considered an allowable reasonable accommodations request.

T. Haupt inquired about what happens to the approved property modifications when the disabled person no longer needs the accommodation.

E. Arroyo explained that the abutting properties would have to be notified and that there would be a length of time given for written comments to be accepted. He indicated that the accommodations would not run with the land. He noted that the ordinance has provisions that would indicate the duration of the accommodations and if it is no longer needed staff would determine if it can be kept or removed to the comply with the city's development standards.

T. Haupt asked if the city would ask the property owner to demolish the structure if the reasonable accommodation is no longer justifiable.

E. Arroyo indicated that at that point in order for the property owner to keep the modifications they would have to request a variance from the commission.

K. Beaulieu asked whether future project that complied with the Reasonable Accommodations regulations would be approved at the city staff level.

E. Arroyo indicated that it would require formal submission to be considered by staff.

Subsequent to discussion, Vice-chair A. Durham moved to recommend adoption of the Draft Initial Study and Negative Declaration to the City Council for the proposed Density Bonus and Reasonable Accommodation Ordinance noting that the proposed zone code amendments will not have a significant adverse impact on the environment, pursuant to Planning and Preservation Commission Resolution 2013-08. Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

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

Vice-chair A. Durham move to recommend adoption of the proposed Density Bonus Ordinance (Zone Code Amendment 2013-01) to the City Council pursuant to Planning and Preservation Commission Resolution 2013-09. Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

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

Vice-chair A. Durham move to recommend approval of the Reasonable Accommodation Ordinance (Zone Code Amendment 2013-02) to the City Council pursuant to Planning and Preservation Commission Resolution 2013-10. Seconded by Chairperson T. Haupt, the motion carried with the following vote:

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

STAFF COMMUNICATIONS

F. Ramirez invited with commission to the upcoming Housing Element Workshop at Recreation Park on Saturday, September 14, 2013 and at Las Palmas Park on Saturday, September 28, 2013. Additionally he asked the commission about their availability for a meeting on October 15, 2013.

COMMISSION COMMENTS

T. Haupt stated he would not be attending the October Planning and Preservation Commission because of prior travel plans.

PUBLIC STATEMENTS

None

ADJOURNMENT

Vice-chair A. Durham moved to adjourn to the next regularly scheduled meeting on October 1, 2013. Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

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

8:37 P.M.
Fred Ramirez
Planning Commission Secretary

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MEETING DATE: November 5, 2013

PUBLIC HEARING:

1. CHAIRPERSON TO OPEN THE ITEM AND REQUEST STAFF REPORT
2. STAFF PRESENTS REPORT
3. COMMISSION QUESTIONS ON STAFF REPORT
4. OPEN FOR PUBLIC HEARING
5. CLOSE PUBLIC HEARING
6. PLANNING AND PRESERVATION COMMISSION DISCUSSION
7. RECOMMENDED ACTION:

(a) **To Approve:**

“I move to approve Conditional Use Permit 2013-10 to modify a previously approved CUP to allow for the operation of a used automobile dealership with a minimum floor area of 7,500 square feet and that a used automobile dealership with a minimum floor area of 7,500 square feet is similar and compatible to the uses that are conditionally permitting in the zoning district and meet the purpose and intent of the Auto Commercial Sub-District and of the Specific Plan Code Section 2.8 (C) at 603 San Fernando Road, pursuant to Planning and Preservation Commission Resolution 2013-11 and the conditions of approval attached as Exhibit “A” to the resolution”;

(b) **To Deny:**

“I move to deny Conditional Use Permit 2013-10, based on the following ...” (Roll Call Vote)

(c) **To Continue:**

“I move to continue consideration of Conditional Use Permit 2013-10 to a specific date...” (Roll Call Vote)

PUBLIC HEARING:

To Approve ()

To Deny ()

To Continue ()

Moved by: _____

Seconded by: _____

Roll Call: _____

Item 7A:
Conditional Use Permit 2013-10

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PLANNING AND PRESERVATION COMMISSION STAFF REPORT

DATE: November 5, 2013

TO: SAN FERNANDO PLANNING AND PRESERVATION COMMISSION

FROM: Fred Ramirez, Community Development Director

SUBJECT: **Conditional Use Permit (CUP 2013-10)**
603 San Fernando Road (APN 2522-034-016)

PROPOSAL: Request for review and approval of a conditional use permit (CUP) application to a modify a previously approved CUP 2011-01 to allow for the operation of a used automobile dealership with a minimum floor area of 7,500 square feet within an existing 16,137-square-foot commercial building formerly used as a new automobile dealership located at 603 San Fernando Road. The subject property is an approximate 63,587-square-foot lot located along the 600-block of San Fernando Road, between Fox Street and Wolfskill Street, within the Truman-San Fernando District (Auto Commercial Sub-District) of the SP-4 (Corridors Specific Plan) zone. Approval of the proposed used automobile dealership is being requested by the applicant pursuant to Section 2.8(C) of the development standards for the Auto Commercial Sub-District. The applicant CUP application also includes a request for the Planning and Preservation Commission to consider the proposed used automobile dealership with a minimum floor area of 7,500 square feet as a use that is similar and compatible to those uses conditionally permitted in the Sub-District.

APPLICANT: Tricolor Auto Group, 545 E. John Carpenter Freeway, Suite 1900, Irving, Texas 75602; Aszkenazy Development, Inc., 601 South Brand Boulevard, 3rd Floor, San Fernando, CA 91340

RECOMMENDATION:

Staff recommends that the Planning and Preservation Commission:

- 1) Approve Conditional Use Permit 2013-10, a modification of a previously approved conditional use permit (CUP 2011-01) to allow for the operation of a used automobile dealership within an existing 16,137-square-foot commercial building formerly used as a new automobile dealership located at 603 San Fernando Road, within the Truman-San Fernando District (Auto Commercial Sub-District) of the SP-4 (Corridors Specific Plan) zone;
 - 2) Determine that used automobile dealership use with a minimum floor area of 7,500 square feet is similar and compatible to the uses that are conditionally permitted in the zoning
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district and meet the purpose and intent of the Auto Commercial Sub-District and of the Specific Plan, pursuant to Specific Plan Code Section 2.8 (C); and,

- 3) Approve all of the above, pursuant to Planning and Preservation Commission Resolution 2013-11 and the Conditions of Approval attached as Exhibit “A” to the resolution (Attachment No. 1).

PROJECT OVERVIEW:

On October 6, 2009, the Planning and Preservation Commission approved Site Plan Review 2009-14 and Conditional Use Permit 2009-01, to adaptively reuse an existing approximate 16,137 square foot commercial building previously occupied by a new and used automobile dealership (Murphy and Shelby Dodge) for use as either: A) a full service gym/athletic club that would include a 361 square foot building addition, interior and exterior remodel, and other site improvements, or; B) a commercial retail store that would include interior modifications to create an open floor plan for the structure and provide additional site improvements. This approval included the enclosure of an area in the auto repair bay that is currently not roofed.

On April 5, 2011, the Planning and Preservation Commission approved Conditional Use Permit 2011-01 and Variance 2011-03, to also allow for the operation of administrative, professional and government offices, and workplace studios as conditionally permitted uses per Section 2.8(A) of the San Fernando Corridors Specific Plan (the “Specific Plan”), as well as a determination from the Planning and Preservation Commission that medical uses are similar and compatible to the conditionally permitted uses in the zoning district and meet the purpose and intent of the Auto Commercial Sub-District and of the Specific Plan pursuant to Specific Plan Code Section 2.8(C). In addition, the Commission's approval of Variance 2011-03 allowed the project applicant to deviate from City Code Section 106-832(a) regarding applicable parking lot design standards in order to allow for tandem parking to meet a portion of the on-site parking requirement. The tandem parking layout area was anticipated to be managed by the future business operator at the site.

On September 30, 2013, the project applicants submitted an application for the modification of previously approved conditional use permit (CUP 2011-01) to also allow the operation of a used automobile dealership within the existing 16,137-square-foot commercial building formerly used as a new automobile dealership located at 603 San Fernando Road, within the Specific Plan's Truman-San Fernando District (Auto Commercial Sub-District). Per the Specific Plan and in order to facilitate the proposed used automobile dealership use, the applicant has also requested that the Planning and Preservation make a determination that used automobile dealership uses that occupy a minimum 7,500 square feet commercial building are similar and compatible to the uses that are conditionally permitted in the zoning district and meet the purpose and intent of the Auto Commercial Sub-District and of the Specific Plan, pursuant to Specific Plan Code Section 2.8 (C).

The proposed site plan as submitted by the applicant identifies an approximate 16,137 square foot building that includes administrative, retail/showroom, and customer services areas totaling

5,999 square feet as well as vehicle service and mechanic areas totaling 10,138 square feet. Improvements to the subject property as part of this project also include new perimeter landscaping within existing landscape planters along the perimeter of the property and the restriping of the parking lot areas to provide the necessary parking for customers, employees, transitional and the automobile sales display area for the used automobile dealership. In total, 105 parking spaces would be provided for the proposed use, consisting of 39 spaces reserved for customer and employee parking and 66 spaces for the automobile sales display area and transitional parking. The proposed tandem parking layout area would be managed by the future business operator and used exclusively for automobile display and transitional parking for vehicles being serviced at the subject site.

BACKGROUND:

1. **Zoning and General Plan Land Use Plan Designation:** The project site is located within the Truman/San Fernando District and Auto Commercial Sub-District of the SP-4 (Corridors Specific Plan) zone and has a similar SP-4 (Corridors Specific Plan) land use designation.
 2. **Site Location and Description:** The subject site is an approximate 63,587 square foot lot located on the eastern portion of the 600 block of San Fernando Road, along the city's southeasterly boundary line and entry from the City of Los Angeles. The existing structure was originally designed and constructed to accommodate the use and occupancy of an auto dealership and service center, with a vehicle showroom located at the front of the building and a service center at the rear. The subject site was most recently occupied by the Murphy and Shelby Dodge Automobile Dealership that sold new and used vehicles. The subject site is bounded by similar and compatible uses that include automotive sales and services, retail sales, and service commercial uses. The majority of the surrounding properties are within the Auto Commercial Sub-District of the SP-4 (Corridors Specific Plan) zone, while properties located southeast of the subject property are zoned SC (Service Commercial). See Attachment No. 2: Vicinity Map.
 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 1 (Existing Facilities) of San Fernando's CEQA Guidelines. If the Planning and Preservation Commission concurs with staff's determination, no further environmental assessment is necessary.
 4. **Legal Notification:** On October 23, 2013, 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 October 26, 2013 legal advertisement section of the *Los Angeles Daily Newspaper* and on the on-line version of the *Los Angeles Daily Newspaper*. In addition, notices of this hearing were mailed to all property owners of record within 500 feet of the subject site.
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ANALYSIS:

1. **General Plan and Zoning Consistency.** The proposed modification to the existing conditional use permit (CUP 2011-01) in order to allow a used automobile dealership with a minimum floor area of 7,500 square feet is consistent with the goals and objectives of the San Fernando General Plan Land Use Element by “retaining the small town character of San Fernando, promoting economic viability of commercial areas, and maintaining an identity that is distinct from surrounding communities.” (General Plan Land Use Element Goals I-III, Pg. IV-6).
2. **Parking Analysis.** The amount of parking spaces required for the proposed use is determined by the overall size of all existing structure (i.e., one space per 300 square feet). The vehicular parking requirements for the Truman/San Fernando District of the SP-4 (Corridors Specific Plan) zone allow for the required number of parking stalls to be satisfied through a combination of on-site and on-street parking along adjacent public street frontages. The amount of parking required for the 16,137-square-foot commercial building and site’s use as an automotive dealership is as follows:

Required Parking

Automobile sales, services, and rentals (One space for every 300 square feet)	Total:	54 parking spaces
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Proposed Parking

Customer and employee parking (Including handicap parking spaces at one space for every 25 on-site parking spaces)	39 parking spaces
Vehicle service and display parking	66 spaces
Total:	105 parking spaces

The surface parking lot for the subject site is currently configured to meet the on-site parking needs of the proposed used automobile dealership use by maximizing the space for the display and sale of used vehicles. The proposed parking redesign will facilitate additional on-site parking that is inclusive of customer, employee, vehicle display, and transitional parking spaces for vehicles being serviced at the subject site. The total amount of on-site parking will increase from the existing 89 parking stalls to 105 parking stalls.

The parking layout noted in Attachment No. 3 shows three driveway approaches to the subject site with one driveway off of Truman Street, and two driveways providing vehicular access from San Fernando Road. The two easternmost driveway approaches off of Truman Street and San Fernando Road, respectively will provide primary access to the customer and vehicle display parking areas. The westernmost driveway located at the

southwest corner of the property along San Fernando Road will be used to access the service bays and the transitional and employee parking areas.

The parking design currently notes four (4) on-site handicap parking spaces. However, based on the total of 105 on-site parking spaces, a fifth handicap stall shall be required for the project in order to comply with Americans with Disabilities Act (ADA) requirements.

Furthermore, the tandem parking configuration for transitional and vehicle display parking areas is consistent with the previously approved Variance 2011-03 that allowed the project site to deviate from City Code Section 106-832(a) regarding applicable parking lot design standards in order to allow for tandem parking to meet a portion of the on-site parking requirement. The proposed tandem parking layout area for transitional and vehicle display parking will be managed by the future business operator at the subject site.

It is staff's assessment that the proposed parking design will accommodate the parking demand associated with the proposed used automobile dealership use at the subject site. Additionally, the proposed landscape design within the parking lot area will improve vehicular safety and circulation, and visually enhance the site in compliance with the district-wide design guidelines of the Specific Plan.

3. **Conditional Uses in Auto Commercial Sub-District.** Pursuant to Specific Plan Code Section 2.8 (A through C), the following are conditionally permitted uses within the Auto Commercial Sub-District of the Specific Plan:

- administrative, professional and government office and workplace studios;
- Retail sales and service commercial uses with a floor area over 7,500 square feet; and,
- Additional uses permitted with a conditional use permit: Other similar and compatible uses deemed by the Planning and Preservation Commission to meet the purpose and intent of the Auto Commercial Sub-District and of the Specific Plan.

Prior CUP approvals: Prior approval of a conditional use permit (CUP) applications for the subject site have allowed retail sales and services commercial uses over 7,500 square feet that previously intended to facilitate a gymnasium or sporting goods store. The prior CUP approvals by the Commission have also facilitated inclusion of administrative, professional and government office uses in an effort to expand the business occupancy opportunities at the subject property. Consistent with this approach, the Planning Commission has also approved modification of the prior CUP approvals by making a determination that medical office uses (including a dialysis facility) are deemed to be similar and compatible to other conditionally permitted uses within the Auto Commercial Sub-District of the Specific Plan.

Similar and Compatible Use Determination: The proposed modification to the previously approved conditional use permit requires the Planning and Preservation Commission to make a determination that used automobile dealership uses are similar and compatible to other conditionally permitted uses within the Auto Commercial Sub-District and meet the

purpose and intent of the Sub-District and the Specific Plan. Although a used automobile dealership use is not identified as a conditionally permitted use within the Auto-Commercial Sub-District, it is staff's assessment that the requested modification to include used automobile dealership with a minimum floor area of 7,500 square feet merits designation as similar and compatible with other land uses allow within the Sub-District for the following reasons: 1) The proposed parking facility, at the current capacity and design will exceed the code required parking requirement (i.e., 46 on-site parking spaces) by providing the 105 on-site parking spaces; and, 2) conditionally permitted used automobile uses with a minimum floor area of 7,500 square feet meet the goals of the San Fernando Corridor Specific Plan by "attracting new investment appropriate to the envisioned character of the corridors and revitalizing the identity and investment climate of the city as a whole" (Corridor Specific Plan, Pgs. 36-37).

5. **Final Determination of Type of Use.** This modification will allow greater flexibility for business occupancy by expanding the type of conditionally permitted uses allowed at the subject site and therefore facilitate the economic viability of this commercial zoning district by adaptively reusing older buildings that were previously considered obsolete or underutilized, consistent with the goals and objectives of the *City of San Fernando General Plan* (the "*General Plan*").

In analyzing the applicant's request for modification of the previous approved conditional use permit, staff has reviewed the proposed used automobile dealership use for conformity with the goals and objectives of the General Plan, the requirements of the City Code, and the applicable development standards and for the Truman/San Fernando District of the SP-4 (Corridors Specific Plan) zone and has prepared findings of fact that are required as part the City's review of the CUP request.

It is staff assessment that the proposed modification to the previous approved CUP 2011-01 to allow for a used automobile dealership with a minimum floor area of 7,500 square feet should be approved. The Commission's approval of the proposed CUP modification would allow for proposed and future occupancy to transition between the current used automobile dealership uses and administrative, professional and workplace studios, medical offices, retail, or service commercial uses. Staff would also recommend that the Planning and Preservation Commission further condition the use of the subject site for a used automobile dealership use with a minimum floor area of 7,500 square feet. By conditioning the approval of the CUP in this manner, the modified CUP ensures that future used automobile dealership uses are of a size that is consistent with larger new and used franchise dealerships, which generate higher sales and are therefore able to cover the larger carrying costs associated with the lease of the larger floor areas and/or the purchase price of a similar size building and parcel with required on-site parking. The Planning and Preservation Commission's approval to allow modification of the existing CUP 2011-01 will grant a land use entitlement that provides greater long term flexibility in facilitating the future occupancy of a currently vacant building and site that may warrant a change of use over time in order to address changing economic conditions. The proposed used automobile dealership uses with a minimum floor area of 7,500 square feet has been evaluated under

the same criteria to assure potential environmental impacts are less than significant regardless of future occupancy.

The City's final approval of any of the conditionally permitted land use types shall be determined by the submittal of a Commercial Business Occupancy Permit by the prospective business. Future occupancies would be subject to the conditionally permitted land uses reviewed and approved by the Planning and Preservation Commission.

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

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

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

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

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

The requested modification to the previously approved conditional use permit (CUP 2011-01) is to allow for a used automobile dealership with a minimum floor area of 7,500 square feet, which is similar and compatible to other retail sales and service commercial uses having a minimum floor area of 7,500 square feet that are conditionally permitted uses within the SP-4 (Corridors Specific Plan) zone's Auto Commercial Sub-District. The proposed used automobile dealership with a minimum floor area of 7,500 square feet has been reviewed with all applicable design guidelines and development standards of the Specific Plan and the

Zoning Code (San Fernando City Code Chapter 106), including land use, and parking layout design. Thus, it is staff's assessment that this finding can be made.

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

Pursuant to Specific Plan Code Section 2.8 (C), the project applicant is requesting a modification to the previously approved conditional use permit (CUP 2011-01) in order to allow for a used automobile dealership with a minimum floor area of 7,500 square feet, which is similar and compatible to other retail sales and service commercial uses having a minimum floor area of 7,500 square feet that are conditionally permitted uses within the SP-4 (Corridors Specific Plan) zone's Auto Commercial Sub-District. A determination from the Planning Commission that used automobile dealerships with a minimum floor area of 7,500 square feet are similar and compatible to those uses conditionally permitted uses within the Auto Commercial Sub-District is required. The proposed used automobile dealership uses with a minimum floor area of 7,500 square feet, including proposed parking lot layout redesign to accommodate tandem parking for transitional and vehicle display parking and perimeter landscape treatment merits distinction as a similar and compatible land use within the sub-district.

The design of the existing commercial building would largely remain intact. The existing parking lot layout would be redesigned to allow for tandem parking to meet a portion of the on-site parking requirement specifically associated with transitional parking needed to park vehicles awaiting service repairs/inspections and the display of vehicles for sale. The parking lot redesign will also provide sufficient parking for employee and customers visiting the subject site on a daily basis. As a result, the project's proposed land uses and physical improvements to the building and parking lot facility will not create an adverse impact on the subject site and to surrounding land uses. Furthermore, as a condition of approval, the operator will be responsible in managing the tandem parking areas used for transitional and vehicle sales display parking.

It is staff's assessment that a determination by the Planning and Preservation Commission that used automobile dealership uses with a minimum floor area of 7,500 square feet are similar and compatible to those conditionally permitted retail sales and services commercial uses that are also required to have a minimum floor area of 7,500 square feet within the Specific Plan is warranted and will not impair the integrity and character of the SP-4 Zone and the Auto Commercial Sub-District. Thus, it is staff's assessment that this finding can be made to conditionally allow for the proposed used automobile dealership use with a minimum floor area of 7,500 square feet at the subject site.

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

The subject property is an approximate 63,587 square foot site that consists of an approximate 16,137 square foot commercial building that was constructed in 1998. As such, the site's parking facility as proposed to be redesigned will have sufficient capacity to

accommodate the required number of parking spaces for all of the previously and currently proposed conditionally permitted land uses. The proposed used automobile dealership use with a minimum floor area of 7,500 square feet requires 54 on-site parking spaces and the proposed 105 on-site parking spaces therefore results in a surplus parking supply of 51 parking spaces. Thus, it is staff's assessment that this finding can be made that the site is physically suitable to accommodate the proposed used automobile dealership use having a minimum floor area of 7,500 square feet, which is similar and compatible to other conditionally permitted uses in the SP-4 (Corridors Specific Plan) zone's Auto Commercial Sub-District.

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

The proposed request to modify an existing conditional use permit (CUP 2011-01) to in order to allow for a used automobile dealership with a minimum floor area of 7,500 square feet, which is similar and compatible to other retail sales and service commercial uses having a minimum floor area of 7,500 square feet that are conditionally permitted uses within the SP-4 (Corridors Specific Plan) zone's Auto Commercial Sub-District, pursuant to Specific Plan Code Section 2.8 (C), will not create an adverse impact in the anticipated use of the currently vacant building at the subject site. In addition, the proposed conditionally permitted land use is compatible with other existing automotive, retail sales, and service commercial land uses within the immediate area surrounding the subject site. The proposed used automobile dealership use will occupy the existing 16,137 square vacant building previously occupied by the Murphy and Shelby Dodge, a new and used automobile dealership, in compliance with applicable development regulations subject to the proposed parking facility redesign. Thus, it is staff's assessment that this finding can be made.

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

The project site is located within the Auto Commercial Sub-District of the SP-4 zone. Specific Plan Code Section 2.8 (C) allows for the Planning Commission to consider a request for their determination on whether other land uses such as a used automobile dealership with a minimum floor area of 7,500 square feet is similar and compatible to land uses already identified in the City Code as conditionally permitted uses including retail sales and services commercial uses with a floor area of 7,500 square feet (Specific Plan Code Section 2.8(B)).

The immediate area surrounding the subject site is developed with a range of commercial uses consisting of automobile sales and services, retail sales, and service commercial land uses. The occupancy and subsequent operation of the project site as a used automobile dealership with a minimum floor area of 7,500 square feet is consistent with the future land use pattern of the site and surrounding area. Furthermore, future business operations as a used automobile dealership with a minimum floor area of 7,500 square feet or any of the other previously approved conditionally permitted land uses are compatible with the commercial character of the surrounding area. Thus, it is staff's assessment that this finding can be made.

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

The proposed used automobile dealership use with a minimum floor area of 7,500 square feet will be adequately served by existing water, sanitation and public utilities that were previously developed for the former new and used automobile dealership when the structure was constructed in 1998. Also, any infrastructure and utility upgrades required as part of any future occupancy and operation of subject site by a conditionally permitted used automobile dealership and/or previously approved conditionally permitted land uses would be developed in compliance with the requirements of the city's building codes and any additional requirements from the Public Works Department. Thus, it is staff's assessment that this finding can be made.

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

The existing 16,137 commercial building, as constructed in 1998 to serve as an automobile dealership, provides adequate ingress and egress for pedestrians and vehicles along San Fernando Road, Truman Street, and Fox Street. Emergency exits exist along the sides of the building facing Truman Street and San Fernando Road. Additionally, the redesigned surface parking lot area will continue to be adequately accessed by vehicles via three driveways; one on Truman Street and two on San Fernando Road. The proposed parking lot redesign will provide the required number of on-site handicap parking and ensures improved access for disabled persons throughout the site. The parking layout redesign includes tandem parking for transitional and vehicle display parking facilitating ongoing vehicle service as well as adequate space for the display of used vehicles being offered for sale. Furthermore, the proposed 105 parking spaces will exceed the city's on-site parking requirement, which requires 54 parking spaces by providing an additional 51 parking spaces and therefore ensuring sufficient on-site parking for employees and customers visiting the subject site. The tandem parking spaces designated as transitional and vehicle display parking will be managed by the future used automobile dealership operator. Thus, it is staff's assessment that this finding can be made.

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

The requested modification to the previously approved conditional use permit (CUP 2011-01) to allow the occupancy of a vacant commercial building by a used automobile dealership with a minimum floor area of 7,500 square feet if determined by the Planning and Preservation Commission as similar and compatible use within the zone is consistent with the pattern of development and uses established within the Auto Commercial Sub-District of the SP-4 (Corridors Specific Plan) zone.

Proposed physical improvements to the building and site will be undertaken in such a manner as to ensure that future occupancy and operation by a used automobile dealership with a minimum floor area of 7,500 square feet will be similar and compatible with current and anticipated permitted and conditionally permitted land uses within the Auto Commercial Sub-District of the SP-4 zone. In addition to providing interior and exterior improvements to the building and site, the proposed used automobile dealership use with a minimum floor area of 7,500 square feet will facilitate redevelopment efforts in the sub-district resulting in new sales tax revenue and ongoing promotion of the sub-district as an auto sale destination. Furthermore, occupancy of a vacant building would allow for greater on-site vigilance reducing the potential for physical blight associated with deferred property maintenance, graffiti, and vandalism. Thus, it is staff's assessment that this finding can be made.

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

The proposed modification to an existing conditional use permit is intended to allow for the operation of a used automobile dealership with a minimum floor area of 7,500 square feet as determined by the Planning and Preservation Commission to be consistent with the General Plans Land Use Element's purpose of establishing a pattern for compatible land uses to reflect existing conditions and to guide future development. The requested modification of the existing conditional use permit will further expand business occupancy opportunities by allowing used automobile dealership uses with a minimum floor area of 7,500 square feet to be included in the range of conditionally permitted uses allowed at the subject site and zoning sub-district. City approval of the proposed used automobile dealership uses will also ensure that the vacant building will be rehabilitated and occupied in such a manner that "retains the small town character of San Fernando, promotes the economic viability of commercial areas, and maintains an identity that is distinct from surrounding communities." (San Fernando General Plan Land Use Element Goals I-III, Pg. IV-6). Thus, it is staff's assessment that this finding can be made.

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

The modification to existing conditional use permit to allow to allow for the operation of used automobile dealership with a minimum floor area of 7,500 square feet as determined by the Planning and Preservation Commission to be deemed to be similar and compatible to other conditionally permitted uses within the SP-4 zone's Auto Commercial Sub-District, subject to the recommended conditions of approval, would not be detrimental to the public interest, health, safety, convenience or welfare in that the proposed use would provide significant physical improvements to the building and site that serves as a focal point at the city's San Fernando Road gateway entrance.

Additionally, the proposed used automobile dealership with a minimum floor area of 7,500 square feet would not be detrimental or injurious to neighboring properties and the community as a whole by providing a new business occupant for the currently vacant

building and therefore address concerns regarding property maintenance, graffiti removal, and vandalism. The proposed parking lot redesign that includes tandem parking for transitional and vehicle display parking as well as the required number of on-site, employee and customer parking spaces is consistent with the City of San Fernando's General Plan goals and policies, which seek "to promote economic viability of commercial areas" (page IV, 6). Furthermore, the proposed exterior improvements will include new landscaping improvements that result in a visible link and compatible transition between the project site, surrounding land uses, and the city's landscaped southeasterly gateway entry while not adversely impacting the public interest, safety, health or welfare of the community. Thus, it is staff's assessment that this finding can be made.

CONCLUSION:

In light of the forgoing analysis, it is staff's assessment that the proposed modification of a previously approved conditional use permit to allow for the operation of used automobile dealership with a minimum floor area of 7,500 square feet as determined by the Planning and Preservation Commission to be similar and compatible to other conditionally permitted uses within the SP-4 zone's Auto Commercial Sub-District, subject to the recommended conditions of approval, would not be detrimental to the public interest, health, safety, convenience or welfare.

The proposed CUP approval to allow the operation of a used automobile dealership with a minimum floor area of 7,500 square feet with the proposed redesigned parking lot that includes tandem parking for transitional and vehicle display parking as well as the required employee and customer parking spaces meets the intent of the sub-district by providing for significant physical improvements to the building and site. The Commissions' approval of the proposed used automobile dealership use and associated physical improvements are consistent with the General Plan's goals and objectives, and the development standards for the Truman/San Fernando District's Auto Commercial Sub-District of the SP-4 (Corridors Specific Plan) zone.

Therefore, staff recommends that, based on the above findings, the Planning and Preservation Commission approve Conditional Use Permit 2013-10 (modification of CUP 2011-01), pursuant to Planning and Preservation Commission Resolution 2013-11 and conditions of approval attached as Exhibit "A".

ATTACHMENTS:

1. Planning and Preservation Commission Resolution 2013-11 and Exhibit "A": Conditions of Approval
 2. Vicinity Map - (Aerial Map)
 3. Site Plan and Conceptual Landscape Plan
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ATTACHMENT 1:

**Planning and Preservation Commission
Resolution 2013-11 and
Exhibit “A”: Conditions of Approval**

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RESOLUTION NO. 2013-11

A RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO APPROVING CONDITIONAL USE PERMIT 2013-10 TO ALLOW FOR A USED AUTOMOBILE DEALERSHIP USE WITH A MINIMUM FLOOR AREA OF 7,500 SQUARE FEET AT 603 SAN FERNANDO ROAD AND DEEM THIS USE AS A SIMILAR AND COMPATIBLE USE TO OTHER CONDITIONALLY PERMITTED USES IN THE SAN FERNANDO CORRIDORS SPECIFIC PLAN'S AUTO COMMERCIAL SUB-DISTRICT.

WHEREAS, an application has been filed by Aszkenazy Development, LLC, on behalf of Tricolor Auto Group, 545 E. John Carpenter Freeway, Suite 1900, Irving, Texas 75602, to request approval of a conditional use permit (CUP) application to a modify a previously approved CUP 2011-01 to allow for the operation of a used automobile dealership with a minimum floor area of 7,500 square feet within an existing 16,137-square-foot commercial building formerly used as a new automobile dealership located at 603 San Fernando Road, pursuant to Section 2.8(C) of the development standards for the Auto Commercial Sub-District. The subject property is an approximate 63,587-square-foot lot located along the 600-block of San Fernando Road, between Fox Street and Wolfskill Street, within the Truman-San Fernando District (Auto Commercial Sub-District) of the SP-4 (Corridors Specific Plan) zone;

WHEREAS, the applicant has requested that the Planning and Preservation Commission consider the proposed used automobile dealership with a minimum floor area of 7,500 square feet to be a use that is similar and compatible to those uses conditionally permitted in the Auto Commercial Sub-District;

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 5th day of November 2013.

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

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

SECTION 2: The proposed project is consistent with the objectives, policies, and general land uses and programs provided in the City's General Plan and the applicable development standards for SP-4 (Corridors Specific Plan) zoned property within the Truman/San Fernando District's Auto Commercial Sub-District;

SECTION 3: Pursuant to City Code Section 106-145, the Planning and Preservation Commission finds that the following findings for Conditional Use Permit 2013-11 have been justified and upheld in the affirmative because of the recommended conditions of approval regarding operating procedures for used automobile dealership uses with a minimum floor area of 7,500 square feet. The Planning and Preservation Commission findings are as followed:

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

The requested modification to the previously approved conditional use permit (CUP 2011-01) is to allow for a used automobile dealership with a minimum floor area of 7,500 square feet, which is similar and compatible to other retail sales and service commercial uses having a minimum floor area of 7,500 square feet that are conditionally permitted uses within the SP-4 (Corridors Specific Plan) zone's Auto Commercial Sub-District. The proposed used automobile dealership with a minimum floor area of 7,500 square feet has been reviewed with all applicable design guidelines and development standards of the Specific Plan and the Zoning Code (San Fernando City Code Chapter 106), including land use, and parking layout design. Thus, it is the commission's determination that this finding can be made in this case.

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

Pursuant to Specific Plan Code Section 2.8 (C), the project applicant is requesting a modification to the previously approved conditional use permit (CUP 2011-01) in order to allow for a used automobile dealership with a minimum floor area of 7,500 square feet, which is similar and compatible to other retail sales and service commercial uses having a minimum floor area of 7,500 square feet that are conditionally permitted uses within the SP-4 (Corridors Specific Plan) zone's Auto Commercial Sub-District. A determination from the Planning Commission that used automobile dealerships with a minimum floor area of 7,500 square feet are similar and compatible to those uses conditionally permitted uses within the Auto Commercial Sub-District is required. The proposed used automobile dealership uses with a minimum floor area of 7,500 square feet, including proposed parking lot layout redesign to accommodate tandem parking for transitional and vehicle display parking and perimeter landscape treatment merits distinction as a similar and compatible land use within the sub-district.

The design of the existing commercial building would largely remain intact. The existing parking lot layout would be redesigned to allow for tandem parking to meet a portion of the on-site parking requirement specifically associated with transitional parking needed to park vehicles awaiting service repairs/inspections and the display of vehicles for sale. The parking lot redesign will also provide sufficient parking for employee and customers visiting the subject site on a daily basis. As a result, the project's proposed land uses and physical improvements to the building and parking lot facility will not create an adverse impact on the subject site and to surrounding land uses. Furthermore, as a condition of approval, the

operator will be responsible in managing the tandem parking areas used for transitional and vehicle sales display parking. It is staff's assessment that a determination by the Planning and Preservation Commission that used automobile dealership uses with a minimum floor area of 7,500 square feet are similar and compatible to those conditionally permitted retail sales and services commercial uses that are also required to have a minimum floor area of 7,500 square feet within the Specific Plan is warranted and will not impair the integrity and character of the SP-4 Zone and the Auto Commercial Sub-District. Thus, it is the commission's determination that this finding can be made in this case.

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

The subject property is an approximate 63,587 square foot site that consists of an approximate 16,137 square foot commercial building that was constructed in 1998. As such, the site's parking facility as proposed to be redesigned will have sufficient capacity to accommodate the required number of parking spaces for all of the previously and currently proposed conditionally permitted land uses. The proposed used automobile dealership use with a minimum floor area of 7,500 square feet requires 54 on-site parking spaces and the proposed 105 on-site parking spaces therefore results in a surplus parking supply of 51 parking spaces. Thus, it is the commission's assessment that this finding can be made that the site is physically suitable to accommodate the proposed used automobile dealership use having a minimum floor area of 7,500 square feet, which is similar and compatible to other conditionally permitted uses in the SP-4 (Corridors Specific Plan) zone's Auto Commercial Sub-District.

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

The proposed request to modify an existing conditional use permit (CUP 2011-01) to in order to allow for a used automobile dealership with a minimum floor area of 7,500 square feet, which is similar and compatible to other retail sales and service commercial uses having a minimum floor area of 7,500 square feet that are conditionally permitted uses within the SP-4 (Corridors Specific Plan) zone's Auto Commercial Sub-District, pursuant to Specific Plan Code Section 2.8 (C), will not create an adverse impact in the anticipated use of the currently vacant building at the subject site. In addition, the proposed conditionally permitted land use is compatible with other existing automotive, retail sales, and service commercial land uses within the immediate area surrounding the subject site. The proposed used automobile dealership use will occupy the existing 16,137 square vacant building previously occupied by the Murphy and Shelby Dodge, a new and used automobile dealership, in compliance with applicable development regulations subject to the proposed parking facility redesign. Thus, it is the commission's determination that this finding can be made in this case.

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

The project site is located within the Auto Commercial Sub-District of the SP-4 zone. Specific Plan Code Section 2.8 (C) allows for the Planning Commission to consider a request for their determination on whether other land uses such as a used automobile dealership with

a minimum floor area of 7,500 square feet is similar and compatible to land uses already identified in the City Code as conditionally permitted uses including retail sales and services commercial uses with a floor area of 7,500 square feet (Specific Plan Code Section 2.8(B)).

The immediate area surrounding the subject site is developed with a range of commercial uses consisting of automobile sales and services, retail sales, and service commercial land uses. The occupancy and subsequent operation of the project site as a used automobile dealership with a minimum floor area of 7,500 square feet is consistent with the future land use pattern of the site and surrounding area. Furthermore, future business operations as a used automobile dealership with a minimum floor area of 7,500 square feet or any of the other previously approved conditionally permitted land uses are compatible with the commercial character of the surrounding area. Thus, it is the commission's determination that this finding can be made in this case.

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

The proposed used automobile dealership use with a minimum floor area of 7,500 square feet will be adequately served by existing water, sanitation and public utilities that were previously developed for the former new and used automobile dealership when the structure was constructed in 1998. Also, any infrastructure and utility upgrades required as part of any future occupancy and operation of subject site by a conditionally permitted used automobile dealership and/or previously approved conditionally permitted land uses would be developed in compliance with the requirements of the city's building codes and any additional requirements from the Public Works Department. Thus, it is the commission's determination that this finding can be made in this case.

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

The existing 16,137 commercial building, as constructed in 1998 to serve as an automobile dealership, provides adequate ingress and egress for pedestrians and vehicles along San Fernando Road, Truman Street, and Fox Street. Emergency exits exist along the sides of the building facing Truman Street and San Fernando Road. Additionally, the redesigned surface parking lot area will continue to be adequately accessed by vehicles via three driveways; one on Truman Street and two on San Fernando Road. The proposed parking lot redesign will provide the required number of on-site handicap parking and ensures improved access for disabled persons throughout the site. The parking layout redesign includes tandem parking for transitional and vehicle display parking facilitating ongoing vehicle service as well as adequate space for the display of used vehicles being offered for sale. Furthermore, the proposed 105 parking spaces will exceed the city's on-site parking requirement, which requires 54 parking spaces by providing an additional 51 parking spaces and therefore ensuring sufficient on-site parking for employees and customers visiting the subject site. The tandem parking spaces designated as transitional and vehicle display parking will be managed by the future used automobile dealership operator. Thus, it is the commission's determination that this finding can be made in this case.

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

The requested modification to the previously approved conditional use permit (CUP 2011-01) to allow the occupancy of a vacant commercial building by a used automobile dealership with a minimum floor area of 7,500 square feet if determined by the Planning and Preservation Commission as similar and compatible use within the zone is consistent with the pattern of development and uses established within the Auto Commercial Sub-District of the SP-4 (Corridors Specific Plan) zone.

Proposed physical improvements to the building and site will be undertaken in such a manner as to ensure that future occupancy and operation by a used automobile dealership with a minimum floor area of 7,500 square feet will be similar and compatible with current and anticipated permitted and conditionally permitted land uses within the Auto Commercial Sub-District of the SP-4 zone. In addition to providing interior and exterior improvements to the building and site, the proposed used automobile dealership use with a minimum floor area of 7,500 square feet will facilitate redevelopment efforts in the sub-district resulting in new sales tax revenue and ongoing promotion of the sub-district as an auto sale destination. Furthermore, occupancy of a vacant building would allow for greater on-site vigilance reducing the potential for physical blight associated with deferred property maintenance, graffiti, and vandalism. Thus, it is the commission's determination that this finding can be made in this case.

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

The proposed modification to an existing conditional use permit is intended to allow for the operation of a used automobile dealership with a minimum floor area of 7,500 square feet as determined by the Planning and Preservation Commission to be consistent with the General Plans Land Use Element's purpose of establishing a pattern for compatible land uses to reflect existing conditions and to guide future development. The requested modification of the existing conditional use permit will further expand business occupancy opportunities by allowing used automobile dealership uses with a minimum floor area of 7,500 square feet to be included in the range of conditionally permitted uses allowed at the subject site and zoning sub-district. City approval of the proposed used automobile dealership uses will also ensure that the vacant building will be rehabilitated and occupied in such a manner that "retains the small town character of San Fernando, promotes the economic viability of commercial areas, and maintains an identity that is distinct from surrounding communities." (San Fernando General Plan Land Use Element Goals I-III, Pg. IV-6). Thus, it is the commission's determination that this finding can be made in this case.

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

The modification to existing conditional use permit to allow to allow for the operation of used automobile dealership with a minimum floor area of 7,500 square feet as determined by the Planning and Preservation Commission to be deemed to be similar and compatible to other conditionally permitted uses within the SP-4 zone's Auto Commercial Sub-District, subject to the recommended conditions of approval, would not be detrimental to the public interest, health, safety, convenience or welfare in that the proposed use would provide significant physical improvements to the building and site that serves as a focal point at the city's San Fernando Road gateway entrance.

Additionally, the proposed used automobile dealership with a minimum floor area of 7,500 square feet would not be detrimental or injurious to neighboring properties and the community as a whole by providing a new business occupant for the currently vacant building and therefore address concerns regarding property maintenance, graffiti removal, and vandalism. The proposed parking lot redesign that includes tandem parking for transitional and vehicle display parking as well as the required number of on-site, employee and customer parking spaces is consistent with the City of San Fernando's General Plan goals and policies, which seek "to promote economic viability of commercial areas" (page IV, 6). Furthermore, the proposed exterior improvements will include new landscaping improvements that result in a visible link and compatible transition between the project site, surrounding land uses, and the city's landscaped southeasterly gateway entry while not adversely impacting the public interest, safety, health or welfare of the community. Thus, it is the commission's determination that this finding can be made in this case.

SECTION 4: Based on the aforementioned evidence, the Planning and Preservation Commission recommends approval of modification of existing conditional use permit allow for a used automobile dealership with a minimum floor area of 7,500 square feet and determines that said use is a similar and compatible use to other conditionally permitted uses within the within the Auto Commercial Sub-District of the Corridors Specific Plan's Truman/ San Fernando District.

BE IT FURTHER RESOLVED that based upon the foregoing, the Planning and Preservation Commission hereby approves Conditional Use Permit 2013-10, subject to the conditions of approval attached as Exhibit "A".

PASSED, APPROVED AND ADOPTED this 5th day of November 2013.

SIGNATURES ON FOLLOWING PAGE

THEALE E. HAUPT, CHAIRPERSON

ATTEST:

FRED RAMIREZ, SECRETARY TO THE PLANNING
AND PRESERVATION COMMISSION

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

I, FRED RAMIREZ, Secretary to the Planning and Preservation Commission of the City of San Fernando, do hereby certify that the foregoing Resolution was duly adopted by the Planning and Preservation Commission and signed by the Chairperson of said City at a meeting held on the 5th day of November 2013; and that the same was passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

FRED RAMIREZ, SECRETARY TO THE PLANNING AND
PRESERVATION COMMISSION

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EXHIBIT “A”
CONDITIONS OF APPROVAL

PROJECT NO. : **Conditional Use Permit CUP 2011-01 and Variance 2011-03**

PROJECT ADDRESS : 603 San Fernando Road
(APN 2522-034-016)

PROJECT DESCRIPTION : Request modification of a previously approved conditional use permit (CUP 2011-01) to allow for the operation of a used automobile dealership with a minimum floor area of 7,500 square feet within an existing 16,137-square-foot commercial building formerly used as a new automobile dealership located at 603 San Fernando Road. Pursuant to Section 2.8(C) of the development standards for the Auto Commercial Sub-District, the Planning Commission has determined that the proposed used automobile use with a minimum floor area of 7,500 square feet is similar and compatible to other uses that are conditionally permitted in the zoning district and meet the purpose and intent of the Auto Commercial Sun-District and of the Specific Plan, pursuant to Specific Plan Code Section 2.8(C).

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

1. Conditional Use Permit Entitlement. The conditional use permit is granted for the land described in this application and any attachments thereto, as reviewed by the Planning and Preservation Commission on November 5, 2013 except as herein modified to comply with these Conditions of Approval. In addition, the property may be used subject to the uses permitted under the previously approved Conditional Use Permit 2009-01 and Conditional Use Permit 2011-01, and subject to these conditions of approval.
2. Occupancy per Approval. The subject property shall be improved and occupied in substantial conformance with the proposed land uses and plans, as reviewed by the Planning and Preservation Commission on November 5, 2013, except as herein modified to comply with these Conditions of Approval.
3. Indemnification. The property owner and developer shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City to attack, set aside, void, annul, seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voter of the City, concerning the entitlement application. City shall promptly notify both the property owner and developer of any claim, action, or proceeding to which this condition is applicable and shall further cooperate fully in the defense of the action. The City reserves its right to take any and all action the City deems to be in the best interest of the City and its citizens in regard to

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

4. Public Works Development Requirements. The applicant shall comply with the all applicable development requirements provided by the Public Works Department as part of the Public Works Department Development/Improvement Review Checklist included herein as Attachment 1 of Exhibit "A": Conditions of Approval.
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. Public Safety Requirements. The following security measures and public safety requirements shall be incorporated into the design of the proposed project:
 - a) Adequate lighting within existing parking facility. In addition, adjoining public parkways/sidewalks should be adequately lit. The approved light fixtures should be architecturally compatible with the overall design of the building and should be shielded to reduce potential spillover to adjoining properties;
 - b) Knox boxes or similar emergency access key boxes that are integrated in to the buildings security alarm system. Such boxes shall conform to the requirements of the Los Angeles Fire Department;
 - c) Proper signage identifying any restrictions (e.g., prohibited, subject to towing, etc.) for overnight parking;
 - d) All emergency access lighting and signage as required by the Community Development Department and the Los Angeles Fire Department.
7. Lighting. All exterior lighting shall be decorative cut-off fixtures (where no light is emitted above the horizontal plane) with the light source fully shielded or recessed to preclude light trespass or pollution up into the night sky. Also, any building-mounted luminaries shall be attached to walls or soffits, and the top of the fixture shall not exceed the height of the roof. All proposed light fixtures shall be designed in a manner that is consistent with the overall design of the building and shall not disturb or create glare towards neighboring properties. In addition, any decorative up-lighting, such as those that illuminate building facades or landscaping, shall be operated on timers that turn off illumination no later than 12 midnight, nightly. The Community Development Department shall review and approve all light fixtures prior to installation. In addition, all lighting shall also comply with the following requirements:
 - a) The equivalent of one foot-candle of illumination shall be provided throughout the parking area;
 - b) All lighting shall be on a time-clock or photo-sensor system;

- c) All lighting shall be designed to confine direct rays to the premises. No spillover beyond the property line shall be permitted; and,
 - d) All lighting shall consist of metal halide type lighting or similar. Illumination shall not include low or high pressure sodium lighting.
8. Trash Enclosure. Pursuant to City Code Section 106-897, the approved non-residential uses shall provide the following as part of the their trash enclosure areas:
- a) All trash areas shall be located and arranged both for convenience to residents and for convenient vehicular access and pickup.
 - b) Access from to the trash enclosure to sanitation personnel shall be through the alley located at the rear of the property.
 - c) All trash and garbage collection facilities shall be either enclosed within a building or by a screening fence or wall six feet in height.
 - d) The final design of the screening fence or wall shall be approved by the Community Development Department.
9. Mechanical and Utility Equipment. All new or replaced 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. 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.
10. 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 Community Development Department and the Los Angeles Fire Department.
11. 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.
12. Graffiti Removal. The property owner(s), operator and all successors shall comply with the graffiti removal and deterrence requirements of the San Fernando City Code. The property owner(s), operator

and all successors shall provide for the immediate removal of any graffiti vandalism occurring on the property and, where applicable, the restoration of the surface on which the graffiti exists. Such restoration shall entail repainting or refinishing of the surface with a color or finish that matches the color or finish of the remaining portions of the structure being painted, and including treatment of the surface or site with measures to deter future graffiti vandalism as approved or required by the Community Development Department. Unless removed by the property owner or their designee within the specified time frame required by city code, property owner(s), operator and all successors shall grant the right of access to authorized agents of the City of San Fernando to remove graffiti from any surface on the property that is open and accessible from city property or public right-of-way, at the expense of the owner(s) or operator and all successors.

13. Unobstructed Right-of-Way. Under no circumstances shall any public right-of-way be obstructed during construction by materials, vehicles, equipment or other related objects without prior approval from the City Engineer and/or 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.
14. General Compliance. The applicant shall comply with all requirements of applicable federal, state, or local law, ordinance, or regulation.
15. Stormwater Mitigation. 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).
16. Off-Site Improvement Plan. The applicant shall submit an off-site public facilities improvement plan for review and approval by the City Engineer and the Community Development Director prior to issuance of any building permits.
17. 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.
18. Building Code Requirements. The applicant shall comply with all applicable building and construction requirements of the San Fernando Building Code, as specified by the City of San Fernando Community Development Department.
19. On-Street Parking. All on-street parking shall be clearly designated and striped and shall require approval by the City Engineer. All areas not designated as approved parking shall be red striped and in compliance with any applicable standards and regulations as reviewed and administered by the Public Works Department.
20. Parking Lot Design. The following design requirements shall be incorporated into the on-site parking facility:

- a) All parking stalls shall be double striped and include a wheel stop where necessary.
 - b) All dedicated paths of travel for pedestrians and disabled persons shall be designated and striped.
21. Construction Hours. Construction activity on Mondays through Fridays shall comply with the current San Fernando City Code standards for construction in commercial zones (City Code Section 34-28(10)).
22. Tandem Parking Management. The tandem parking spaces identified in submitted site plan shall be managed by owner/business operator. The tandem parking spaces shall be designated with city approved signage as being for transitional and employee parking only.
23. Landscape. All proposed on-site and off-site plantings shall be kept in a healthy and growing condition, consistent with the design of a landscape and irrigation plan approved by the Community Development Department. Fertilization, cultivation, tree pruning shall be a part of regular maintenance. Good horticultural practices shall be followed in all instances. The conceptual landscape design presented to the Commission on November 5, 2013, shall be further refined to address the following:
- a) The landscaping shall be provided with an appropriate low-maintenance landscape design and material selection that is attractive, durable and drought-tolerant. All proposed landscape shall be arranged to emphasize visual attractiveness as viewed from the public right-of-way.
 - b) All proposed landscaped areas shall be served by well-balanced automatic irrigation system operated by an electrically timed controller station set for early morning irrigation and maintained in a manner consistent with the approved landscape plan. The final landscape/irrigation plan shall identify the size and location of all landscape materials and irrigation equipment. Water conservation measures shall be incorporated in the irrigation plan;
 - c) The landscape plan shall provide specifications for the following: design of hardscape elements, including pedestrian walkways, paved areas, common areas, seating, landscape planters, lighting, etc.; planting materials, including, trees, shrubs, ground cover, grass, miscellaneous plant materials, landscape containers and soil preparation; and, automatic irrigation plans, including materials and details; and,
 - d) A backflow preventer device shall be installed, tested, and inspected by the Public Works Department to protect water supplies from contamination or pollution.
24. Signs. All signs and sign fixtures must be architecturally compatible with the building's overall design. A sign permit shall be required prior to the placing, erecting, moving, reconstructing, altering or displaying of any new sign. Any proposed signs (i.e., building identification, window, or monument) shall be reviewed and approved by the Community Development Department as part of a sign program for the building and site pursuant to applicable San Fernando Corridors Specific Plan Sign regulations. The review and approval shall be completed prior to permit issuance and installation.

25. Modifications. Unless the chief planning official deems a proposed change to the approved plans and operation 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. Expansion or enlargement of the business premises over the life of the structure or the use shall be subject to the CUP modification approval process.
26. Determination of Type of Use. The administrative approval of a Commercial Business Occupancy Permit application for use as a used automobile dealership with a minimum floor area of 7,500 square feet as deemed to be similar and compatible land use by the Planning and Preservation Commission shall constitute acceptance of one of the proposed uses. Future change in use shall require review and approval of a Commercial Business Occupancy Permit by the Community Development Department prior to the issuance of a Certificate of Occupancy to establish and operate a business on the subject property.
27. Site Inspections. The Community Development Department shall inspect the site to assure compliance with these conditions of approval. The used automobile dealership (Tricolor Auto Group) 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.
28. Acceptance. Within thirty (30) days of approval of Conditional Use Permit 2013-10, the business owners of the used automobile dealership (Tricolor Auto Group) 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.
29. Recordation. Prior to the issuance of a Certificate of Occupancy, the applicant shall provide the Community Development Department with proof that the Conditions of Approval have been recorded with the Los Angeles Registrar Recorder/County Clerk's Office.
30. Expiration. Conditional Use Permit 2013-11 shall become null and void unless exercised by initiating substantive action to implement the operation permitted by this entitlement 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 request for an extension received prior to such expiration date. Subsequent failure to obtain and exercise an active business occupancy permit shall also cause expiration of the conditional use permit.

CITY OF SAN FERNANDO PUBLIC WORKS DEPARTMENT
DEVELOPMENT / IMPROVEMENT REVIEW CHECK LIST
PROJECT: CUP 2013-10 Tricolor Auto Group DATE: 10/8/13

PROJECT ADDRESS: 603 San Fernando Rd.					
ITEM		REQUIRED?		COMPLIED?	COMMENTS
		YES	NO		
1.	Site plan must show:				
	a. Existing building or structure	*			
	b. Existing public improvements (concrete sidewalk driveways, curbs and gutters, parkway trees, street lights, hydrants, etc.) including existing and proposed dimensions, square footage, etc.	*			
	c. Existing utilities (gas, sewer, water, storm drains, catch basins, power poles).	*			
2.	Submit offsite improvement plan.	*			
3.	Prior to issuance of building permit:				
	a Pay sewer capital facility charge.		*		
	b Pay water capital facility charge.		*		Existing 2" WM
	c Pay water service installation charge.		*		Existing 2"WM
	d Pay fire hydrant installation deposit.		*		
	e Pay plan check fee (Offsite).	*			
	f Pay inspection fee (Offsite).	*			
	g Provide labor and material bond.		*		
	h Provide performance bond.		*		
4.	Is there existing sewer house connection to property?	*			
5.	Is there existing water service to the property?	*			
6.	Provide separate water service for each building or separate ownership.		*		
7.	Provide separate sewer connection for each building.		*		
8.	Underground all utilities to each unit/building.		*		
9.	Cap off existing sewer connection that will no longer be used.		*		
10.	Replace existing old and substandard water service.		*		
11.	Upgrade existing substandard hydrant to 6-inch wet barrel hydrant (4"X 2.5" outlet).		*		
12.	Install new hydrant per City standard.		*		
13.	Satisfy City of Los Angeles Fire Dept. fire flow requirements.	*			
14.	Provide City approved backflow device for the domestic water service and/or landscape irrigation, and provide proof that said equipment has been tested by a certified tester.	*			Provide one backflow device for every water service. Provide additional backflow device for irrigation/landscaping.
15.	Remove existing driveway approach that will no longer be used. Replace depressed curb.		*		

PROJECT ADDRESS: 603 San Fernando Rd.

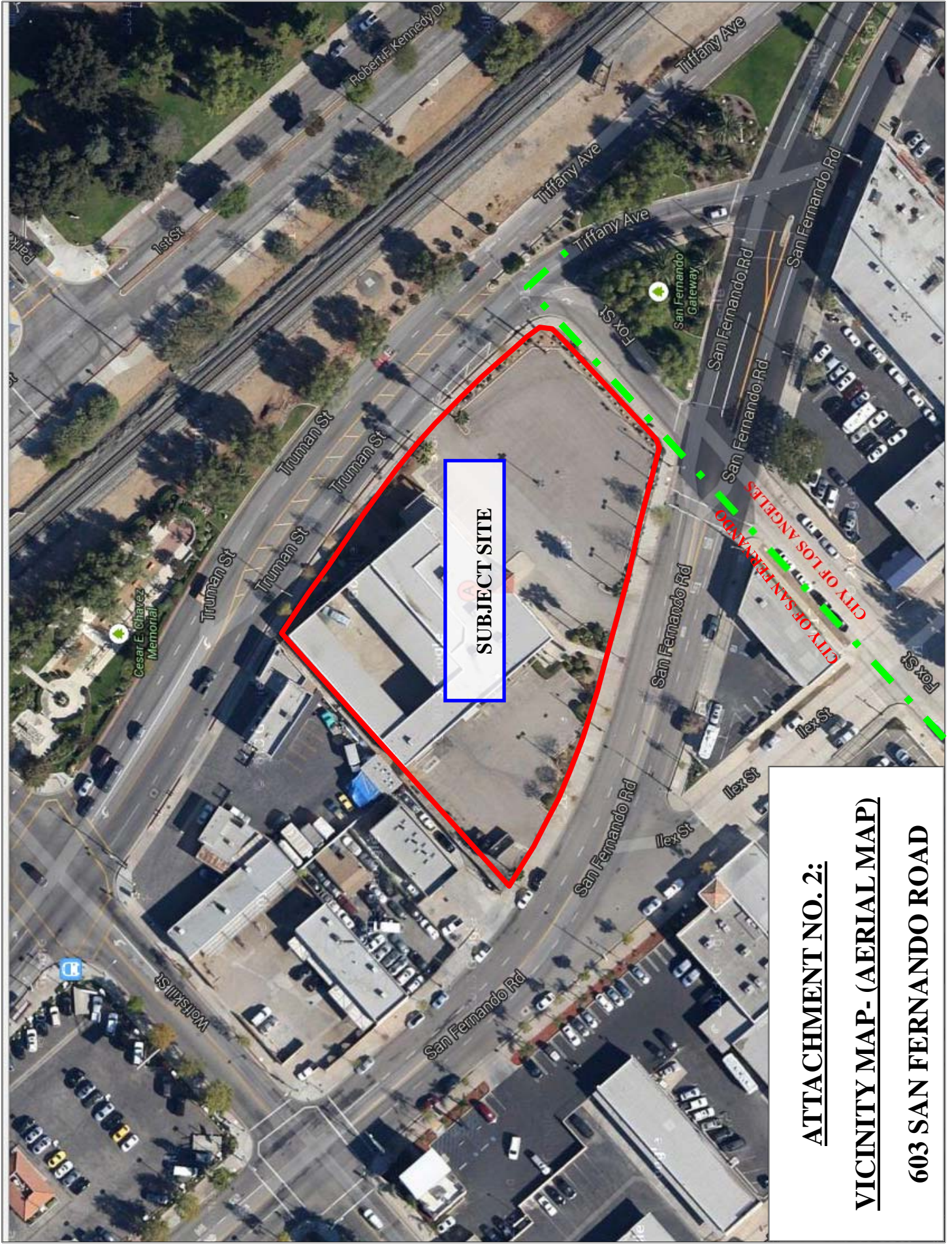
ITEM		REQUIRED?		COMPLIED?	COMMENTS
		YES	NO		
16.	Construct PCC driveway approach 6-inch thick per City Standard.		*		
17.	Construct wheel chair ramp per City Standard.		*		
18.	Remove and replace broken/damaged concrete sidewalk adjacent to property.	*			<i>Remove and replace broken, damaged, lifted, or deteriorated sidewalk per the discretion of Public Works department. Approximately 150 s.f on Truman Street and 150 s.f, on San Fernando Rd..</i>
19.	Remove and replace broken curb/gutter adjacent to property.		*		
20.	Plant parkway trees per City Standard and City Master Tree Plan.	*			<i>Remove <u>3</u> dead trees on Truman Street. Plant <u>4</u> trees along Truman Street. Remove <u>2</u> dead trees along San Fernando Road. Plant <u>2</u> trees along San Fernando Road. Species of trees shall be determined by Public Works department.</i>
21.	Construct tree wells per City Standard with tree grates.		*		
22.	A permit from the Public Works Dept. (Engineering Division) is required for all offsite improvements.	*			
23.	All on-site pavement shall be minimum of 3-inch AC on 4 inch CAB or 6-inch PCC pavement without soil recommendation.	*			
24.	Construct trash enclosure, nominal size 5 feet X 9 feet with PCC slab and 6-inch PCC curb with 6-inch PCC apron.		*		
25.	Verify that clarifier/grease trap intercepts effluent before entry into the sewer lateral.		*		
26.	Federal NPDES Requirements				
	a. Submit SWPPP Owners's Certification (form OC1 attached) that incorporates construction BMP's in compliance with Federal NPDES.	*			<i>See attached BMP's suggested for use during construction.</i>
	b. Provide a SUSMP that incorporates design elements and facility BMP's in compliance with Federal NPDES.	*			
27.	Comply with all applicable existing conditions of approval for the proposed development.	*			
28.	Additional requirements: <i>*Sewer and Water Capital and Installation fees are subject to change. The latest fee will be assessed prior to sign off for building permit.</i> <ul style="list-style-type: none"> Construct gutters & catch basins & curb drains in parking lot to prevent sheet flow runoff from parking lot to sidewalk. Remove all weeds in landscaped areas and public right-of-way. Satisfy NPDES. 				

PUBLIC WORKS DEPARTMENT_____
DATE

ATTACHMENT 2:

**Vicinity Map
(Aerial Map)**

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ATTACHMENT NO. 2:

VICINITY MAP- (AERIAL MAP)

603 SAN FERNANDO ROAD

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ATTACHMENT 3:

**Site Plan and
Conceptual Landscape Plan**

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603 SAN FERNANDO ROAD SAN FERNANDO, CALIFORNIA

VICINITY MAP 1997 THOMAS BROTHERS GUIDE, LOS ANGELES & ORANGE COUNTIES EDITION PAGE NO.502, GRID B1. 1

T1	TITLE SHEET
C'S	CIVIL PLANS
A1	SITE PLAN
A2	FLOOR PLAN
A2.1	SECOND FLOOR PLAN
A2.2	ENLARGED TOILET PLANS
A3	REFLECTED CEILING PLAN
A3.1	SECOND FLOOR REFLECTED CEILING PLAN
A4	ROOF PLAN
A5	SECTIONS
A6	EXTERIOR ELEVATIONS
A6.1	EXTERIOR ELEVATIONS
A7	NOT USED THIS PROJECT
A8	FINISH AND MATERIALS SCHEDULES
A8.1	DOOR MATERIAL AND HARDWARE SCHEDULES
A8	DETAILS
A8.1	WALL SECTIONS
A8.2	WALL SECTIONS
A8.3	WALL SECTIONS
A8.4	DETAILS
S'S	STRUCTURAL PLANS
M'S	MECHANICAL PLANS
P'S	PLUMBING PLANS
E'S	ELECTRICAL PLANS
L'S	LANDSCAPE PLANS

SHEET INDEX 2

ARCHITECT: JEFFREY ROME, AIA & ASSOCIATES JEFFREY L. ROME, AIA PRINCIPAL 250 NEWPORT CENTER DRIVE, SUITE 202 NEWPORT BEACH, CALIFORNIA 92660 TELEPHONE (714) 760-3929 FAX (714) 760-3931	OWNER: MURPHY/SHELBY DODGE BILL MURPHY, JR. 603 SAN FERNANDO ROAD SAN FERNANDO, CALIFORNIA TELEPHONE (818) 361-1441 FAX (714) 760-3931
GENERAL CONTRACTOR: SBC COMPANY, INC. MICHAEL SAUERS 101 COLUMBIA, SUITE 190 ALISO VIEJO, CALIFORNIA 92656 TELEPHONE (714) 362-0756 FAX (714) 362-0599	STRUCTURAL ENGINEER: PEYTON-TOMITA & ASSOCIATES 954 TOWN & COUNTY ROAD ORANGE, CALIFORNIA 92668 TELEPHONE (714) 245-4831 FAX (714) 245-4933
ELECTRICAL ENGINEER: OMB ELECTRICAL ENGINEERS, INC. ROMERO 23412 MOUNTAIN PARKWAY, SUITE 230 LAGUNA HILLS, CALIFORNIA 92653 TELEPHONE (714) 830-1552 FAX (714) 830-8921	MECHANICAL/PLUMBING ENGINEER: TERRY ENGINEERING JAMES H. TERRY 180 EAST MAIN STREET, SUITE 135 TUSTIN, CALIFORNIA 92680 TELEPHONE (714) 838-1124 FAX (714) 838-1406
LANDSCAPE ARCHITECT: PETER BRANDOW & ASSOCIATES RAY DESSELLE 20301 SOUTHWEST BRCH STREET, SUITE 102 NEWPORT BEACH, CALIFORNIA 92660 TELEPHONE (714) 261-6066 FAX (714) 261-6064	CIVIL ENGINEER: TRITHIS ENGINEERING RUSSELL BISMANTE 2214 NEWPORT BOULEVARD, SUITE A COSTA MESA, CALIFORNIA 92627 TELEPHONE (714) 642-7442 FAX (714)

PROJECT TEAM 3

CONTACT PERSON:	MICHAEL SAUERS (714) 362-0756 (714) 743-3833 (MOBILE)
ZONING:	NOT VERIFIED AT THIS TIME
EXISTING OCCUPANCY:	VACANT
PROPOSED OCCUPANCY:	B, S1 & S3
CONSTRUCTION TYPE:	TYPE V NON-RATED - NO SPRINKLERS
CODES:	ALL WORK SHALL CONFORM TO ALL LOCAL, STATE, FEDERAL AND OSHA CODES INCLUDING THE 1994 U.B.C., U.M.C., U.P.C. AND THE 1993 N.E.C. MOST RESTRICTIVE CODES WILL GOVERN.
SCOPE OF WORK:	NEW AUTOMOTIVE SHOWROOM.
ALLOWABLE SQUARE FOOTAGE PER U.B.C. SECTION 504 =	8,000 SQUARE FEET.
ALLOWABLE AREA INCREASES PER SECTION 505 FOR SEPARATION ON THREE SIDES INCREASED =	8,000 SQUARE FEET.
TOTAL ALLOWABLE SQUARE FOOTAGE PER FLOOR:	16,000 SQUARE FEET.
PROPOSED ENCLOSED SQUARE FOOTAGE GROUND FLOOR:	13,785 SQUARE FEET.

PROJECT DATA 4

LEGAL DESCRIPTION:

SEE CIVIL SURVEY.

EASEMENTS:





















SEE CIVIL SURVEY.

SITE IMPROVEMENT STATUS:






NOT DETERMINED AT THIS TIME.

SITE PLAN APPROVAL STATUS:

NOT APPLICABLE.













	EARTH		SAND/MORTAR/STUCCO/PLASTER
	ROCK FILL		CONCRETE
	METAL (SMALL SCALE/SHEET METAL)		GLASS (SMALL SCALE)
	STEEL		GYPSUM BOARD
	ASPHALT CONCRETE		INSULATION (BATT)
	CONCRETE MASONRY		INSULATION (RIGID)
	TILE		CARPET
	WOOD (FINISHED)		ACOUSTICAL TILE
	WOOD FRAMING (CONTINUOUS)		STUD PARTITION
	WOOD FRAMING (BLOCKING)		PLYWOOD

MATERIAL LEGEND 10

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THE GRID IS A GUIDE TO LOCATE ALL INFORMATION SHOWN ON THE ARCHITECTURAL SHEETS. ALL REFERENCES, 1 THROUGH 20, ARE TYPICAL ON ALL THE SHEETS.

SHEET LAYOUT 11

	ROOM IDENTIFICATION		REVISION DELTA
	MAIN DOOR		CONTROL POINT OR DATUM
	SECONDARY DOOR		SHEET KEYNOTE
	BUILDING SECTION		INTERIOR ELEVATION
	WALL SECTION		STRUCTURAL GRID REFERENCE (NUMBERS VERTICAL & RIGHT OF PLAN)
	GENERAL DETAIL		STRUCTURAL GRID REFERENCE (LETTERS HORIZONTAL & TOP OF PLAN)

SYMBOL LEGEND 16

SITE DATA 7

WE, THE OWNER HAVE REVIEWED THE PLANS AND THEY REPRESENT THE WORK THAT WE DESIRE.

OWNER APPROVAL:	OWNER	DATE
	OWNER	DATE
	OWNER	DATE
	OWNER	DATE

OWNER COMMENTS:	

OWNER APPROVAL 12

1. PRIOR TO STARTING CONSTRUCTION THE CONTRACTOR SHALL EXAMINE THE EXISTING CONDITIONS OF THE SITE AND PORTIONS THEREOF WHICH WILL AFFECT HIS WORK AND COMPARE IT WITH THE CONSTRUCTION DOCUMENTS TO VERIFY THE SCOPE OF WORK. ANY CONFLICTS, DISCREPANCIES, QUESTIONS OR OMISSIONS WITHIN OR ABOUT THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS SHALL BE REPORTED TO OWNER OR THE ARCHITECT BEFORE PROCEEDING WITH ANY WORK.

2. CONSTRUCTION DOCUMENTS ARE INTENDED TO SHOW END RESULT. IF ANY PLAN, DETAIL OR SPECIFICATION IS FOUND BY THE CONTRACTOR TO BE UNSOUND, UNSAFE, NOT WATERPROOF OR NOT WITHIN CUSTOMARY TRADE PRACTICE HE SHALL NOTIFY THE ARCHITECT OR OWNER. MINOR MODIFICATIONS OF PLANS AND DETAILS MAY BE REQUIRED AND SHALL BE INCLUDED IN THE SCOPE OF WORK.

3. ALL WORK LISTED, SHOWN OR IMPLIED ON ANY CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT THE FOLLOWING AND SHOWN ON THE CONSTRUCTION DOCUMENTS FOR COORDINATION ONLY.

4. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT, CITY APPROVED, AND COMPLETE, ALL REVISIONS (LATEST REVISIONS) SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION AND SHALL PROVIDE ALL SUB-CONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED. THE JOB SITE SET OF DOCUMENTS ARE TO BE ON A PLAN DESK LOCATED IN THE SPACE BEING CONSTRUCTED.

5. DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO ANY ON OR OFF SITE FABRICATION AND MATERIAL TAKEOFFS.

6. THE CONTRACTOR SHALL PAY FOR AND OBTAIN ALL PERMITS, LICENSES AND INSPECTIONS REQUIRED BY THE GOVERNING ENTITY(S) HAVING CONTROL OVER THIS PROJECT. OWNER WILL REIMBURSE CONTRACTOR FOR THE COST OF ALL PERMITS.

7. THE CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS ON AT LEAST A DAILY BASIS OF ALL SUB-CONTRACTORS AND TRADES, AND SHALL EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS OR DUST FROM AFFECTING ANY FINISHED AREAS IN OR OUTSIDE THE JOB SITE. ALL AREAS AFFECTED BY CONSTRUCTION SHALL BE LEFT IN A CLEAN BROOM FINISH AT THE END OF EACH DAY.

8. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING THE BUILDING AND OWNER'S PROPERTY DURING CONSTRUCTION. ANY DAMAGE TO PROPERTY SHALL BE REPAIRED AND OR REPLACED AT THE DISCRETION OF THE PROPERTY OWNER'S AND OR THE AGENTS AT THE EXPENSE OF THE CONTRACTOR. ANY PROPERTY REMOVED DURING DEMOLITION SHALL BE RETURNED TO THE BUILDING OWNER UNLESS NOTED OTHERWISE.

9. THE CONTRACTOR SHALL PROVIDE TEMPORARY WATER, POWER AND TOILET FACILITIES AS REQUIRED BY THE CITY, GOVERNING AGENCY AND OR THE BUILDING OWNER.

10. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO STARTING CONSTRUCTION WHETHER SHOWN OR NOT ON CONSTRUCTION DRAWINGS.

11. THE CONTRACTOR TO PROVIDE U.L. LISTED OR FIRE MARSHALL APPROVED MATERIALS TO SEAL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.

12. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BACKING, FRAMING, HANGARS OR OTHER SUPPORT AS REQUIRED FOR WORK SHOWN ON THESE CONSTRUCTION DOCUMENTS.

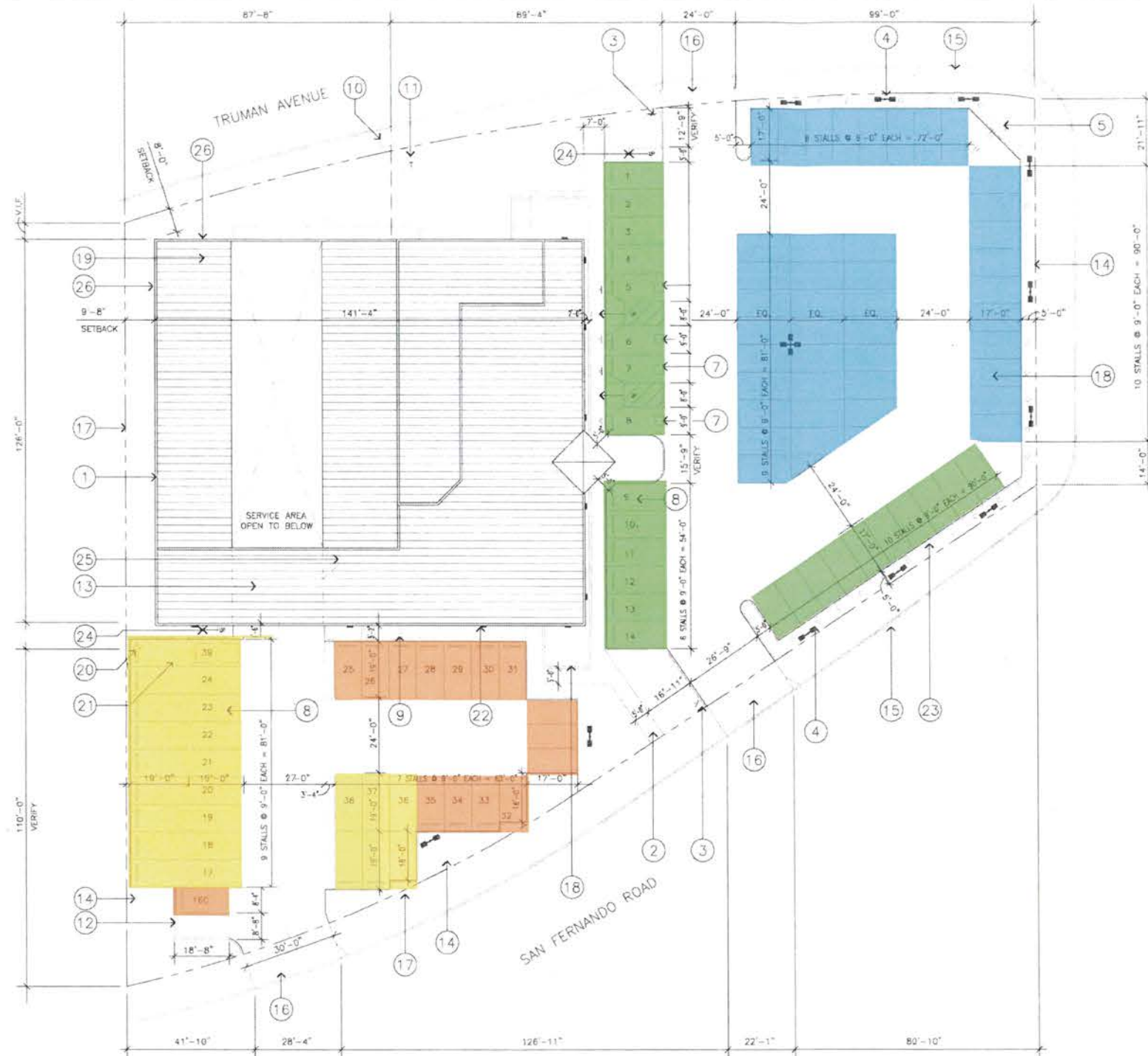
13. THE CONTRACTOR SHALL GUARANTEE ALL LABOR AND MATERIALS FOR ONE YEAR AFTER THE COMPLETION AND ACCEPTANCE OF WORK PER THESE CONSTRUCTION DOCUMENTS EXCEPT FOR ROOFING. THE ROOFING SUBCONTRACTOR SHALL FURNISH A MAINTENANCE AGREEMENT CO-SIGNED BY THE GENERAL CONTRACTOR TO MAINTAIN THE ROOFING MODIFIED DURING CONSTRUCTION IN A WATER-TIGHT CONDITION FOR A PERIOD OF TWO YEARS STARTING AFTER THE TIME OF SUBSTANTIAL COMPLETION.

14. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-AT0BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE BUILDING ON EACH FLOOR; ALSO DURING CONSTRUCTION.

15. PROVIDE FIRE EXTINGUISHER AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR.

GENERAL NOTES 20

A	AT	H.B.	HOLE BOLT
B	EXISTING	H.C.	HOLLOW CORE
C	NEW	H.D.W.	HARDWARE
D		H.M.	HOLLOW METAL
E	ACQUIS.	H.R.	HORIZONTAL
F	ANCHOR BOLT	H.T.	HIGH
G	ADJUSTABLE	I.D.	INSIDE DIAMETER
H	AREA DRAIN	INSUL.	INSULATION
I	ADJUSTABLE	INT.	INTERIOR
J	AGGREGATE	JAN.	JANITOR
K	ALUMINUM	JOINT	JOINT
L	APPROXIMATE	KITCHEN	KITCHEN
M	ARCHITECTURAL	LAB.	LABORATORY
N	ASPHALT	LAM.	LAMINATE
O	AVE.	LAV.	LAVATORY
P	BOARD	LIGHT	LIGHT
Q	BUILDING	MAX.	MAXIMUM
R	BLOCK	MAS.	MASONRY
S	BLOCKING	M.C.	MEDICINE CABINET
T	BEAM	M.E.M.	MEMBRANE
U	BOUNDARY MAILING	MET.	METAL
V	BOTTOM	MFR.	MANUFACTURER
W	CABINET	MIR.	MIRROR
X	CATCH BASIN	MISC.	MISCELLANEOUS
Y	CEMENT	M.O.	MASONRY OPENING
Z	CERAMIC	M.T.D.	MATERIAL
1	CAST IRON	MUL.	MULLION
2	CEILING		
3	CEILING		
4	CALCUL.		
5	CLO.		
6	CLO.		
7	CLEAR		
8	COLUMN		
9	CONCRETE		
10	CONNECTION		
11	CONSTRUCTION		
12	CORRIDOR		
13	COUNTERSINK		
14	COUNTER		
15	CENTER		
16		N.	NORTH
17		N.C.	NOT IN CONTRACT
18		N.O.	NUMBER
19		NOM.	NOMINAL
20		N.T.S.	NOT TO SCALE
21			
22	DOUBLE	O.A.	OVERALL
23	DEPARTMENT	O.B.	OBSCURE
24	DRAWING	O.C.	ON CENTER
25	DIA.	O.D.	OUTSIDE DIAMETER
26	DIM.		
27	DIMENSION		
28	DISP.		
29	DOWN	OPEN'G	OPENING
30	DOOR	OPP.	OPPOSITE
31	DOOR OPENING		
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PROJECT DATA

LOT AREA	63,587 SQUARE FEET OR 1.46 ACRES
LANDSCAPE AREA REQUIRED (10%)	6,358 SQUARE FEET
LANDSCAPE AREA PROVIDED (12%)	7,110 SQUARE FEET

BUILDING SQUARE FOOTAGE

SHOWROOM & SALES	3,831 SQUARE FEET
CUSTOMER WAITING AREA	563 SQUARE FEET
BATHROOMS (2 TOTAL)	353 SQUARE FEET
SHOWROOM	2,230 SQUARE FEET
SALES	555 SQUARE FEET
SALES TOWER	130 SQUARE FEET
ADMINISTRATIVE OFFICES	2,168 SQUARE FEET
CONFERENCE ROOM	323 SQUARE FEET
GENERAL MANAGER	240 SQUARE FEET
BUSINESS OFFICE	896 SQUARE FEET
FINANCE AND INSURANCE	253 SQUARE FEET
SERVICE MANAGER	123 SQUARE FEET
PARTS MANAGER	131 SQUARE FEET
SERVICE WRITERS	202 SQUARE FEET

SUB-TOTAL CUSTOMER AREAS	5,899 SQUARE FEET
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SERVICE DEPARTMENT	10,138 SQUARE FEET
SERVICE BAYS	4,972 SQUARE FEET
MECHANIC'S AREA	625 SQUARE FEET
PARTS DEPARTMENT	2,030 SQUARE FEET
RETAIL PARTS	159 SQUARE FEET
Parts Storage	2,352 SQUARE FEET

TOTAL ENCLOSED BUILDING	16,137 SQUARE FEET
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Customer Parking	24 Spaces provided
Vehicle Display Area	52 Spaces provided
Employee Parking	15 Spaces provided
Transitional Parking	12 Tandem Spaces (24) provided
	105 Spaces provided

SITE PLAN GENERAL NOTES

- CONTRACTOR SHALL PERFORM TESTING OF MATERIALS AND EQUIPMENT TO BE REMOVED FOR HAZARDOUS MATERIALS. AFTER TESTING PRIOR TO DISPOSAL CONTRACTOR SHALL SUBMIT TO OWNER PROOF OF TESTING AND RESULTS. IF CONTAMINATION IS PRESENT REVIEW WITH OWNER AND PROVIDE PROOF OF LEGAL DISPOSAL.
- CLARIFIER TO BE MADE ACCESSIBLE TO INSPECTOR WITH A DAYS NOTICE.

SITE PLAN KEYNOTE LEGEND

- (N) MASONRY STRUCTURE FOR DODGE SHOWROOM BUILDING, SEE SHEET A2 FOR ADDITIONAL INFORMATION.
- (N) 5'-0" CONCRETE WALKWAY WITH CONTROL JOINTS AS SHOWN; 4" THICK, 2000 PSI CONCRETE; U.N.O.
- (N) ACCESSIBLE SITE SIGNAGE, SEE DETAIL 7/A9.4.
- (N) SITE LIGHT, SEE ELECTRICAL PLANS. SET CENTER OF BASE 18" FROM PROPERTY LINE.
- (N) FUTURE MONUMENTAL SIGN, NOT PART OF THIS CONTRACT.
- NOT USED.
- (N) (2) HANDICAPPED PARKING STALLS: SEE DETAILS SHEET 1/A9.4 - 7/A9.4.
- (N) CUSTOMER AND SERVICE PARKING AREA WITH TIRE STOPS IN STALLS SHOWN. STALLS STRIPED 9'-0" X 19'-0".
- (N) SPLASH BLOCK FOR (N) DOWNSPOUT DRAIN TO PARKING AREAS.
- (N) WATER METER AND WATER SERVICE, SEE PLUMBING PLANS.
- (N) ELECTRICAL TRANSFORMER, SEE ELECTRICAL PLANS.
- (N) SPLIT FACE CONCRETE BLOCK TRASH ENCLOSURE PROVIDE 4" CONCRETE SLAB WITH #3 REBAR AT 18" O.C. EACH WAY. PROVIDE CHAIN LINK GATES WITH PVC SLATS, INCLUDE HINGES, CANE BOLTS AND LATCH.
- (N) SERVICE DRIVE-THRU CANOPY.
- (N) LANDSCAPING AREA, SEE LANDSCAPE PLANS.
- (E) CONCRETE CURB, GUTTER AND SIDEWALK.
- (N) SITE ENTRY.
- (E) PROPERTY LINE.
- (N) STRUCTURAL EXTENSION, SEE SHEET A2.
- (N) SPILL CONTAINMENT AREA, SEE SHEET A2.
- (N) SEWER CONNECTION, SEE PLUMBING PLANS.
- (N) CLARIFIER, SEE PLUMBING PLANS & GENERAL NOTES THIS SHEET.
- (N) WALL PACK LIGHTS, SEE ELECTRICAL PLANS.
- (N) 18" Ø CONCRETE BOLLARD CENTERED ON PARKING STALLS. VERIFY DETAIL WITH SBC. LOCATE CENTER OF BOLLARD 2'-9" FROM FACE OF CURB.
- (N) CURB RAMP WITH A SLOPE OF 1:12. PROVIDE 12" BAND OF GROOVING AT TOP OF RAMP PER DETAIL 8/A9.4 AT SIDE OF RAMP. ADJACENT TO PARKING STALL PROVIDE FULL HEIGHT CURB. CURB TO ACT AS PERIMETER EDGE TO PREVENT USERS FROM FALLING OFF.
- (N) CURB RAMP SIMILAR TO NOTE #24 EXCEPT PROVIDE SIDE FLARES WITH A SLOPE OF 1:10. CONCRETE FLAT UP TO ENTRY DOORS, SEE CIVIL PLANS. RAMP WIDTH EXCLUDING SIDE FLARES 60".
- (N) WATERPROOFING AT AREAS WHERE EXTERIOR WALLS RETAIN EARTH. PROVIDE PERFORATED PIPE SET IN 12" COVER OF GRAVEL. PIPE RUN TO DAYLIGHT.

SITE PLAN

SBC

SAUERS BROS. CONSTRUCTION CO., INC.

AUTOMOTIVE RETAIL DESIGN & CONSTRUCTION
101 COLUMBIA, SUITE 190
ALISO VIEJO, CALIFORNIA 92656
(714)362-0756 (714)362-0599 FAX

JRA
JEFFREY ROME, AIA & ASSOCIATES

ARCHITECTURE & PLANNING
250 NEWPORT CENTER DRIVE, SUITE 202
NEWPORT BEACH, CALIFORNIA 92660
(714)760-3929 (714)760-3931 FAX



SHOWROOM BUILDING

CONSTRUCTION DOCUMENTS

603 SAN FERNANDO ROAD
SAN FERNANDO, CALIFORNIA

SITE PLAN

ISSUE DATE: DEC 15, 1997

- REVISIONS:
- 01-08-98 FIRE COMMENTS
 - 01-27-98 CLIENT REVISIONS
 - 02-26-98 COORDINATION
 - 03-06-98 COORDINATION

SCALE: AS NOTED

DRAWN BY: EC

CHECKED BY: JLR

JRA JOB NO.: 97014

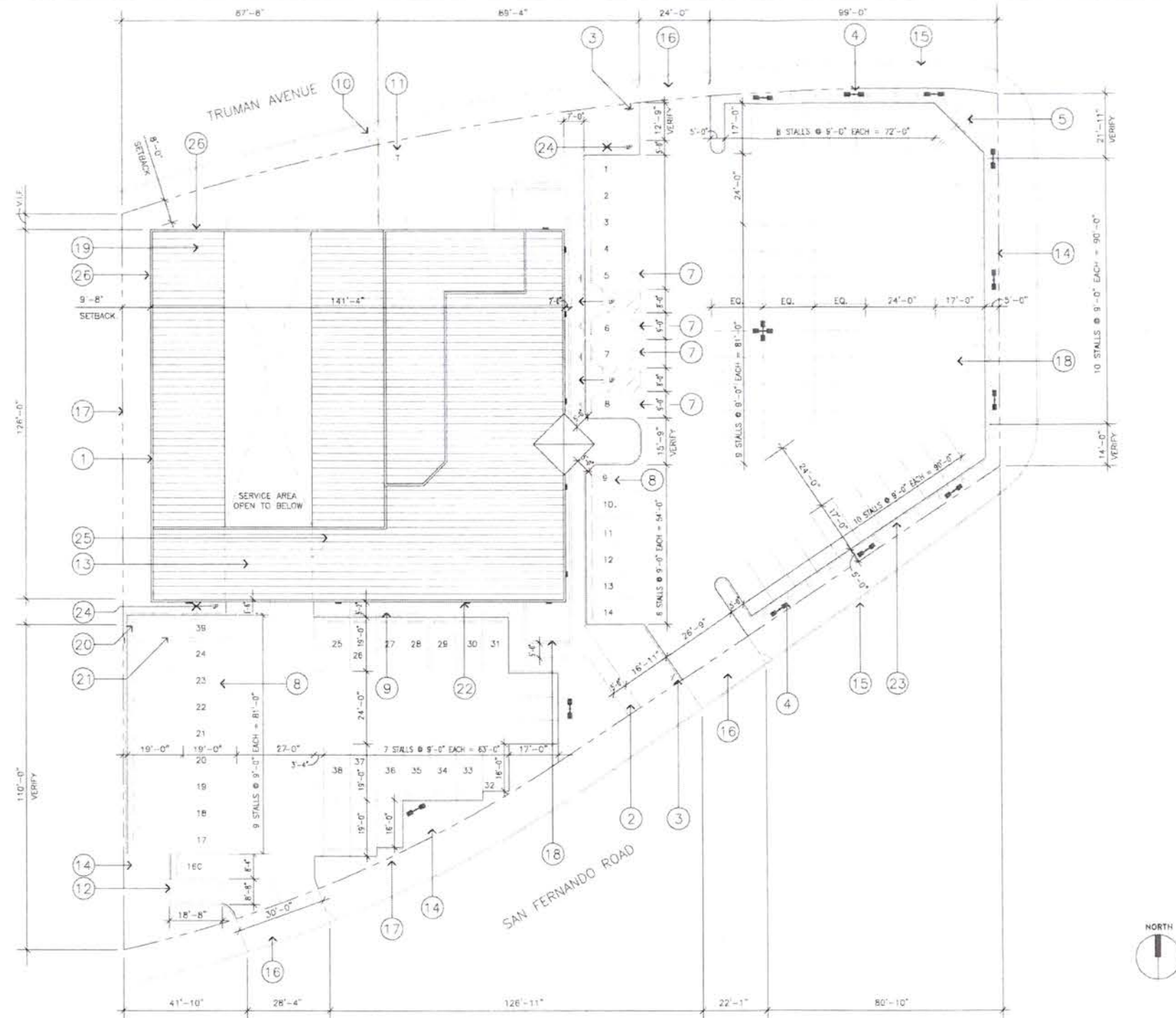
CAD FILE NO.: 7014A1D3

SHEET:

A1

2 OF 20

PLOTTING DATE: 03-06-98



PROJECT DATA

LOT AREA	63,587 SQUARE FEET OR 1.46 ACRES
LANDSCAPE AREA REQUIRED (10%)	6,358 SQUARE FEET
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FINANCE AND INSURANCE	253 SQUARE FEET
SERVICE MANAGER	123 SQUARE FEET
PARTS MANAGER	131 SQUARE FEET
SERVICE WRITERS	202 SQUARE FEET

SUB-TOTAL CUSTOMER AREAS	5,899 SQUARE FEET
SERVICE DEPARTMENT	10,138 SQUARE FEET
SERVICE BAYS	4,972 SQUARE FEET
MECHANIC'S AREA	626 SQUARE FEET
PARTS DEPARTMENT	2,030 SQUARE FEET
RETAIL PARTS	159 SQUARE FEET
TOTAL ENCLOSED BUILDING	16,137 SQUARE FEET

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SHOWROOM BUILDING
CONSTRUCTION
DOCUMENTS
603 SAN FERNANDO ROAD
SAN FERNANDO, CALIFORNIA

SITE PLAN

ISSUE DATE: DEC 15, 1997
REVISIONS:
01-05-98 FIRE COMMENTS
01-21-98 CLIENT REVISIONS
02-26-98 COORDINATION
03-06-98 COORDINATION

SCALE: AS NOTED
DRAWN BY: EC
CHECKED BY: JLR
JRA JOB NO.: 97014
CAD FILE NO.: 7014A1D3

SHEET:

A1

2 OF 20

PLOTTING DATE: 03-06-98

SITE PLAN KEYNOTE LEGEND

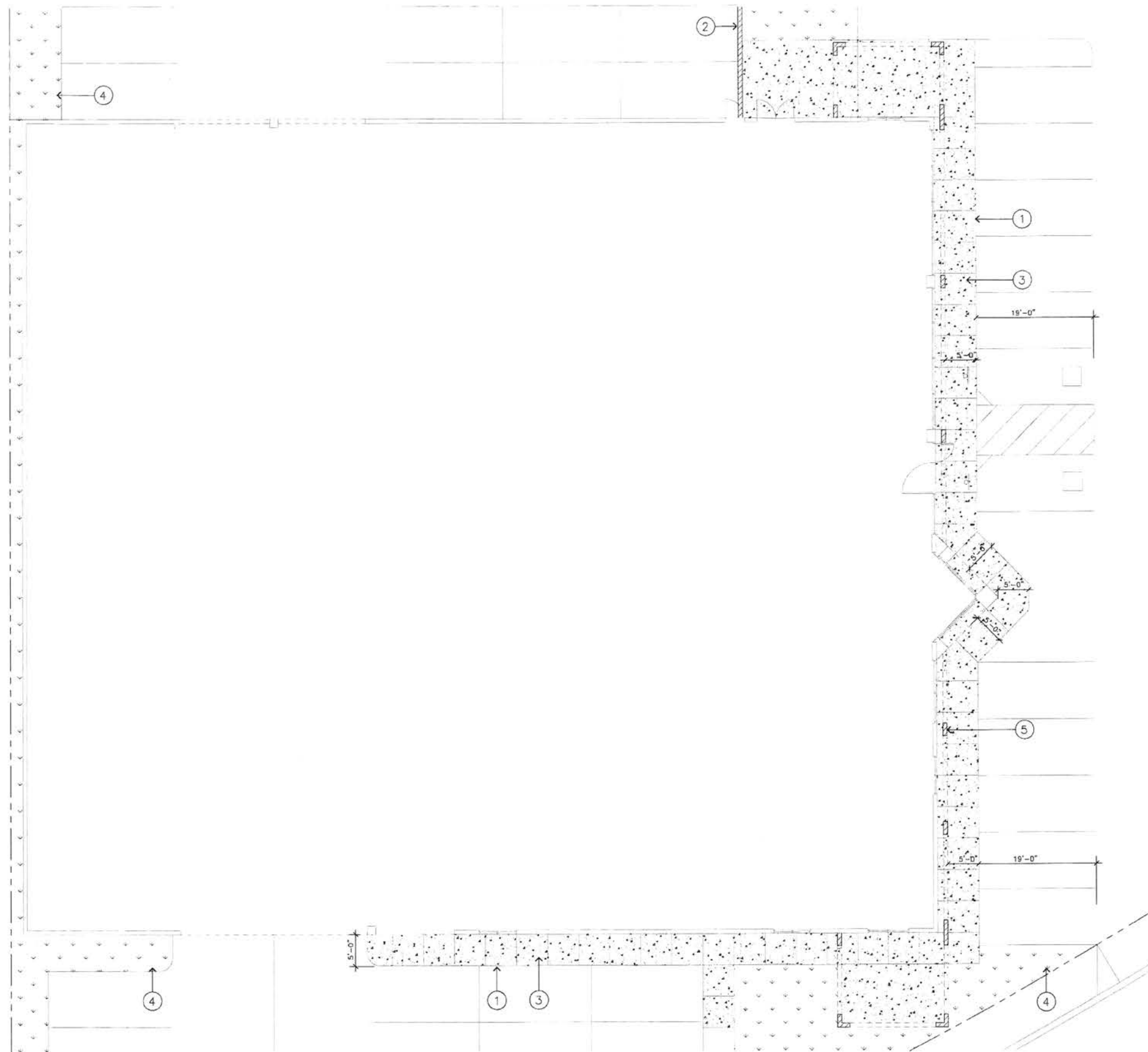
- (1) (N) MASONRY STRUCTURE FOR DODGE SHOWROOM BUILDING, SEE SHEET A2 FOR ADDITIONAL INFORMATION.
- (2) (N) 5'-0" CONCRETE WALKWAY WITH CONTROL JOINTS AS SHOWN; 4" THICK, 2000 PSI CONCRETE, U.N.O.
- (3) (N) ACCESSIBLE SITE SIGNAGE, SEE DETAIL 7/AS.4.
- (4) (N) SITE LIGHT, SEE ELECTRICAL PLANS. SET CENTER OF BASE 18" FROM PROPERTY LINE.
- (5) (N) FUTURE MONUMENTAL SIGN, NOT PART OF THIS CONTRACT.
- (6) NOT USED.
- (7) (N) (2) HANDICAPPED PARKING STALLS; SEE DETAILS SHEET 1/AS.4 - 7/AS.4.
- (8) (N) CUSTOMER AND SERVICE PARKING AREA WITH TIRE STOPS IN STALLS SHOWN. STALLS STRIPED 9'-0" X 19'-0".
- (9) (N) SPLASH BLOCK FOR (N) DOWNSPOUT DRAIN TO PARKING AREAS.
- (10) (N) WATER METER AND WATER SERVICE, SEE PLUMBING PLANS.
- (11) (N) ELECTRICAL TRANSFORMER, SEE ELECTRICAL PLANS.
- (12) (N) SPLIT FACE CONCRETE BLOCK TRASH ENCLOSURE, PROVIDE 6" CONCRETE SLAB WITH #3 REBAR AT 18" O.C. EACH WAY. PROVIDE CHAIN LINK GATES WITH PVC SLATS, INCLUDE HINGES, CAME BOLTS AND LATCH.
- (13) (N) SERVICE DRIVE-THRU CANOPY.
- (14) (N) LANDSCAPING AREA, SEE LANDSCAPE PLANS.
- (15) (E) CONCRETE CURB, GUTTER AND SIDEWALK.
- (16) (N) SITE ENTRY.
- (17) (E) PROPERTY LINE.
- (18) (N) STRUCTURAL EXTENSION, SEE SHEET A2.
- (19) (N) SPILL CONTAINMENT AREA, SEE SHEET A2.
- (20) (N) SEWER CONNECTION, SEE PLUMBING PLANS.
- (21) (N) CLARIFIER, SEE PLUMBING PLANS & GENERAL NOTES THIS SHEET.
- (22) (N) WALL PACK LIGHTS, SEE ELECTRICAL PLANS.
- (23) (N) 18" Ø CONCRETE BOLLARD CENTERED ON PARKING STALLS. VERIFY DETAIL WITH SBC LOCATE CENTER OF BOLLARD 2'-9" FROM FACE OF CURB.
- (24) (N) CURB RAMP WITH A SLOPE OF 1:12, PROVIDE 12" BAND OF GROOVING AT TOP OF RAMP PER DETAIL 6/AS.4. AT SIDE OF RAMP ADJACENT TO PARKING STALL PROVIDE FULL HEIGHT CURB, CURB TO ACT AS PERIMETER EDGE TO PREVENT USERS FROM FALLING OFF.
- (25) (N) CURB RAMP SIMILAR TO NOTE #24 EXCEPT PROVIDE SIDE FLARES WITH A SLOPE OF 1:10. CONCRETE FLAT UP TO ENTRY DOORS, SEE CIVIL PLANS. RAMP WIDTH EXCLUDING SIDE FLARES 60".
- (26) (N) WATERPROOFING AT AREAS WHERE EXTERIOR WALLS RETAIN EARTH. PROVIDE PERFORATED PIPE SET IN 12" COVER OF GRAVEL. PIPE RUN TO DAYLIGHT.

SITE PLAN GENERAL NOTES

- A. CONTRACTOR SHALL PERFORM TESTING OF MATERIALS AND EQUIPMENT TO BE REMOVED FOR HAZARDOUS MATERIALS. AFTER TESTING PRIOR TO DISPOSAL CONTRACTOR SHALL SUBMIT TO OWNER PROOF OF TESTING AND RESULTS. IF CONTAMINATION IS PRESENT REVIEW WITH OWNER AND PROVIDE PROOF OF LEGAL DISPOSAL.
- B. CLARIFIER TO BE MADE ACCESSIBLE TO INSPECTOR WITH A DAYS NOTICE.

SITE PLAN

1" = 20'-0" 4



GROOVE DETAIL

NONE 1

SITE PLAN KEYNOTE LEGEND

- ① (N) 6" CURB OR STEP-UP.
- ② (N) 8'-0" HIGH MASONRY WALL.
- ③ (N) 4" CONCRETE SLABWORK WITH #3 REBARS 18" O.C. AT EACH WAY BROOM FINISH. PROVIDE CONTROL JOINTS AS SHOWN.
- ④ (N) LANDSCAPING.
- ⑤ (N) FREESTANDING WALL; SEE DETAILS

SITE PLAN GENERAL NOTES

- A. ALL CONCRETE IS FLUSH WITH ADJACENT ASPHALT EXCEPT AT SERVICE WRITERS.
- B. SLOPE ALL CONCRETE AWAY FROM BUILDING; SEE CIVIL PLANS.

SITE PLAN SYMBOL LEGEND

- NEW MASONRY WALL; SEE STRUCTURAL PLANS.
- NEW CONCRETE SLAB; SEE STRUCTURAL PLANS.
- NEW LANDSCAPING; SEE LANDSCAPE PLANS.

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AUTOMOTIVE RETAIL DESIGN & CONSTRUCTION
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ARCHITECTURE & PLANNING
250 NEWPORT CENTER DRIVE, SUITE 202
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SHOWROOM BUILDING
CONSTRUCTION DOCUMENTS
603 SAN FERNANDO ROAD
SAN FERNANDO, CALIFORNIA

SITE DETAIL PLAN

ISSUE DATE: DEC 15, 1997
REVISIONS:

SCALE: AS NOTED
DRAWN BY: EC
CHECKED BY: JLR
JRA JOB NO.: 97014
CAD FILE NO.: 7019A11

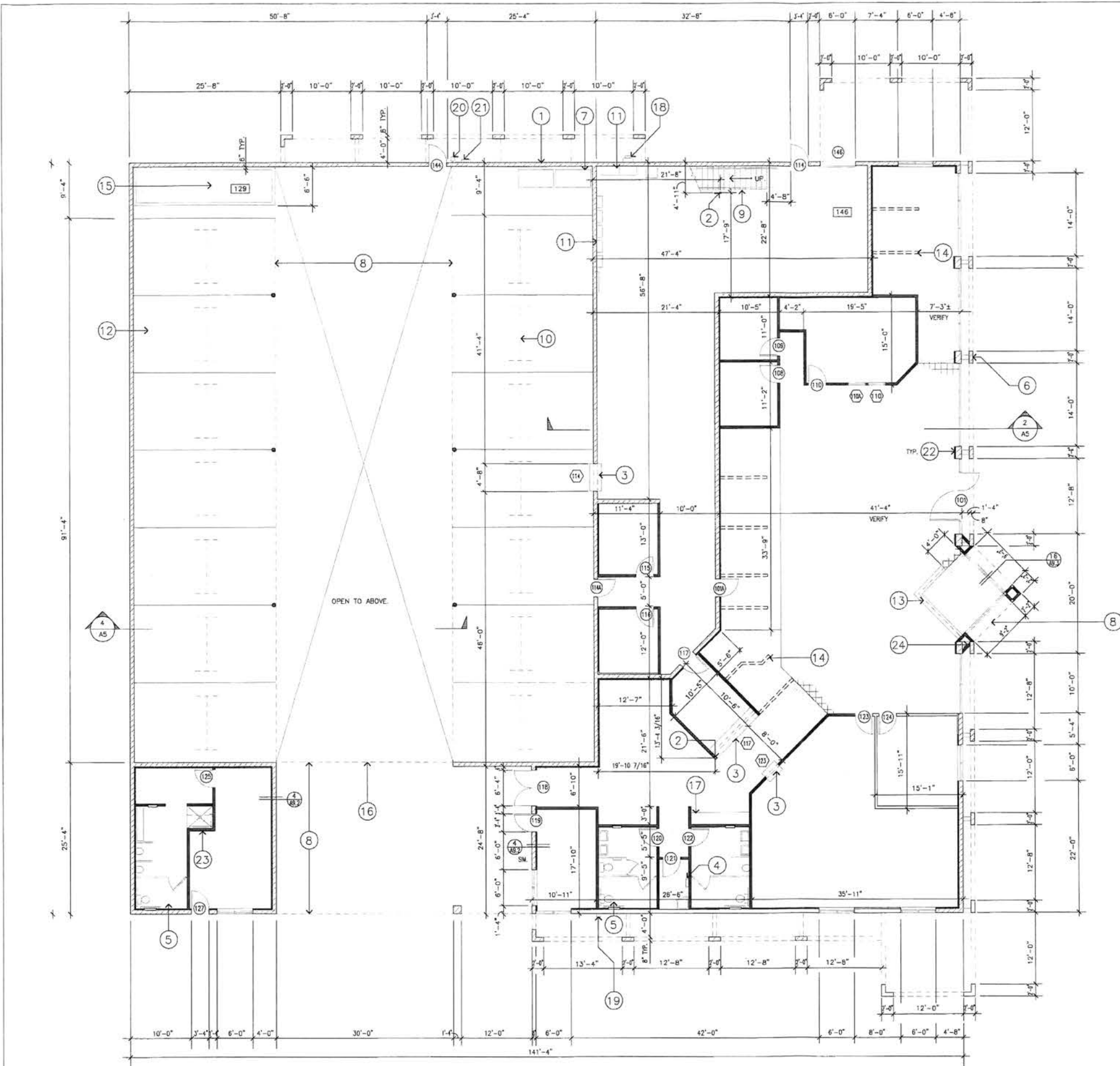
SHEET:
A1.1



1/8" = 1'-0" 4

SITE DETAIL PLAN

PLOT DATE: 12-15-97



FLOOR PLAN

ROOM LEGEND

101 SHOWROOM	125 LOCKER AND CHANGING AREA
102 SALES TOWER	126 SALES TOWER AREA
103 SALES	127 MECHANICS' LUNCH ROOM
104 SALES	128 NOT USED
105 SALES	129 WASTE OIL
106 SALES	130 SERVICE BAY
107 SALES	131 SERVICE BAY
108 FINANCE & INSURANCE	132 SERVICE BAY
109	133 SERVICE BAY
110 CONFERENCE ROOM	134 SERVICE BAY
111	135 SERVICE BAY
112	136 SERVICE BAY
113	137 SERVICE BAY
114 PARTS DEPARTMENT	138 SERVICE BAY
115 PARTS MANAGER	139 SERVICE BAY
116 SERVICE MANAGER	140 SERVICE BAY
117 RETAIL PARTS	141 SERVICE BAY
118 CUSTOMER WAITING AREA	142 SERVICE BAY
119 SERVICE WRITERS	143 WARRANTY PARTS
120 WOMEN'S TOILET ROOM	144 COMPRESSOR TOOL ROOM
121 JANITOR	145 NIGHT DROP
122 MEN'S TOILET ROOM	
123 BUSINESS OFFICE	
124 GENERAL MANAGER	

FLOOR PLAN GENERAL NOTES

- CONTRACTOR TO COORDINATE WITH OWNER FOR ALL FINISHES, MATERIALS AND DETAILS; SEE FINISH SCHEDULE SHEETS AB.
- ALL DIMENSIONS ARE TO FACE OF STUD OR MASONRY UNLESS NOTED OTHERWISE. CENTERLINE A.F.F. U.N.O.
- USE WINDOWS AND DOORS TO LOCATE WALLS BASED ON SIZES AND REQUIRED JAMB WIDTHS FOR TRIM.
- ALL WORK SHALL CONFORM AND PROVIDE ACCESSIBILITY AS PER STATE HANDICAPPED ACCESSIBILITY REGULATIONS.
- FOR ADJACENT SIDE WORK SEE SHEET A1 AND RELATED DETAILS.
- SITE DEMOLITION WORK DONE PRIOR TO CONSTRUCTION. VERIFY (E) CONDITIONS TO ALIGN WITH THOSE DEPICTED ON PLANS.
- SEE INTERIOR/EXTERIOR ELEVATIONS AND ENLARGED PLANS FOR ADDITIONAL INFORMATION.

FLOOR PLAN KEYNOTE LEGEND

- (N) MASONRY WALLS; SEE STRUCTURAL PLANS.
- (N) STEEL PIPE COLUMN; SEE STRUCTURAL PLANS. WHERE WALLS OCCUR AROUND PIPES INCREASE STUD WIDTH AS REQUIRED TO FULLY CONCEAL.
- (N) 24" WIDE PLASTIC LAMINATE COUNTER WITH TOP @ 34" A.F.F.
- (N) METAL ROOF ACCESS LADDER ATTACHED TO WALL WITH (2) 1/2" LAG SCREWS EVERY 48" O.C. WITH MIN. 3" EMBEDMENT INTO (N) 4 X 6 BLOCKING.
- SEE ENLARGED PLANS SHEET A2.2 FOR ADDITIONAL INFORMATION.
- (N) MASONRY WALL; SEE ELEVATIONS AND STRUCTURAL PLANS.
- (N) (2) COMPRESSORS, NOT PART OF CONTRACT.
- LINE OF ROOF OR STRUCTURE ABOVE.
- (N) STAIR UP TO PARTS DEPARTMENT. PROVIDE 1/4" HANDRAIL. NO OPENINGS GREATER THAN 4"; SEE DETAIL 2/A9. PROVIDE WARNING STRIPES TOP & BOTTOM TREADS. PROVIDE A 6" RISE TO 12" RUN. TREADS & RISERS TO BE 2" X WOOD MATERIAL.
- (N) HOISTS, NOT PART OF CONTRACT.
- (N) ELECTRICAL & TELEPHONE SERVICE; SEE ELECTRICAL PLANS.
- (N) SLOPED CONCRETE SLAB. PROVIDE CONTROL JOINTS AND COORDINATE PLACEMENT OF TRENCH DRAINS AND AREA DRAINS; SEE CIVIL AND STRUCTURAL PLANS.
- (N) 12" WIDE PLASTIC LAMINATE COUNTER TOP @ 34" A.F.F. OVER LOW WALL WITH 2"x2"x1/4" STEEL POSTS AT ENDS AND MAXIMUM 48" O.C. POSTS WELDED TO PLATE ANCHORED TO FLOOR WITH EXPANSION ANCHORS. POST FULL HEIGHT OF LOW WALL ATTACHED TO STUDS.
- (N) LOW WALL MOVABLE PARTITIONS PROVIDED BY OWNER.
- (N) SPILL CONTAINMENT AREA FOR STORAGE OF OIL AND TRANSMISSION FLUID. FLOOR, CURBS, SEALANT TO PREVENT PENETRATION INTO FLOOR OR WALLS. USE AMERICAN CONCRETE SYSTEMS, INC. ACRYLIC SEALER & HARDENER OR EQUIVALENT SEE DETAIL 1/A9.
(2) 500 GALLON STEEL TANKS FOR WASTE OIL
500 GALLON = 66.85 CUBIC FEET
CONTAINMENT AREA = 84.25 CUBIC FEET
- (N) FULL HEIGHT OF OPENING METAL RETRACTABLE FOLDING GATE. GATES TO OPEN WITH HALF TO STACK ON ONE SIDE AND THE OTHER HALF ON THE OTHER.
- (N) BASE PLASTIC LAMINATE CABINET WITH PLASTIC LAMINATE TOP @ 34" A.F.F. CABINET TO HAVE DRAWERS, DOORS AND ADJUSTABLE SHELVES.
- (N) ELECTRICAL METER; SEE ELECTRICAL PLANS.
- (N) DOWNSPOUT FROM ROOF; SEE ROOF PLANS SHEET A4.
- (N) EXTERIOR MOUNTED LIGHT; SEE ELECTRICAL PLANS.
- (N) IRRIGATION CONTROL; SEE ELECTRICAL AND LANDSCAPING PLANS.
- (N) PLASTER; SEE STRUCTURAL PLANS.
- (N) PREFABRICATED SHOWER SYSTEM WITH DEPRESSIONED SLAB; SEE PLUMBING AND STRUCTURAL PLANS.
- (N) EXTERIOR WOOD FRAMED WALLS WITH STUCCO FINISH. PROVIDE POSTS AS SHOWN ON STRUCTURAL PLANS, PRESSURE TREATED SILLS AND WEEP SCREDS AT BOTTOM.

FLOOR PLAN WALL & SYMBOL LEGEND

- NEW WALL AND OR PARTITION; SEE DETAIL 12/A9.
- NEW LOW WALL MOVABLE PARTITIONS PROVIDED BY OWNER.
- NEW MASONRY WALL; SEE STRUCTURAL PLANS.
- NEW WALL FURRING; SEE DETAIL 16/A9.



1/8" = 1'-0"

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SHOWROOM BUILDING

CONSTRUCTION DOCUMENTS

603 SAN FERNANDO ROAD
SAN FERNANDO, CALIFORNIA

FLOOR PLAN

ISSUE DATE: DEC 15, 1997
REVISIONS:
01-09-98 FIRE COMMENTS.
01-07-98 CLIENT REVISIONS.
07-20-98 COORDINATION.
03-06-98 COORDINATION.

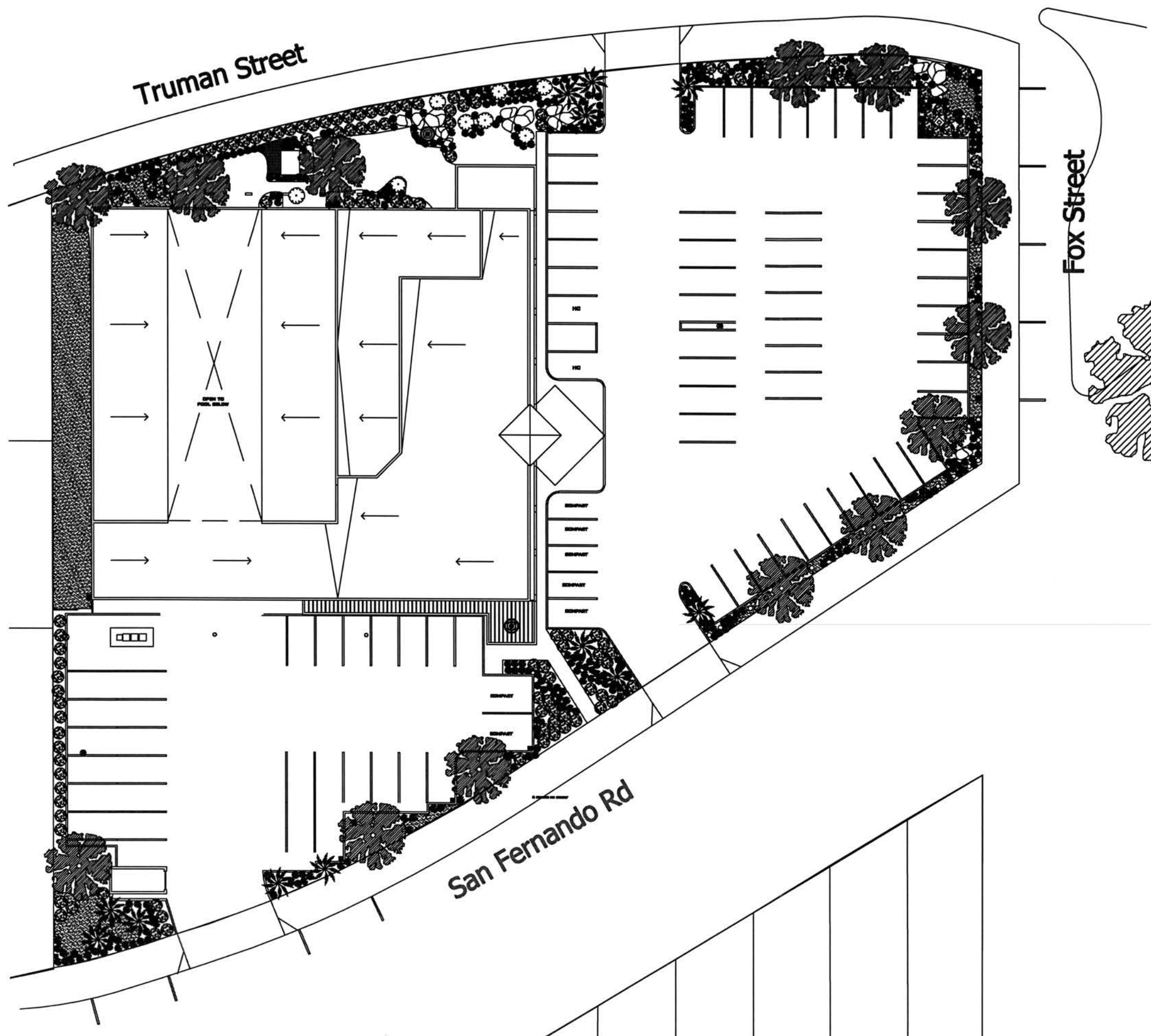
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DRAWN BY: EC
CHECKED BY: JLR
JRA JOB NO.: 97014
CAD FILE NO.: 701442D5

SHEET:

A2

5 OF 20

PLOTTING DATE: 03-06-98



LANDSCAPE AREA
9,202 SQ FT EXISTING

DESIGNED TO WORK AS
BIOSWALES IN ORDER TO
COMPLY WITH NPDES

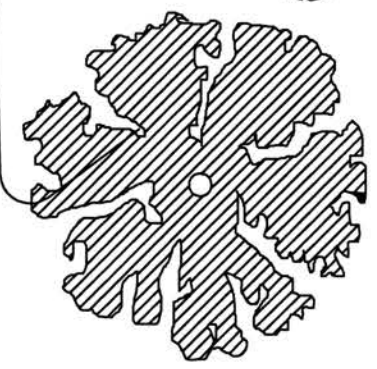
LANDSCAPE CONSISTS OF:



PALMS



FLOWERING TREES



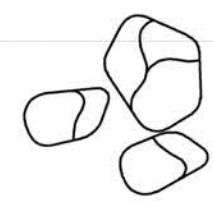
SYDAMORES



FLOWERING SHRUBS



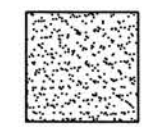
NATIVE GRASSES



NATIVE ROCK/BOULDERS



FOUNTAINS



DRAIN ROCK



BOLLARDS (EXISTING)



LIGHT STANDARDS (EXISTING)



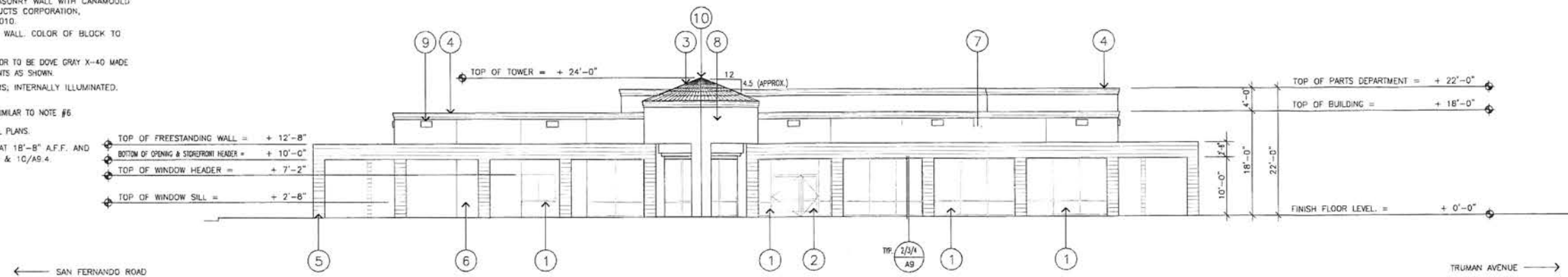
PROJECT SITE:
603 San Fernando Rd
SAN FERNANDO, CA 91340

603 San Fernando Rd.
Landscape Plan

SHEET NUMBER 6001
DATE 10/30/2013
SCALE 1/32" = 1'0"
A2.1

EAST ELEVATION KEYNOTE LEGEND

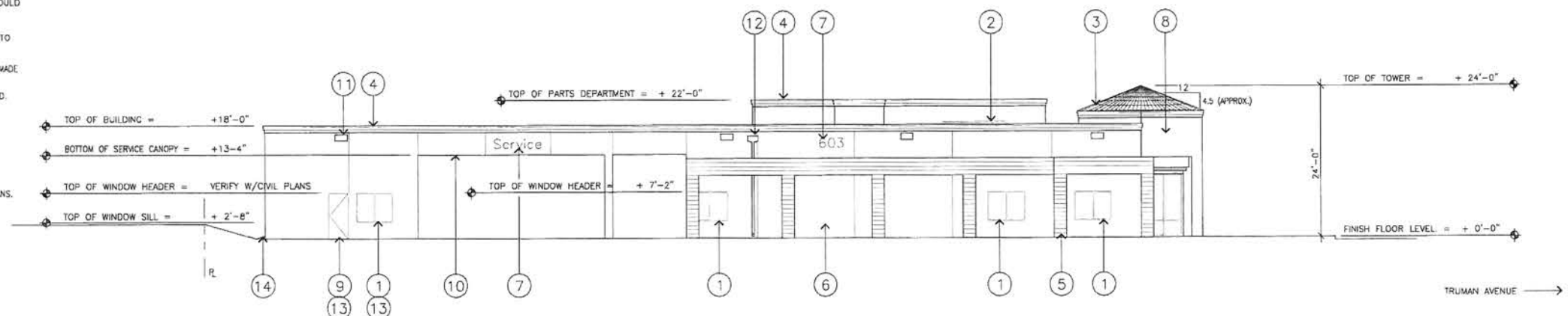
- 1 (N) 4" WIDE BLACK ANODIZED STOREFRONT WINDOW SYSTEM; SEE DETAILS 4/A9.
- 2 (N) STOREFRONT DOORS; SEE DOOR SCHEDULE.
- 3 (N) SPANISH MISSION ROOF TILE; SEE ROOF PLAN.
- 4 (N) STYROFOAM MOLDING APPLIED TO MASONRY WALL WITH CANAMOULD ADHESIVE-DRY ACRYLIC. USE MAX PRODUCTS CORPORATION, 800-238-2541, CANAMOULD CAN-BAN-010.
- 5 (N) FREESTANDING SPLIT FACE MASONRY WALL. COLOR OF BLOCK TO BE ANGELUS BLOCK "GREY."
- 6 (N) MASONRY WALL WITH STUCCO FINISH. COLOR TO BE DOVE GRAY X-40 MADE BY LA HABRA STUCCO. PROVIDE CONTROL JOINTS AS SHOWN.
- 7 (N) SURFACE MOUNTED 18" TALL LETTERS; INTERNALLY ILLUMINATED. PERMITTED UNDER SEPARATE PERMIT.
- 8 (N) WOOD STUD WALL WITH STUCCO FINISH; SIMILAR TO NOTE #6.
- 9 (N) SURFACE MOUNTED LIGHT; SEE ELECTRICAL PLANS.
- 10 (N) STOREFRONT WINDOW WITH HEADER AT 18'-8" A.F.F. AND SILL AT 16'-6" A.F.F.; SEE DETAIL 2/A9 & 10/A9.4.



EAST ELEVATION

SOUTH ELEVATION KEYNOTE LEGEND

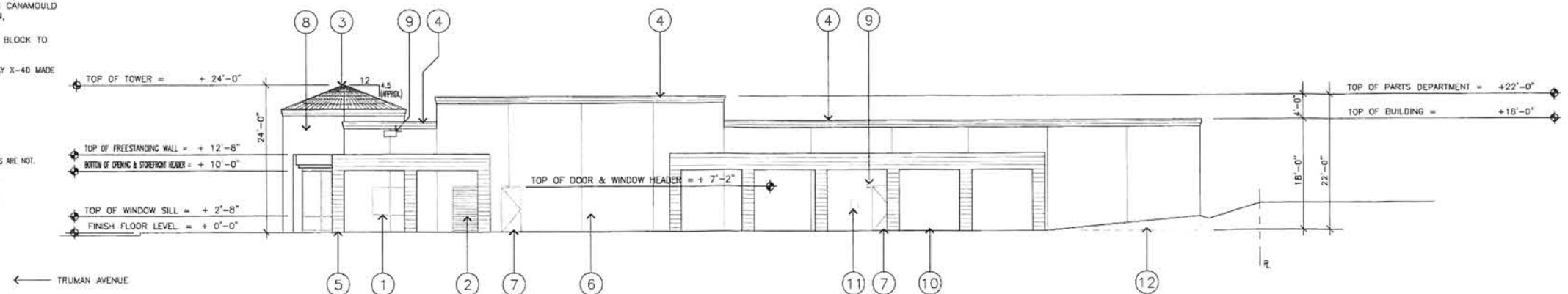
- 1 (N) 4" WIDE BLACK ANODIZED STOREFRONT WINDOW SYSTEM; SEE DETAILS 2/A9, 3/A9 & 10/A9.4.
- 2 (N) STOREFRONT WINDOW WITH HEADER AT 18'-8" A.F.F. AND SILL AT 16'-6" A.F.F.; SEE DETAIL 2/A9 & 10/A9.4.
- 3 (N) SPANISH MISSION ROOF TILE; SEE ROOF PLAN.
- 4 (N) STYROFOAM MOLDING APPLIED TO MASONRY WALL WITH CANAMOULD ADHESIVE-DRY ACRYLIC. USE MAX PRODUCTS CORPORATION, 800-238-2541, CANAMOULD CAN-BAN-010.
- 5 (N) FREESTANDING SPLIT FACE MASONRY WALL. COLOR OF BLOCK TO BE ANGELUS BLOCK "GREY."
- 6 (N) MASONRY WALL WITH STUCCO FINISH. COLOR TO BE DOVE GRAY X-40 MADE BY LA HABRA STUCCO. PROVIDE CONTROL JOINTS AS SHOWN.
- 7 (N) SURFACE MOUNTED 18" TALL LETTERS; INTERNALLY ILLUMINATED. PERMITTED UNDER SEPARATE PERMIT.
- 8 (N) WOOD STUD WALL WITH STUCCO FINISH; SIMILAR TO NOTE #6.
- 9 (N) DOOR; SEE DOOR SCHEDULE.
- 10 (N) SERVICE CANOPY.
- 11 (N) SURFACE MOUNTED LIGHT; SEE ELECTRICAL PLANS.
- 12 (N) SURFACE MOUNTED DOWN SPOUT FROM ROOF; SEE SITE AND ROOF PLANS.
- 13 NOTE CHANGE IN PAD HEIGHTS. TOP OF PARAPET CONSTANT, BUT FINISH FLOORS ARE NOT.
- 14 (N) BUILDING WATERPROOFING AT AREAS WHERE PERIMETER WALLS RETAIN EARTH; SEE SHEET A1 AND CIVIL PLANS.



SOUTH ELEVATION

NORTH ELEVATION KEYNOTE LEGEND

- 1 (N) 4" WIDE BLACK ANODIZED STOREFRONT WINDOW SYSTEM; SEE DETAILS 2/A9, 3/A9 & 10/A9.4.
- 2 (N) ROLL-UP DOORS; SEE DOOR SCHEDULE.
- 3 (N) SPANISH MISSION ROOF TILE; SEE ROOF PLAN.
- 4 (N) STYROFOAM MOLDING APPLIED TO MASONRY WALL WITH CANAMOULD ADHESIVE-DRY ACRYLIC. USE MAX PRODUCTS CORPORATION, 800-238-2541, CANAMOULD CAN-BAN-010.
- 5 (N) FREESTANDING SPLIT FACE MASONRY WALL. COLOR OF BLOCK TO BE ANGELUS BLOCK "GREY."
- 6 (N) MASONRY WALL WITH STUCCO FINISH. COLOR TO BE DOVE GRAY X-40 MADE BY LA HABRA STUCCO. PROVIDE CONTROL JOINTS AS SHOWN.
- 7 (N) DOOR; SEE DOOR SCHEDULE.
- 8 (N) WOOD STUD WALL WITH STUCCO FINISH; SIMILAR TO NOTE #6.
- 9 (N) SURFACE MOUNTED LIGHT; SEE ELECTRICAL PLANS.
- 10 NOTE CHANGE IN PAD HEIGHTS. TOP OF PARAPET CONSTANT, BUT FINISH FLOORS ARE NOT.
- 11 (N) IRRIGATION CONTROL; SEE ELECTRICAL AND LANDSCAPE PLANS.
- 12 (N) BUILDING WATERPROOFING AT AREAS WHERE PERIMETER WALLS RETAIN EARTH; SEE SHEET A1 AND CIVIL PLANS.



NORTH ELEVATION

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SHOWROOM BUILDING

CONSTRUCTION DOCUMENTS

603 SAN FERNANDO ROAD
SAN FERNANDO, CALIFORNIA

ELEVATIONS

ISSUE DATE: DEC 15, 1997

REVISIONS:
11-08-98 FIRE COMMENTS.
01-27-98 CLIENT REVISIONS.
02-26-98 COORDINATION.
03-06-98 COORDINATION.

SCALE: AS NOTED

DRAWN BY: EC

CHECKED BY: JLR

JRA JOB NO.: 97014

CAD FILE NO.: 7014A6D2

SHEET:

A6

2 OF 20

PLOTTING DATE: 03-06-98

MEETING DATE: November 5, 2013

PUBLIC HEARING:

1. CHAIRPERSON TO OPEN THE ITEM AND REQUEST STAFF REPORT
2. STAFF PRESENTS REPORT
3. COMMISSION QUESTIONS ON STAFF REPORT
4. OPEN FOR PUBLIC HEARING
5. CLOSE PUBLIC HEARING
6. PLANNING AND PRESERVATION COMMISSION DISCUSSION
7. RECOMMENDED ACTION:

(a) **To Approve:**

“I move to approve Conditional Use Permit 2013-09 to allow for the storage, distribution, and warehousing uses to be established as part of the new development of a 72,208-square-foot industrial building with 66 parking spaces, pursuant to Planning and Preservation Commission Resolution 2013-12 and the conditions of approval attached as Exhibit “A” to the resolution”;

(b) **To Deny:**

“I move to deny Conditional Use Permit 2013-09, based on the following ...” (Roll Call Vote)

(c) **To Continue:**

“I move to continue consideration of Conditional Use Permit 2013-09 to a specific date...” (Roll Call Vote)

PUBLIC HEARING:

To Approve ()

To Deny ()

To Continue ()

Moved by: _____

Seconded by: _____

Roll Call: _____

Item 7B:
Conditional Use Permit 2013-09


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Double-Sided Printing



PLANNING AND PRESERVATION COMMISSION STAFF REPORT

DATE: November 5, 2013

TO: SAN FERNANDO PLANNING AND PRESERVATION COMMISSION

FROM: Fred Ramirez, Community Development Director
Prepared by: Edgar Arroyo, Assistant Planner 

SUBJECT: Conditional Use Permit 2013-09 (RE: Site Plan Review 2013-13)
1201 Arroyo Avenue, San Fernando, CA 91340
13055 West Arroyo Street, Los Angeles, CA 91340
(Los Angeles County Assessors' Parcel Nos.: 2514-002-038 and 2514-002-042)

PROPOSAL: The proposed project is a request for review and approval of a conditional use permit (CUP) application to allow for storage, distribution, and warehousing uses to be established at the subject property located at 1201 Arroyo Avenue as part of the development of a new 75,208-square-foot industrial building with 66 parking spaces. The subject property is an approximate 2.84-acre site comprised of two parcels (one in the City of San Fernando and one in the City of Los Angeles) located on the northerly corner of Arroyo Avenue and Eighth Street.

APPLICANT: Brett Warner, 1520 Ventura Boulevard, #100, Sherman Oaks, CA 91340

RECOMMENDATION:

Staff recommends that the Planning and Preservation Commission approve Conditional Use Permit 2013-09 pursuant to Planning and Preservation Commission Resolution 2013-12 and the Conditions of Approval attached as Exhibit "A" to the resolution (Attachment 1).

PROJECT OVERVIEW:

On September 16, 2013, Brett Warner, the applicant for the project, submitted site plan review and conditional use permit (CUP) applications to allow for the construction of new approximate 75,208-square-foot industrial building for storage, distribution, and warehousing uses at the subject properties located at 1201 Arroyo Avenue in the City of San Fernando and 13055 West Arroyo Street in the City of Los Angeles. As part of the project, an approximate 22,720-square-foot portion of the new industrial building would be built in the City of San Fernando at 1201 Arroyo Avenue, with the remaining approximate 52,488-square-foot portion of the building built in the City of Los Angeles at 13055 West Arroyo Street. To facilitate this development, two existing metal hangar buildings that were used for storage by the former business would be

removed and the two parcels that comprise the project site would be merged into one lot so as not to create a situation where a future building is built over property lines.

The proposed development of the new industrial building would facilitate the occupancy of the site by Russells Delivery, a moving and storage company. The planned tenant of the site would introduce new industrially-compatible storage, warehousing, and distribution uses at the subject property and allow for the redevelopment of the site from its former use as Bellis Steel, a steel manufacturing facility.

The project site is comprised of two parcels located in the City of San Fernando and the City of Los Angeles, respectively. The first parcel at 1201 Arroyo Avenue (Los Angeles County Assessor's Parcel No. 2514-002-038) is an approximate 32,602-square-foot lot located in the City of San Fernando, on the northerly corner of Eighth Street and Arroyo Avenue, within the M-1 (Limited Industrial) zone. The second parcel at 13055 West Arroyo Street (Los Angeles County Assessor's Parcel No. 2514-002-042) is an approximate 91,359-square-foot lot located in the City of Los Angeles, within the M1-1 (Limited Industrial) zone.

Pursuant to Los Angeles Municipal Code (LAMC) Sections 12.17.5 B 4 (k) and 12.17.6 A 1, the proposed storage, distribution, and warehousing uses associated with the proposed business at the site are principally permitted uses within the City of Los Angeles' M1-1 zone. In the City of San Fernando, storage, distribution, and warehousing uses are conditionally permitted uses that require the review and consideration by the Planning and Preservation Commission pursuant to City Code Sections 106-583(14) & (15). As part of the initial step of the project, the applicant has submitted the required CUP application to allow for the Commission to consider the proposed uses within the portion of the project site located in the City of San Fernando, prior to the submittal of the project to the City of Los Angeles for further review.

Subsequent to staff's review of the project, planning staff worked with the applicant to address concerns regarding building design and to clarify the proposed business activity at the site for the review and consideration of the project by the Commission.

BACKGROUND:

1. General Plan Land Use and Zoning Designation:

a) 1201 Arroyo Avenue, San Fernando, CA 91340

The property at 1201 Arroyo Avenue (APN: 2514-002-038) in the City of San Fernando is located within the M-1 (Limited Industrial) zone and maintains an Industrial (IND) land use designation in the City's General Plan Land Use Element (Attachment 2).

b) 13055 Arroyo Street, Los Angeles, CA 91340

The property at 13055 West Arroyo Street (APN: 2514-002-040) in the City of Los Angeles is located within the M1-1 (Limited Industrial) zone and maintains an Industrial land use designation in the City of Los Angeles' Sylmar Community Plan.

2. **Site Location and Description:** The subject property is an approximate 2.84-acre site comprised of two parcels (Los Angeles County Assessor's Parcel Nos.: 2514-002-038 and 2514-002-042) located on the northerly corner of Arroyo Avenue and Eighth Street (Attachment 3). Parcel No. 2514-002-038 at 1201 Arroyo Avenue is an approximate 32,602-square-foot lot located in the City of San Fernando, within the City's M-1 (Limited Industrial) zone. Parcel No. 2514-002-042 at 13055 West Arroyo Street is an approximate 91,359-square-foot lot located in the City of Los Angeles, within the M1-1 (Limited Manufacturing) zone.

The subject property abuts similar industrial uses along Arroyo Avenue and Eighth Street within the City of San Fernando and the City of Los Angeles. Properties in the vicinity of the project site are developed with a mix of assembly, manufacturing, warehousing, wholesaling, and related uses.

3. **Environmental Review:** This project has been reviewed for compliance with the California Environmental Quality Act (CEQA). It is staff's assessment that this project proposal qualifies for a Categorical Exemption under Class 32 (In-Fill Development Project) of San Fernando's CEQA Guidelines. If the Planning and Preservation Commission concurs with staff's determination, no further environmental assessment is necessary.
4. **Legal Notification:** On October 24, 2013, the public hearing notice was posted at two City Hall bulletins, at the County Public Library bulletin, and at the project site. A notice was also published in the October 26, 2013, print and online legal advertisement section of the *Los Angeles Daily News*. In addition, notices of this hearing were mailed to all property owners of record within 500 feet of the subject site.

ANALYSIS:

1. **General Plan Consistency.** The proposed use of the project site for storage, distribution, and warehousing uses, along with the planned redevelopment of the site, is consistent with the following goals and objectives of the San Fernando General Plan Land Use Element by:

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

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

The requested CUP to allow for the proposed uses would facilitate the redevelopment of a blighted site with industrial uses that are compatible to those uses currently established within the City of San Fernando's M-1 zone, the City of Los Angeles' M1-1 zone and along the Arroyo Avenue corridor. Approval of the requested CUP would create new commercial activities within the City's industrial zone, while promoting and strengthening the viability of each respective city's industrial area.

2. **Zoning Consistency.** Pursuant to City Code Section 106-581, the purpose of the M-1 (Limited Industrial) zone is to provide an area within the City for the location and operation of light manufacturing and related services and uses. Additionally, pursuant to City Code Sections 106-583(14) and (15), the proposed storage, distribution, and warehousing uses at the subject property are conditionally permitted, subject to the review and consideration by the Planning and Preservation Commission.

The proposed storage and moving company would establish an industrially-compatible use along the Arroyo Avenue corridor, consistent with those uses principally permitted and conditionally permitted within the M-1 (Limited Industrial) zone. Additionally, the proposed modern-industrial design of the new building, with the associated landscape, hardscape, and parking improvements, would be consistent with the high-quality style of design sought by the *San Fernando Design Guidelines*.

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

a) **Landscaping.**

Pursuant to City Code Section 106-969(3), a minimum 10-foot wide landscaped area shall be installed at the front of an industrially-zoned property. As proposed, the project would provide a 15-foot wide landscape area along the front of the property facing Eighth Street, in compliance with the applicable landscaping requirements for industrially-zoned property.

b) **Height.**

Pursuant to City Code Section 106-969(4), the maximum building height permitted on an industrially zoned property is 45 feet. As proposed, the portion of the new industrial building to be built within the City of San Fernando would maintain an approximate height of 44 feet and 10 inches, in compliance with the applicable building height for industrially-zoned property.

Within the portion of the project site located within the City of Los Angeles, the height of the building would not exceed 45 feet. However, within the City of Los Angeles, the M1-1 zone does not have a specific building height requirement, but rather employs the use of floor-area-ratio (FAR) to determine the maximum size of a building. The maximum FAR for properties within the M1-1 zone and located within Enterprise Zone is 1.5. As proposed, the new industrial building would be developed with a FAR of .58 at the project site, in compliance with the City of Los Angeles' requirements.

c) **Lot Coverage.**

Pursuant to City Code Section 106-969(5), the maximum lot coverage permitted on industrially-zoned property is 60-percent. As proposed, the new industrial building would provide a lot coverage area of 72,208-square-feet, or approximately 58.2-

percent of the project site, in compliance with the applicable lot coverage requirements for industrially-zoned property.

d) Parking.

Pursuant to City Code Section 106-822(d), storage, distribution, and warehousing uses are required to provide one (1) parking space for every 750 square feet of gross floor area. Since the proposed new industrial building would be partially built within the City of San Fernando and the City of Los Angeles, different parking ratios are used to calculate the total required parking for the use at the project site.

Pursuant to San Fernando City Code Section 106-822(d)(1), the portion of the new building to be developed in San Fernando, along with a second floor office space to serve the new business, would equate to an approximate area of 22,720 square feet. At the required parking ratio of one (1) space for every 750 square feet, a total of 30 spaces would need to be provided.

In the City of Los Angeles, the parking required for the proposed use is calculated at a ratio one (1) parking space for every 500 square feet for floor area for the first 10,000 square feet of the building, pursuant to LAMC Section 12.21.A 4 (c). The remaining floor area is then calculated at a ratio of one (1) parking space for every 5,000 feet of building floor area. As such, the 52,488-square-foot portion of the building to be developed in the City of Los Angeles would require a total of 28 parking spaces. In combination, the parking required for the project site using each city's parking standards would result in a grand total of 58 parking spaces.

As proposed, the project would provide a total of 66 parking spaces, consisting of 63 standard stalls and three (3) handicap assessable stalls, in compliance with the parking requirement for each city.

e) Setbacks.

Pursuant to City Code Section 106-696, the front setback of an industrially-zoned property within the M-1 zone is 10 feet. Additionally, when the side setback of the property faces the street, a side setback area of 10 feet shall also be provided. Properties within the M-1 zone do not have a side or rear setback requirement when abutting another similarly zoned lot. In the City of Los Angeles, structures in the M1-1 zone do not have front, side, or rear setback requirements, pursuant to LAMC 12.17.6 C.

As proposed, the new building would be built with a 15-foot front setback along Eighth Street, 61-foot side setback along Arroyo Avenue/Street, a one-foot side setback abutting the property at 605 Eighth Street, and a 58-foot rear setback. The proposed setback would be provided in compliance with applicable setback requirements for each city.

4. **Lot Merger.** To facilitate the redevelopment of the site with new industrial uses and ensure that the proposed building is not built over property lines, the applicant is required to merge the two lots that comprise the project site. The required lot merger also facilitates the consolidation of land within the City's commercial areas.
5. **Conditional Use Permit Findings.** As the name implies, a Conditional Use Permit (CUP) allows the City the ability to consider specified uses that might not otherwise be allowed as a principally permitted use, provided the landowner or applicant meets certain conditions of approval. The basic goal of the CUP is to allow the full range of land uses required for the community to function, while still giving the community some control over individual situations that could result in land use conflicts and/or negative environmental impacts. CUPs are important to land use planning because it allows the Commission to review the potential impacts associated with the discretionary review of the proposed development.

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

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

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

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

Pursuant to City Code Sections 106-583(14) and 106-583(15), storage, distribution, and warehousing uses are conditionally permitted within the City's M-1 (Limited Industrial) zone. Furthermore, the proposed development of the new industrial building at the project site would be built in compliance with all applicable development standards for industrially-zoned property, including setbacks, building height, landscaping, parking, and building design. Thus, it is staff's assessment that this finding can be made in this case

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

Pursuant to City Code Section 106-581, the purpose of the M-1 (Limited Industrial) zone is to provide an area within the City for the location and operation of light manufacturing and related services and uses. In San Fernando, the City's M-1 zone has developed with a mix of manufacturing, warehousing, wholesaling, and similar industrially-oriented uses. The proposed storage and moving company would establish an industrially-compatible use with storage, distribution, and warehousing uses along the Arroyo Avenue corridor, consistent with those uses principally permitted and conditionally permitted within the M-1 (Limited Industrial) zone. The proposed project would facilitate the redevelopment of the blighted site with a new modern-industrial building that would upgrade the physical appearance of the site in a manner that would not impair the integrity and character of the M-1 zone. Thus, it is staff's assessment that this finding can be made in this case.

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

The project site at 1201 Arroyo Avenue and 13055 Arroyo Street is an approximate 2.84-acre site that is currently developed with a deteriorated industrial building that served the former tenant of the site. In order to facilitate the redevelopment of the project site from its former use as a metal manufacturing facility, two deteriorated existing metal hangar buildings would be removed and replaced with a new 75,208-square-foot industrial building.

The project site provides the necessary lot area to accommodate the proposed moving and storage company while allowing for the project to comply with the applicable site development standards, including parking, building height, setbacks, landscaping, and design. Furthermore, the proposed use of the facility would complement other existing industrial uses within the City's M-1 zone and along the Arroyo Avenue corridor. Thus, it is staff's assessment that this finding can be made in this case.

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

Currently, the project site is vacant, but was formerly occupied by a metal manufacturing facility. Through the years that the site operated for manufacturing uses, the site fell into disrepair, with further issues of blight and vandalism occurring after the site was vacated. The proposed use of the project site as a moving and storage company, along with the development of a new modern industrial building and associated site improvements, would be compatible with former industrial uses established at the site, while having less of a visual impact due to the outdoor storage methods employed by the former tenant. As part of the new business, all storage shall be required to occur within the confines of the building. Furthermore, the proposed new business would be compatible to those industrial uses that currently exist along

the Arroyo Avenue corridor and within the City's M-1 (Limited Industrial) zone. Thus, it is staff's assessment that this finding can be made in this case.

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

The proposed development of a new industrial building to facilitate the operation of a moving and storage company with storage, distribution, and warehousing uses would allow for the redevelopment of the project site with new industrial uses that are compatible to those uses that exist within the city's M-1 (Limited Industrial) zone and along the Arroyo Avenue corridor. The City's industrial zones are developed with a mix of manufacturing, warehousing, wholesaling, and distribution uses that would be compatible to the new moving and storage company. Furthermore, the City's zoning code allows for the establishment of the proposed uses at the subject property with the review and consideration of the Commission. Thus, it is staff's assessment that this finding can be made in this case.

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

The project site is currently developed with public utilities that are provided by the Los Angeles Department of Water and Power (LADWP) and by the Southern California Gas Company (SCG). The redevelopment of the project site with the proposed industrial building would require the physical upgrades of water, sewer, electrical, and gas utilities, as applicable by the responsible public utilities, as part of the project. Additionally, sanitation services would be provided by City of Los Angeles Department of Public Works through the Bureau of Sanitation (BOS). As such, the applicant would be providing two trash enclosures at the rear of the property to accommodate the refuse generated from the proposed business. These utilities would be provided and upgraded as necessary to ensure that the proposed project is not detrimental to public health and safety and does not adversely impacts adjacent uses. Thus, it is staff's assessment that this finding can be made in this case.

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

The redevelopment of the project site would improve public and emergency access to the site that would serve the proposed moving and storage company and new industrial building. As part of the project, two new driveways would be built along the Arroyo Avenue/Arroyo Street roadway segment in order to facilitate ingress and egress of standard size vehicles and semi-trucks accessing the site. Additionally, the driveway aisle provided at the rear of the property would also provide the necessary clearances for fire department vehicles to enter and exit the site in case of an emergency. Pedestrian access to the site would be provided through pedestrian entrances along

Arroyo Avenue. Furthermore, a new wheelchair ramp would be constructed on the northerly corner of Arroyo Avenue and Eighth Street, along with the repair and replacement of broken sidewalk area in the public right-of-way. Thus, it is staff's assessment that this finding can be made in this case.

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

The proposed development of a new industrial building to facilitate the new moving and storage company is complementary to similar industrial activities that currently exist in the City's industrial zones. The proposed project would facilitate the redevelopment of a blighted and vacant industrial site with a new use and building that upgrades the physical appearance of the site while increasing much needed business activity along the Arroyo Avenue/Street corridor. Furthermore, the new use at the site creates new employment opportunities for residents of the City and surround communities. Thus, it is staff's assessment that this finding can be made in this case.

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

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

The requested conditional use permit to allow for the proposed uses would facilitate the redevelopment of a blighted site with industrial uses that are compatible to those uses currently established within the City of San Fernando's M-1 zone, the City of Los Angeles' M1-1 zone and along the Arroyo Avenue Corridor. The requested conditional use permit would allow for new commercial activities within the City's industrial zone, while promoting and strengthening the viability of each respective city's industrial area. Furthermore, the project site's industrial designation within the General Plan Land Use Element reinforces that industrial activity, including the proposed storage, distribution, and warehousing use, is the primary activity that is sought for industrially-classified land as part of the long-term goals of the City general plan. Thus, it is staff's assessment that this finding can be made in this case.

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

The proposed use of the project site would not be detrimental to the public interest, health, safety, convenience or welfare. The development of a new modern-industrial building would improve the physical appearance of the project site while encouraging additionally investment within the City's industrial corridor along Arroyo Avenue. Existing issues related to the blighted condition of the project site, deteriorated

condition the existing buildings, and the vandalism that exists currently and is detrimental to public interest, health, and safety would be eliminated through the development of this project. Thus, it is staff's assessment that this finding can be made in this case.

CONCLUSION:

In light of the forgoing analysis, it is staff's assessment that the proposed development of a new industrial building to facilitate new storage, distribution, and warehousing uses at 1201 Arroyo Avenue, along with all proposed on-site and off-site physical improvements, would significantly improve the site and provide a high quality of architectural design in a manner consistent with the City General Plan's goals and objectives and the *San Fernando Design Guidelines*.

Therefore, staff recommends that the Planning and Preservation Commission approve Conditional Use Permit 2013-09, pursuant to Planning and Preservation Commission Resolution 2013-12 and the Conditions of Approval attached as Exhibit "A" to the resolution (Attachment 1).

ATTACHMENTS (5):

1. Planning and Preservation Commission Resolution 2013-12 and Exhibit "A": Conditions of Approval
 2. Zoning Map
 3. Vicinity Map
 4. Project Site Photos
 5. Site Plan, Floor Plans, and Elevations
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ATTACHMENT 1:

**Planning and Preservation Commission
Resolution 2013-12 and
Exhibit “A”: Conditions of Approval**

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Double-Sided Printing

RESOLUTION NO. 2013-12

A RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO APPROVING CONDITIONAL USE PERMIT 2013-09 TO ALLOW FOR STORAGE, DISTRIBUTION, AND WAREHOUSING USES AT 1201 ARROYO AVENUE, IN CONJUNCTION WITH THE PROPOSED DEVELOPMENT OF A NEW 75,208-SQUARE-FOOT INDUSTRIAL BUILDING AT 1201 ARROYO AVENUE IN THE CITY OF SAN FERNANDO AND 13055 WEST ARROYO STREET IN THE CITY OF LOS ANGELES.

WHEREAS, an application has been filed by Brett Warner, on behalf of Russells Delivery, requesting the review and approval of a conditional use permit pursuant to City Code Sections 106-583(14) and 106-583(15) to allow for storage, distribution, and warehousing uses at 1201 Arroyo Avenue, in conjunction with the proposed development of a 75,208-square-foot industrial building at the project site located 1201 Arroyo Avenue in the City of San Fernando and 13055 West Arroyo Street in the City of Los Angeles. The project site is an approximate 2.84-acre site within the M-1 (Limited Industrial) zone in the City of San Fernando and the M1-1 (Limited Industrial) zone within the City of Los Angeles.

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 5th day of September 2013.

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

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

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

SECTION 3: Pursuant to City Code Section 106-145, the Planning and Preservation Commission finds that the following findings for Conditional Use Permit 2013-09 have been justified and upheld in the affirmative because of the recommended conditions of approval to allow for the proposed storage, distribution, and warehousing uses at 1201 Arroyo Avenue. The Planning and Preservation Commission findings are as followed:

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

Pursuant to City Code Sections 106-583(14) and 106-583(15), storage, distribution, and warehousing uses are conditionally permitted within the City's M-1 (Limited Industrial) zone. Furthermore, the proposed development of the new industrial building at the project site would be built in compliance with all applicable development standards for industrially-zoned property, including setbacks, building height, landscaping, parking, and building design. Thus, it is the commission's determination that this finding can be made in this case.

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

Pursuant to City Code Section 106-581, the purpose of the M-1 (Limited Industrial) zone is to provide an area within the City for the location and operation of light manufacturing and related services and uses. In San Fernando, the City's M-1 zone has developed with a mix of manufacturing, warehousing, wholesaling, and similar industrially-oriented uses. The proposed storage and moving company would establish an industrially-compatible use with storage, distribution, and warehousing uses along the Arroyo Avenue corridor, consistent with those uses principally permitted and conditionally permitted within the M-1 (Limited Industrial) zone. The proposed project would facilitate the redevelopment of the blighted site with a new modern-industrial building that would upgrade the physical appearance of the site in a manner that would not impair the integrity and character of the M-1 zone. Thus, it is the commission's determination that this finding can be made in this case.

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

The project site at 1201 Arroyo Avenue and 13055 Arroyo Street is an approximate 2.84-acre site that is currently developed with a deteriorated industrial building that served the former tenant of the site. In order to facilitate the redevelopment of the project site from its former use as a metal manufacturing facility, two deteriorated existing metal hangar buildings would be removed and replaced with a new 75,208-square-foot industrial building.

The project site provides the necessary lot area to accommodate the proposed moving and storage company while allowing for the project to comply with the applicable site development standards, including parking, building height, setbacks, landscaping, and design. Furthermore, the proposed use of the facility would complement other existing industrial uses within the City's M-1 zone and along the Arroyo Avenue corridor. Thus, it is the commission's determination that this finding can be made in this case.

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

Currently, the project site is vacant, but was formerly occupied by a metal manufacturing facility. Through the years that the site operated for manufacturing uses, the site fell into disrepair, with further issues of blight and vandalism occurring after the site was vacated. The proposed use of the project site as a moving and storage company, along with the

development of a new modern industrial building and associated site improvements, would be compatible with former industrial uses established at the site, while having less of a visual impact due to the outdoor storage methods employed by the former tenant. As part of the new business, all storage shall be required to occur within the confines of the building. Furthermore, the proposed new business would be compatible to those industrial uses that currently exist along the Arroyo Avenue corridor and within the City's M-1 (Limited Industrial) zone. Thus, it is the commission's determination that this finding can be made in this case.

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

The proposed development of a new industrial building to facilitate the operation of a moving and storage company with storage, distribution, and warehousing uses would allow for the redevelopment of the project site with new industrial uses that are compatible to those uses that exist within the city's M-1 (Limited Industrial) zone and along the Arroyo Avenue corridor. The City's industrial zones are developed with a mix of manufacturing, warehousing, wholesaling, and distribution uses that would be compatible to the new moving and storage company. Furthermore, the City's zoning code allows for the establishment of the proposed uses at the subject property with the review and consideration of the Commission. Thus, it is the commission's determination that this finding can be made in this case.

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

The project site is currently developed with public utilities that are provided by the Los Angeles Department of Water and Power (LADWP) and by the Southern California Gas Company (SCG). The redevelopment of the project site with the proposed industrial building would require the physical upgrades of water, sewer, electrical, and gas utilities, as applicable by the responsible public utilities, as part of the project. Additionally, sanitation services would be provided by City of Los Angeles Department of Public Works through the Bureau of Sanitation (BOS). As such, the applicant would be providing two trash enclosures at the rear of the property to accommodate the refuse generated from the proposed business. These utilities would be provided and upgraded as necessary to ensure that the proposed project is not detrimental to public health and safety and does not adversely impacts adjacent uses. Thus, it is the commission's determination that this finding can be made in this case.

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

The redevelopment of the project site would improve public and emergency access to the site that would serve the proposed moving and storage company and new industrial building. As part of the project, two new driveways would be built along the Arroyo Avenue/Arroyo Street roadway segment in order to facilitate ingress and egress of standard size vehicles and semi-trucks accessing the site. Additionally, the driveway aisle provided at the rear of the property would also provide the necessary clearances for fire department vehicles to enter and exit the

site in case of an emergency. Pedestrian access to the site would be provided through pedestrian entrances along Arroyo Avenue. Furthermore, a new wheelchair ramp would be constructed on the northerly corner of Arroyo Avenue and Eighth Street, along with the repair and replacement of broken sidewalk area in the public right-of-way. Thus, it is the commission's determination that this finding can be made in this case.

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

The proposed development of a new industrial building to facilitate the new moving and storage company is complementary to similar industrial activities that currently exist in the City's industrial zones. The proposed project would facilitate the redevelopment of a blighted and vacant industrial site with a new use and building that upgrades the physical appearance of the site while increasing much needed business activity along the Arroyo Avenue/Street corridor. Furthermore, the new use at the site creates new employment opportunities for residents of the City and surround communities. Thus, it is the commission's determination that this finding can be made in this case.

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

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

The requested conditional use permit to allow for the proposed uses would facilitate the redevelopment of a blighted site with industrial uses that are compatible to those uses currently established within the City of San Fernando's M-1 zone, the City of Los Angeles' M1-1 zone and along the Arroyo Avenue Corridor. The requested conditional use permit would allow for new commercial activities within the City's industrial zone, while promoting and strengthening the viability of each respective city's industrial area. Furthermore, the project site's industrial designation within the General Plan Land Use Element reinforces that industrial activity, including the proposed storage, distribution, and warehousing use, is the primary activity that is sought for industrially-classified land as part of the long-term goals of the City general plan. Thus, it is the commission's determination that this finding can be made in this case.

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

The proposed use of the project site would not be detrimental to the public interest, health, safety, convenience or welfare. The development of a new modern-industrial building would improve the physical appearance of the project site while encouraging additionally investment within the City's industrial corridor along Arroyo Avenue. Existing issues related to the blighted condition of the project site, deteriorated condition the existing buildings, and the vandalism that exists currently and is detrimental to public interest, health, and safety would

be eliminated through the development of this project. Thus, it is the commission's determination that this finding can be made in this case.

BE IT FURTHER RESOLVED that based upon the foregoing, the Planning and Preservation Commission hereby Conditional Use Permit 2013-09, subject to the conditions of approval attached as Exhibit "A".

PASSED, APPROVED AND ADOPTED this 5th day of November 2013.

THEALE E. HAUPT, CHAIRPERSON

ATTEST:

FRED RAMIREZ, SECRETARY TO THE PLANNING
AND PRESERVATION COMMISSION

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

I, FRED RAMIREZ, Secretary to the Planning and Preservation Commission of the City of San Fernando, do hereby certify that the foregoing Resolution was duly adopted by the Planning and Preservation Commission and signed by the Chairperson of said City at a meeting held on the 5th day of November 2013; and that the same was passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

FRED RAMIREZ, SECRETARY TO THE PLANNING AND
PRESERVATION COMMISSION

EXHIBIT “A”
CONDITIONS OF APPROVAL

PROJECT NO. : **Conditional Use Permit 2013-09**

PROJECT ADDRESS : 1201 Arroyo Avenue, San Fernando, CA 91340
(Los Angeles County Assessor’s Parcel No.: 2514-002-038)

PROJECT DESCRIPTION : The proposed project is a request for review and approval of a conditional use permit (CUP) application to allow for storage, distribution, and warehousing uses to be established at the subject property located at 1201 Arroyo Avenue as part of the development of a new 75,208-square-foot industrial building with 66 parking spaces. The subject property is an approximate 2.84-acre site comprised of two parcels (one in the City of San Fernando and one in the City of Los Angeles) located on the northerly corner of Arroyo Avenue and Eighth Street.

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

1. Conditional Use Permit Entitlement. The conditional use permit is granted for the land described in this application and any attachments thereto, as reviewed by the Planning and Preservation Commission on November 5, 2013, except as herein modified to comply with these Conditions of Approval.
2. Indemnification. The property owner and developer shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City to attack, set aside, void, annul, seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voter of the City, concerning the entitlement application. City shall promptly notify both the property owner and developer of any claim, action, or proceeding to which this condition is applicable and shall further cooperate fully in the defense of the action. The City reserves its right to take any and all action the City deems to be in the best interest of the City and its citizens in regard to such defense. The property owner and developer shall defend, indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending, any document (such as an environmental impact report or related environmental assessment) if made necessary through the initiation of the project.
3. Occupancy per Approval. The subject property shall be improved in substantial conformance with the site plan, exterior elevations, floor plans, and landscape plan, as reviewed by the Planning and Preservation Commission on November 5, 2013, except as herein modified to comply with these Conditions of Approval.
4. Attached Checklist. The applicant shall comply with the requirements as listed in the attached Public Works Department Development/Improvement Review Checklist (See “Attachment 1” of these

Conditions of Approval).

5. Construction Plans. A copy of the Conditions of Approval shall be printed on the final building plans submitted to the Community Development Department prior to the issuance of a building permit for the construction of a medical building and associated redesign of existing on-site parking facilities.
6. Building Code Requirements. The applicant shall comply with all applicable building and construction requirements of the City of San Fernando's building codes, as specified by the Community Development Department.
7. City of Los Angeles Approval. The proposed development of the new industrial building to be developed on 13055 West Arroyo Street shall be reviewed and approved by the City of Los Angeles. A copy of all approvals issued by the City of Los Angeles for this project shall be submitted to the City of San Fernando Community Development Department prior to the issuance of a Certificate of Occupancy for the portion of the building to be developed at 1201 Arroyo Avenue.
8. Lot Merger. The property owner shall merge all parcels that comprise the project site at 1201 Arroyo Avenue and 13055 West Arroyo Street (APN's: 2514-002-038 and 042). A new parcel map and legal description as part of an application for owner initiated parcel merger shall be submitted to the Community Development Department for reviewed and approval and subsequently filed with the Los Angeles County Registrar-Recorder/County Clerk Office. Proof of said recordation shall be provided to the Community Development Department prior to the issuance of a Certificate of Occupancy for the project.
9. Design. The construction plans shall provide details as necessary to accomplish the architectural design intent conveyed by the conceptual plans reviewed and approved by the Planning and Preservation Commission on November 5, 2013, in a manner consistent with the adopted *San Fernando Design Guidelines*. Any proposed variations or modifications to the site plan, exterior elevations, landscape plan, and grading and drainage plan approved by the commission on November 5, 2013, shall require prior review and approval by the Community Development Department.
10. Landscape. All proposed on-site and off-site plantings shall be kept in a healthy and growing condition, consistent with the design of a landscape and irrigation plan approved by the Community Development Department. Fertilization, cultivation, tree pruning shall be a part of regular maintenance. Good horticultural practices shall be followed in all instances. The landscape design shall be further refined as necessary to improve the level of design quality by focusing on important design principles. Further landscape design refinements shall address, but not be limited to, the following:
 - a) The landscaping shall be provided with an appropriate low-maintenance landscape design and material selection that is attractive, durable and drought-tolerant. All proposed landscape shall be arranged to emphasize visual attractiveness as viewed from the public right-of-way. To achieve a maximum visual impact and soften the appearance of exterior building walls, the landscape plan shall incorporate mature plants that are planted at high densities;
 - b) All proposed landscaped areas shall be served by well-balanced automatic irrigation system operated by an electrically timed controller station set for early morning irrigation and

maintained in a manner consistent with the approved landscape plan. The final landscape/irrigation plan shall identify the size and location of all landscape materials and irrigation equipment. Water conservation measures shall be incorporated in the irrigation plan;

- c) The landscape plan shall provide specifications for the following: design of hardscape elements, including pedestrian walkways, paved areas, common areas, seating, landscape planters, lighting, etc.; planting materials, including, trees, shrubs, ground cover, grass, miscellaneous plant materials, landscape containers and soil preparation; and, automatic irrigation plans, including materials and details; and,
 - d) A backflow preventer device shall be installed, tested, and inspected by the Public Works Department to protect water supplies from contamination or pollution.
 - e) Within 15 feet of the edge of a driveway, all vertical landscaping shall not exceed a maximum height of three (3) feet to maintain adequate visibility of pedestrians walking on the sidewalks abutting the project site.
11. Trash Enclosure. The trash enclosure shall include obscured doors with an exterior wall finish that is complementary to the overall design of the existing and proposed buildings on-site. Trash and recycling bins shall be kept within the trash enclosure area only, and the trash area shall be kept free of trash overflow and maintained in a clean manner at all times with no trash visible from the public right-of-way.
12. Lighting. All exterior lighting shall be decorative cut-off fixtures (where no light is emitted above the horizontal plane) with the light source fully shielded or recessed to preclude light trespass or pollution up into the night sky. Also, any building-mounted luminaries shall be attached to walls or soffits, and the top of the fixture shall not exceed the height of the roof. All proposed light fixtures shall be designed in a manner that is consistent with the overall design of the building and shall not disturb or create glare towards neighboring properties. In addition, any decorative uplighting, such as those that illuminate building facades or landscaping, shall be operated on timers that turn off illumination no later than 12 midnight, nightly. The Community Development Department shall review and approve all light fixtures prior to installation. In addition, all lighting shall also comply with the following requirements:
- a) The equivalent of one foot-candle of illumination shall be provided throughout the parking area;
 - b) All lighting shall be on a time-clock or photo-sensor system;
 - c) All lighting shall be designed to confine direct rays to the premises. No spillover beyond the property line shall be permitted; and,
 - d) Illumination shall not include low or high pressure sodium lighting.
13. Mechanical and Utility Equipment. All roof-mounted and/or ground mounted mechanical and utility equipment, including but not limited to transformers, terminal boxes, risers, backflow devices, gas meters, electric meters, meter cabinets, and heating, ventilation, and air conditioning (HVAC) units shall be screened from public view and treated to match the materials and colors of the building. All

Electrical service facilities and equipment on or adjacent to the site shall be planned and located, relocated or modified in a manner consistent with Southern California Edison Company guidelines to minimize human exposure to electromagnetic fields on the site and on adjacent properties, and with any other applicable requirements or guidelines of the California Public Utilities Commission or any other agency with jurisdiction, unless otherwise specified by the Community Development Department. All mechanical and utility equipment locations and screening/treatment shall be approved by the Community Development Department prior to installation or modification.

14. Automatic Fire-Extinguishing System. Prior to issuance of a building permit, the applicant shall obtain all the required fire safety clearances from the Los Angeles Fire Department and the City of San Fernando. The building shall be fully equipped with an automatic fire-extinguishing system reviewed and approved by the City of San Fernando and the Los Angeles Fire Department, unless determined otherwise by the Los Angeles Fire Department and the Community Development Department.
15. Property Maintenance. The subject site and its immediate surrounding area shall be maintained in a clean, neat, quiet and orderly manner at all times and shall comply with the property maintenance standards as set forth in the San Fernando City Code.
16. Graffiti Removal. The property owner(s), operator and all successors shall comply with the graffiti removal and deterrence requirements of the San Fernando City Code. The property owner(s), operator and all successors shall provide for the immediate removal of any graffiti vandalism occurring on the property and, where applicable, the restoration of the surface on which the graffiti exists. Such restoration shall entail repainting or refinishing of the surface with a color or finish that matches the color or finish of the remaining portions of the structure being painted, and including treatment of the surface or site with measures to deter future graffiti vandalism as approved or required by the Community Development Department. Unless removed by the property owner or their designee within the specified time frame required by city code, property owner(s), operator and all successors shall grant the right of access to authorized agents of the City of San Fernando to remove graffiti from any surface on the property that is open and accessible from city property or public right-of-way, at the expense of the owner(s) or operator and all successors.
17. Site Inspections. Prior to the issuance of a Certificate of Occupancy, the Community Development Department and Public Works Department shall inspect the site to assure compliance with these Conditions of Approval. Subsequent to occupancy, owners and all successors shall grant the right of access to authorized agents of the City of San Fernando to conduct periodic inspections of the property.
18. Modifications. Unless the Community Development Department approves a proposed change to the approved plans, all other modifications to the development plan, including these Conditions of Approval, shall require review and approval by the Planning and Preservation Commission.
19. Encroachment Permit. Under no circumstances shall any public right-of-way be obstructed during construction by materials, vehicles, equipment or other related objects without prior approval from the Public Works Department. An Encroachment Permit must be obtained from the Public Works Department prior to any demolition and/or new construction activity that would require staging and/or construction within the public right-of-way.

20. General Compliance. The applicant shall comply with all requirements of applicable federal, state, or local law, ordinance, or regulation.
21. Surface Runoff. All requirements of the National Pollutant Discharge Elimination System (NPDES) shall be complied with and an NPDES permit, including but not limited to the installation of any required clarifiers and/or on-site infiltration system, must be obtained prior to any occupation or use of the site. During construction, the project site shall comply with all applicable Best Management Practices (BMPs).
22. Construction Hours. Construction activity on Mondays through Saturdays shall comply with the current San Fernando City Code Section 34-28(10) standards for construction in commercial zones.
23. Acceptance. Within thirty (30) days of approval of Conditional Use Permit 2013-09, the property owner(s) or their duly authorized representatives shall certify the acceptance of the conditions of approval or modifications thereto by signing a statement using an acceptance affidavit form provided by the Community Development Department that acknowledges acceptance and shall be bound by all of the conditions of project approval.
24. Recordation. Prior to the issuance of a Certificate of Occupancy, the applicant shall provide the Community Development Department with proof that the Conditions of Approval have been recorded with the Los Angeles Registrar Recorder/County Clerk's Office.
25. Expiration. Conditional Use Permit 2013-09 shall be subject to expiration and Site Plan Review 2013-13 shall become null and void unless exercised by submitting construction plans in application for a building permit within twelve (12) months of final approval or until such additional time as may be granted by the Community Development Department, upon receipt of a written request for an extension received prior to such expiration date. Subsequent failure to obtain and exercise an active building permit shall also cause expiration of the variance and site plan review approvals.

CITY OF SAN FERNANDO PUBLIC WORKS DEPARTMENT
DEVELOPMENT / IMPROVEMENT REVIEW CHECK LIST
PROJECT: SPR 2013-13 New Industrial Building DATE: 10/8/13

PROJECT ADDRESS: 1201 Arroyo Ave..

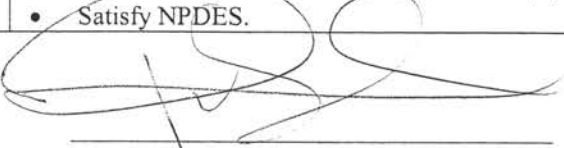
ITEM		REQUIRED?		COMPLIED?	COMMENTS
		YES	NO		
1.	Site plan must show:				
	a. Existing building or structure	✓			
	b. Existing public improvements (concrete sidewalk driveways, curbs and gutters, parkway trees, street lights, hydrants, etc.) including existing and proposed dimensions, square footage, etc.	✓			
	c. Existing utilities (gas, sewer, water, storm drains, catch basins, power poles).	✓			
2.	Submit offsite improvement plan.	✓			See #28.
3.	Prior to issuance of building permit:				
	a Pay sewer capital facility charge.		✓		Currently connected to City of Los Angeles
	b Pay water capital facility charge.		✓		Currently connected to City of Los Angeles
	c Pay water service installation charge.		✓		Currently connected to City of Los Angeles
	d Pay fire service installation deposit.		✓		
	e Pay fire hydrant installation deposit.		✓		
	f Pay plan check fee (Offsite).	✓			Grading and Drainage.
	g Pay inspection fee (Offsite).	✓			
	h Provide labor and material bond.		✓		
	i Provide performance bond.		✓		
4.	Is there existing sewer house connection to property?	✓			
5.	Is there existing water service to the property?	✓			
6.	Provide separate water service for each building or separate ownership.	✓			
7.	Provide separate sewer connection for each building.	✓			
8.	Underground all utilities to each unit/building.	✓			
9.	Cap off existing sewer connection that will no longer be used.		✓		
10.	Replace existing old and substandard water service.		✓		
11.	Upgrade existing substandard hydrant to 6-inch wet barrel hydrant (4"X 2.5" outlet).		✓		
12.	Install new hydrant per City standard.		✓		
13.	Satisfy City of Los Angeles Fire Dept. fire flow requirements.	✓			Must perform fire flow test to see if current water system would hold water capacity for building this size.
14.	Provide City approved backflow device for the domestic water service and/or landscape irrigation, and provide proof that said equipment has been tested by a certified tester.		✓		

PROJECT ADDRESS: 1201 Arroyo Ave..

ITEM		REQUIRED?		COMPLIED?	COMMENTS
		YES	NO		
15.	Remove existing driveway approach that will no longer be used. Replace depressed curb.	✓			Remove existing driveways on Arroyo Avenue and Eighth Street that will no longer be used.
16.	Construct PCC driveway approach 6-inch thick per City Standard.	✓			All new driveways in the City of San Fernando shall be constructed per City of San Fernando Standards.
17.	Construct wheel chair ramp per City Standard.	✓			Per proposed right-of-way dedication, remove existing wheel chair ramp at the corner of Arroyo Avenue and Eighth Street and construct new one per City Standard.
18.	Remove and replace broken/damaged concrete sidewalk adjacent to property.	✓			Remove and replace broken, damaged, lifted, or deteriorated sidewalk per the discretion of Public Works department. Approximately 150 sf on Arroyo St.
19.	Remove and replace broken curb/gutter adjacent to property.	✓			Remove and replace broken, damaged, or deteriorated curb per current City standards.
20.	Plant parkway trees per City Standard and City Master Tree Plan.	✓			Per proposed right-of-way dedication on Arroyo Avenue, remove <u>2</u> parkway trees. Plant <u>3</u> parkway trees on Arroyo Avenue. Plant <u>8</u> trees on Eighth Street. Species of trees shall be determined by Public Works department and planted per City Standards.
21.	Construct tree wells per City Standard with tree grates.		✓		
22.	A permit from the Public Works Dept. (Engineering Division) is required for all offsite improvements.	✓			
23.	All on-site pavement shall be minimum of 3-inch AC on 4 inch CAB or 6-inch PCC pavement without soil recommendation.	✓			
24.	Construct trash enclosure, nominal size 5 feet X 9 feet with PCC slab and 6-inch PCC curb with 6-inch PCC apron.	✓			
25.	Verify that clarifier/grease trap intercepts effluent before entry into the sewer lateral.	✓			
26.	Federal NPDES Requirements				
	a. Submit SWPPP Owners's Certification (form OC1 attached) that incorporates construction BMP's in compliance with Federal NPDES.	✓			See attached BMP's suggested for use during construction.
	b. Provide a SUSMP that incorporates design elements and facility BMP's in compliance with Federal NPDES.		✓		
27.	Comply with all applicable existing conditions of approval for the proposed development.	✓			

PROJECT ADDRESS: 1201 Arroyo Ave..

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


PUBLIC WORKS DEPARTMENT

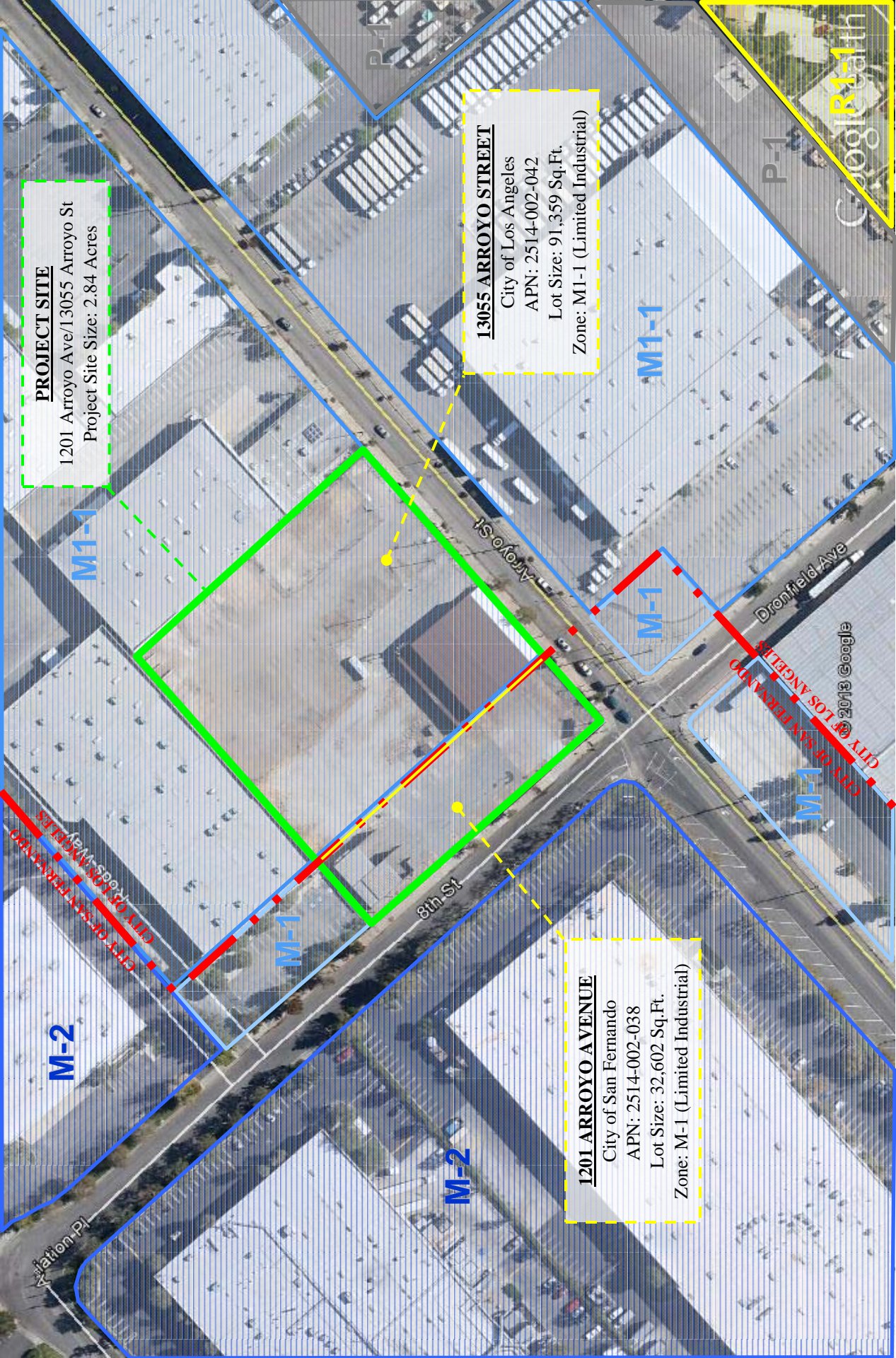
10/8/13
DATE

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ATTACHMENT 2:

Zoning Map

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PROJECT SITE

1201 Arroyo Ave/13055 Arroyo St
Project Site Size: 2.84 Acres

13055 ARROYO STREET

City of Los Angeles
APN: 2514-002-042
Lot Size: 91,359 Sq.Ft.
Zone: M1-1 (Limited Industrial)

1201 ARROYO AVENUE

City of San Fernando
APN: 2514-002-038
Lot Size: 32,602 Sq.Ft.
Zone: M-1 (Limited Industrial)

ZONING MAP

1201 Arroyo Avenue, San Fernando, CA 91340

13055 West Arroyo Street, Los Angeles, CA 91340

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ATTACHMENT 3:

Vicinity Map

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PROJECT SITE

1201 Arroyo Ave/13055 Arroyo St
Project Site Size: 2.84 Acres

13055 ARROYO STREET

City of Los Angeles
APN: 2514-002-042
Lot Size: 91,359 Sq.Ft.
Zone: M1-1 (Limited Industrial)

1201 ARROYO AVENUE

City of San Fernando
APN: 2514-002-038
Lot Size: 32,602 Sq.Ft.
Zone: M-1 (Limited Industrial)

VICINITY MAP

1201 Arroyo Avenue, San Fernando, CA 91340

13055 West Arroyo Street, Los Angeles, CA 91340

Google earth

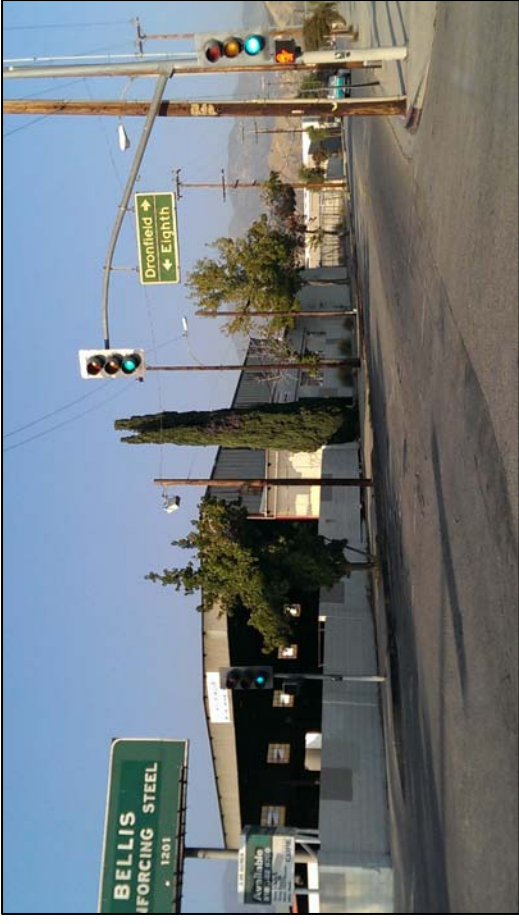
© 2013 Google

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ATTACHMENT 4:

Project Site Photos

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SITE PHOTOS

1201 Arroyo Avenue, San Fernando, CA 91340
13055 West Arroyo Street, Los Angeles, CA 91340

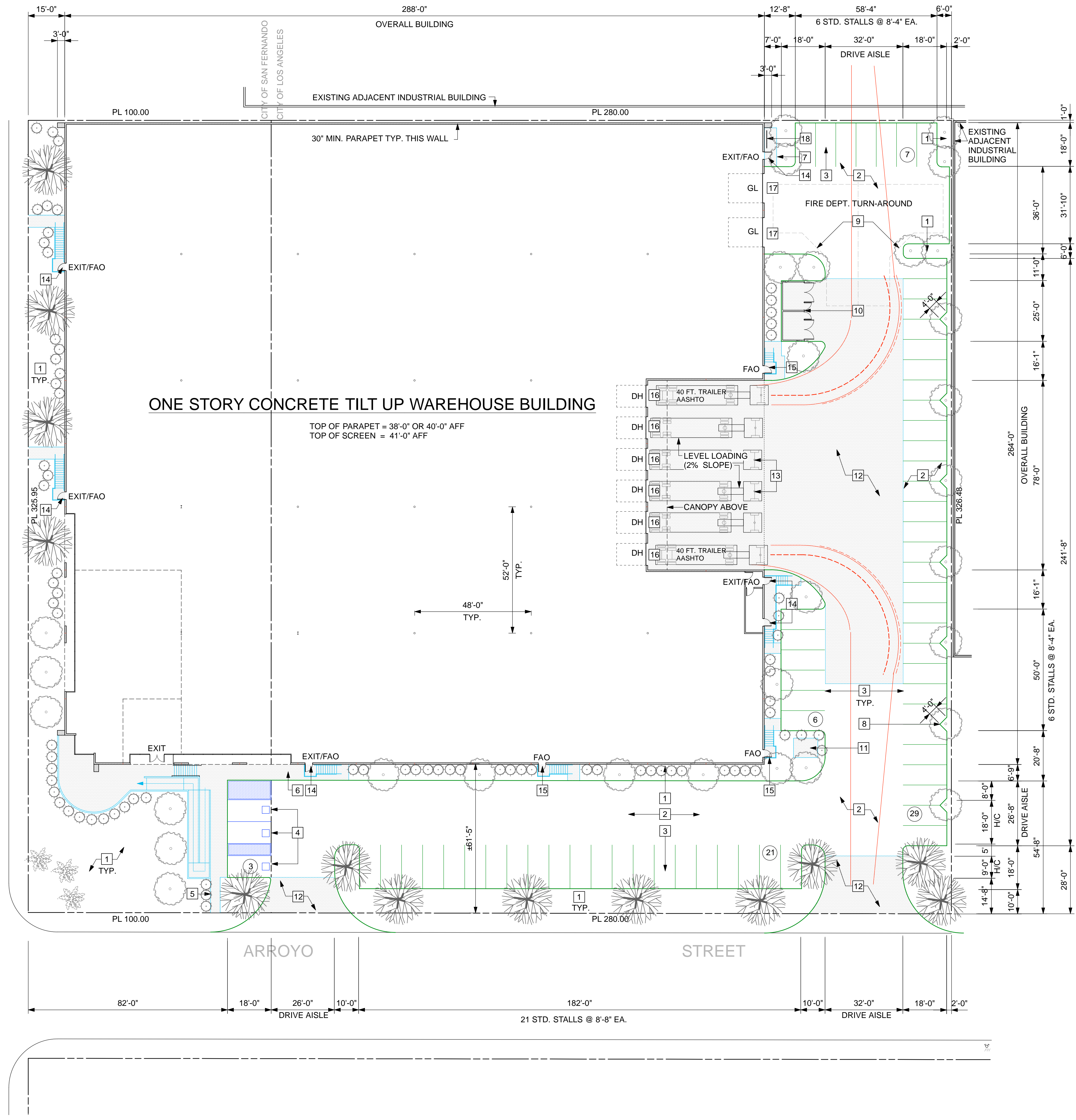


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ATTACHMENT 5:

Site Plan, Floor Plan, and Elevations

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KEYNOTES:

1. LANDSCAPING WITH 6" CONCRETE CURB AND AUTOMATIC IRRIG., TYP. - SEE LANDSCAPE PLANS
2. A.C. PAVING OVER APPROVED BASE PER SOILS REPORT, TYP.
3. CITY OF LOS ANGELES STANDARD PARKING STALL WITH PAINTED STRIPES, TYP.
4. 9' X 18' STRIPED DISABLED PARKING STALL W/ 5" LOADING AREA (8' AT VAN ACCESSIBLE), TYP.
5. ADA PATH OF TRAVEL ACCESS. PROVIDE PAINTED STRIPES AT VEHICULAR AREAS.
6. 48" WIDE (MIN.) REINFORCED CONCRETE WALK W/ BROOM FINISH, TYP.
7. CONCRETE STOOP AND STAIRS WITH PIPE HANDRAILS, TYP.
8. 4' X 4' DIAGONALLY PLACED TREE WELL W/ 6" CONCRETE CURB AND AUTOMATIC IRRIGATION, TYP.
9. LOS ANGELES CITY FIRE DEPARTMENT HAMMERHEAD TURN AROUND.
10. CONCRETE TILT UP TRASH ENCLOSURE PAINTED DUNN EDWARDS NO. W/ SOLID METAL GATES AND COVER
11. 8' X 10' CONC TRANS. PAD LOCATION - SEE ELEC PLAN
12. 8" THICK REINFORCED CONCRETE MANUEVERING AREA - SEE SOILS REPORT
13. 12' X 50' TRUCK LOADING AREA WITH PROJECTED CANOPY, TYP.
14. 3' X 7' METAL EXTERIOR MAN DOOR PAINTED DUNN EDWARDS NO.
15. 3' X 7' METAL FIRE ACCESS OPENING (NO EXT. HARDWARE) PAINTED DUNN EDWARDS NO.
16. 9' X 12' OVERHEAD LOADING DOORS PAINTED DUNN EDWARDS NO.
17. 12' X 14' GROUND LEVEL LOADING DOOR PAINTED DUNN EDWARDS NO.
18. 7 POSITION "RIBBON RACK" BY BRANDIR ON 6' X 10' X 4" THK REIN. CONC. PAD

PROJECT SUMMARY

ADDRESS: 1201 ARROYO STREET, SAN FERNANDO, CA AND 13055 W. ARROYO STREET, LOS ANGELES, CA

LEGAL DESCRIPTION: PORTION OF BLOCK 76 OF THE MACLAY RANCHO PARTLY IN THE CITY OF SAN FERNANDO AND PARTLY IN THE CITY OF LOS ANGELES, PER BOOK 37, PAGE 5,

A.P.N. 2514-002-038 AND 2514-002-042

SITE AREA: ±123,961.70 S.F. (2.84 AC)

ZONE: M1-1 (INDUSTRIAL)

BUILDING AREA:
GROUND LEVEL 72,208 SF
PARTIAL 2ND LEVEL 3,000 SF

TOTAL BLDG. AREA 75,208 SF

PARKING REQUIRED
CITY OF SAN FERNANDO
WAREHOUSE: 19,720 SF / 750 = 26.3 STALLS
2ND LEVEL OFFICE: 3,000 SF / 750 = 4.0 STALLS

CITY OF LOS ANGELES
WAREHOUSE: 10,000 SF / 500 = 20.00 STALLS
42,408 SF / 5000 = 8.49 STALLS
52,488 SF = 28.49 STALLS

TOTAL PARK'G. REQ'D. 26.3 + 4.00 + 28.49 = 58.79 OR 59 STALLS

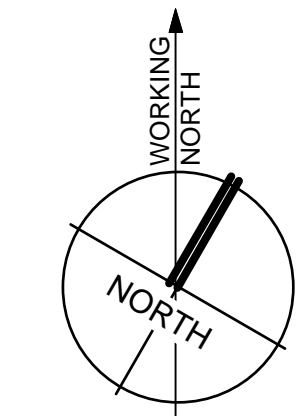
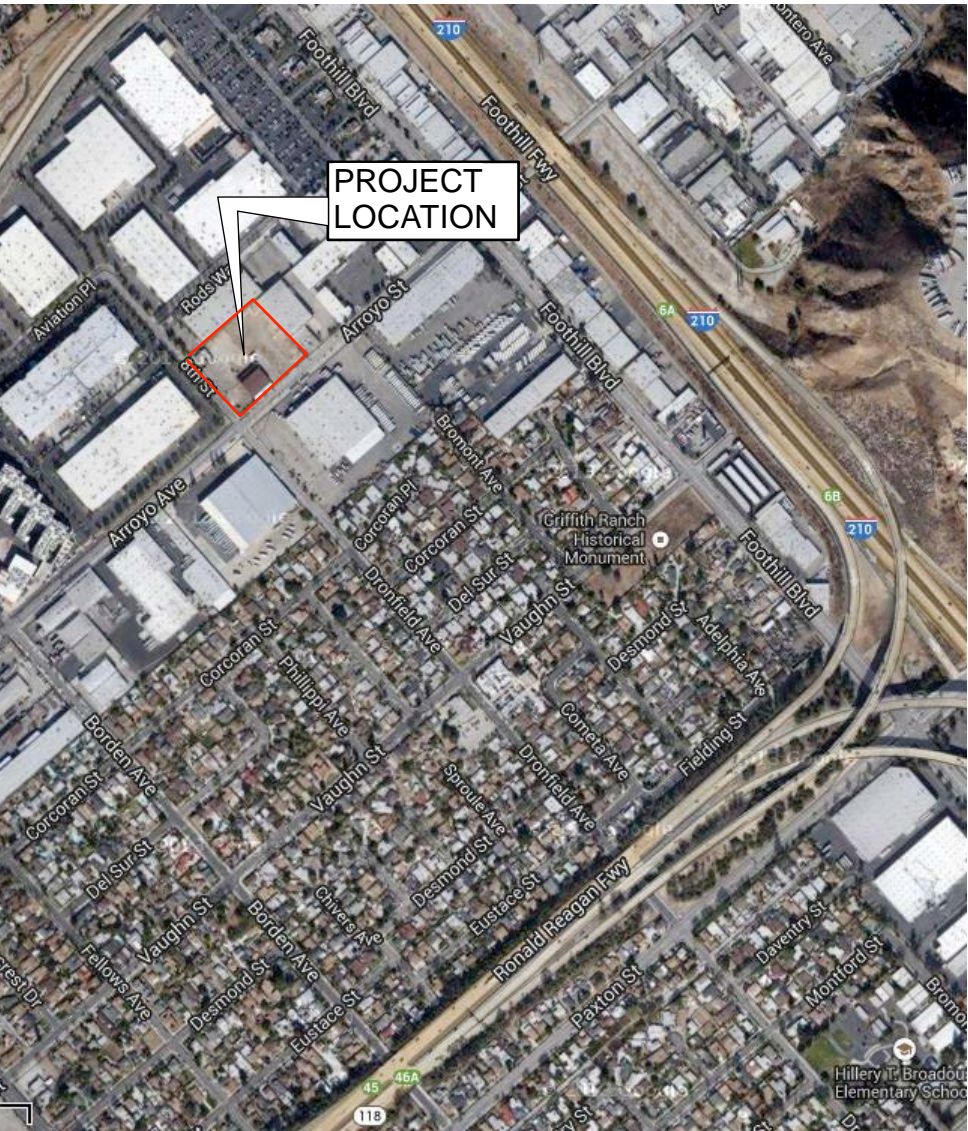
PARKING PROVIDED:
STANDARD 63 STALLS
DISABLED: 3 STALLS
TOTAL PARKING PROVIDED: 66 STALLS (.91/1000)

BICYCLE PARKING: 7 STALLS

COVERAGES
BUILDING 72,208 SF = 58.25%
PAVING 34,896 SF = 28.15%
LANDSCAPE 14,232 SF = 11.48%
HARDSCAPE 2,625 SF = 2.11%

F.A.R. .58/1

VICINITY - N.T.S.



SITE PLAN
SCALE: 1" = 20'-0"

Revisions

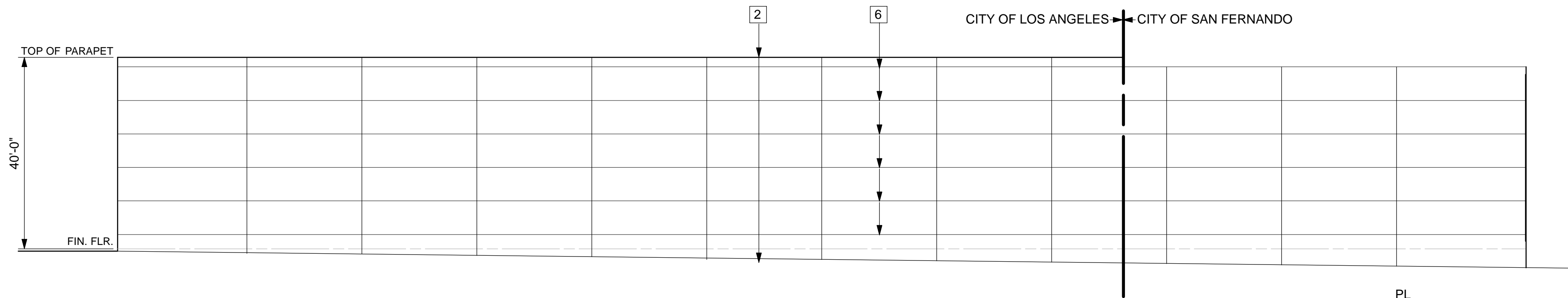
SITE PLAN

Date: MAY 2013

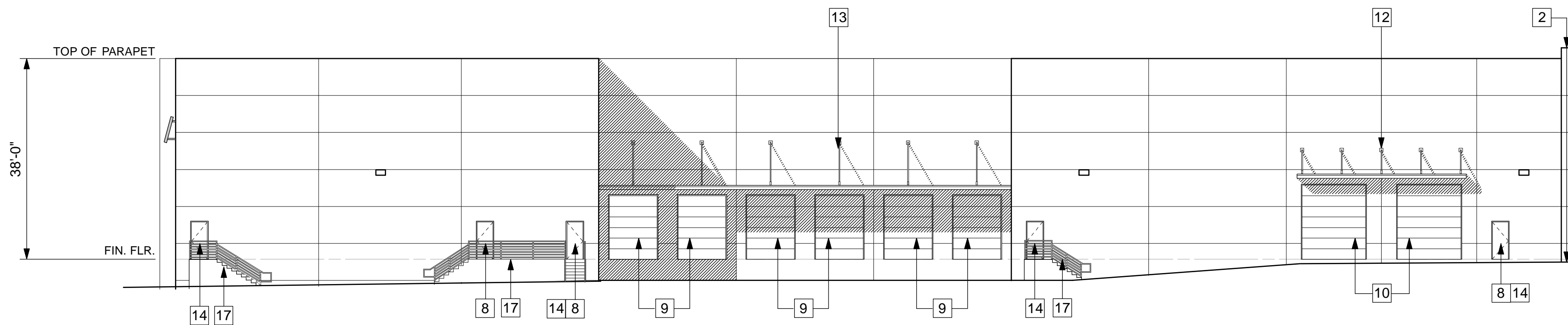
Job: 2013.15

Drawn by: IAC

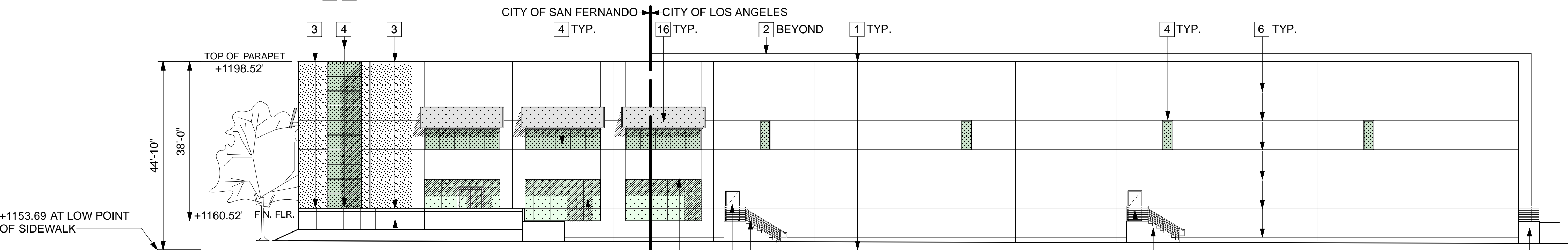
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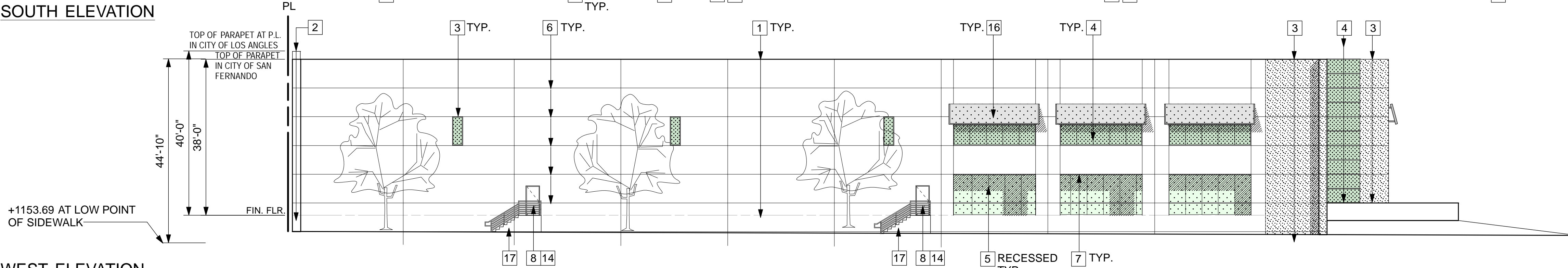
NORTH ELEVATION



EAST ELEVATION

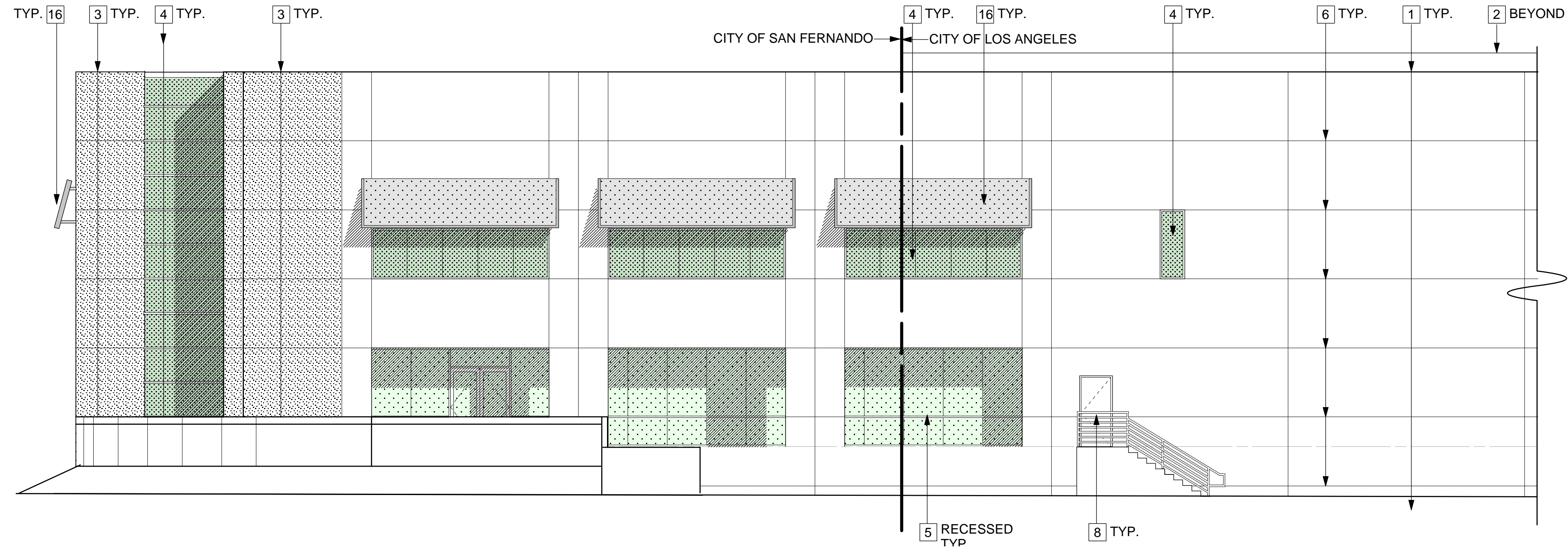


SOUTH ELEVATION



WEST ELEVATION

SC: 1/16" = 1'-0"



PART. SOUTH ELEVATION

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

KEYNOTES

1. SMOOTH CONCRETE TILT UP WALL PANEL WITH PAINTED FINISH - DUNN EDWARDS NO.
2. SMOOTH CONCRETE TILT UP FEATURE WALL WITH PAINTED FINISH - DUNN EDWARDS NO.
3. HEAVY SANDBLASTED AND CLEARSEALED CONCRETE TILT UP WALL PANEL
4. 1" THICK GLAZING - PPG SOLARCOOL SOLEXIA WITH SOLARBAN 60 IN CLEAR ANODIZED ALUMINUM STOREFRONT, TYP.
5. 1" THICK GLAZING - PPG SOLEXIA OVER CLEAR WITH SOLARBAN 60 IN CLEAR ANODIZED ALUMINUM STOREFRONT, TYP.
6. HORIZONTAL OR VERTICAL V-GROOVE ACCENT
7. SAND FINISHED EXTERIOR PLASTER SOFFIT PAINTED DUNN EDWARDS NO.
8. 3'-0" X 7'-0" EXTERIOR DOOR PAINTED DUNN EDWARDS NO.
9. 9'-0"(W) X 12'-0"(H) OVERHEAD DOOR PAINTED DUNN EDWARDS NO.
10. 12'-0"(W) X 14'-0"(H) OVERHEAD DOOR PAINTED DUNN EDWARDS NO.
11. WALL MOUNTED LIGHT FIXTURE PAINTED TO MATCH DUNN EDWARDS NO.
12. 3'-0" DOCK COVER AT GRADE LEVEL LOADING WITH SOLID ROOF AND STEEL FASICA PAINTED DUNN EDWARDS NO., TYP.
13. 8'-0" DOCK COVER AT GRADE LEVEL LOADING WITH SOLID ROOF AND STEEL FASICA PAINTED DUNN EDWARDS NO., TYP.
14. 3'-0" X 7'-0" FIRE ACCESS OPENING (NO EXTERIOR HARDWARE) PAINTED DUNN EDWARDS NO.
15. NOT USED
16. PERFORATED STAINLESS STEEL AWNINGS AT SECOND LEVEL WINDOWS, TYP.
17. CONCRETE STOOP AND STAIRS W/ 2"Ø PIPE HANDRAIL, GUARDRAIL PAINTED DUNN EDWARDS NO.
18. P.I.P. NATURAL CONCRETE SEATING OR RAMP WALL AT ENTRY



Associates

5376 N. Sterling Center Drive
Westlake Village, CA 91361
Phone 818. 706. 3997
Fax 818. 706. 2453



Erwin Grigorian, P.E.
C033057

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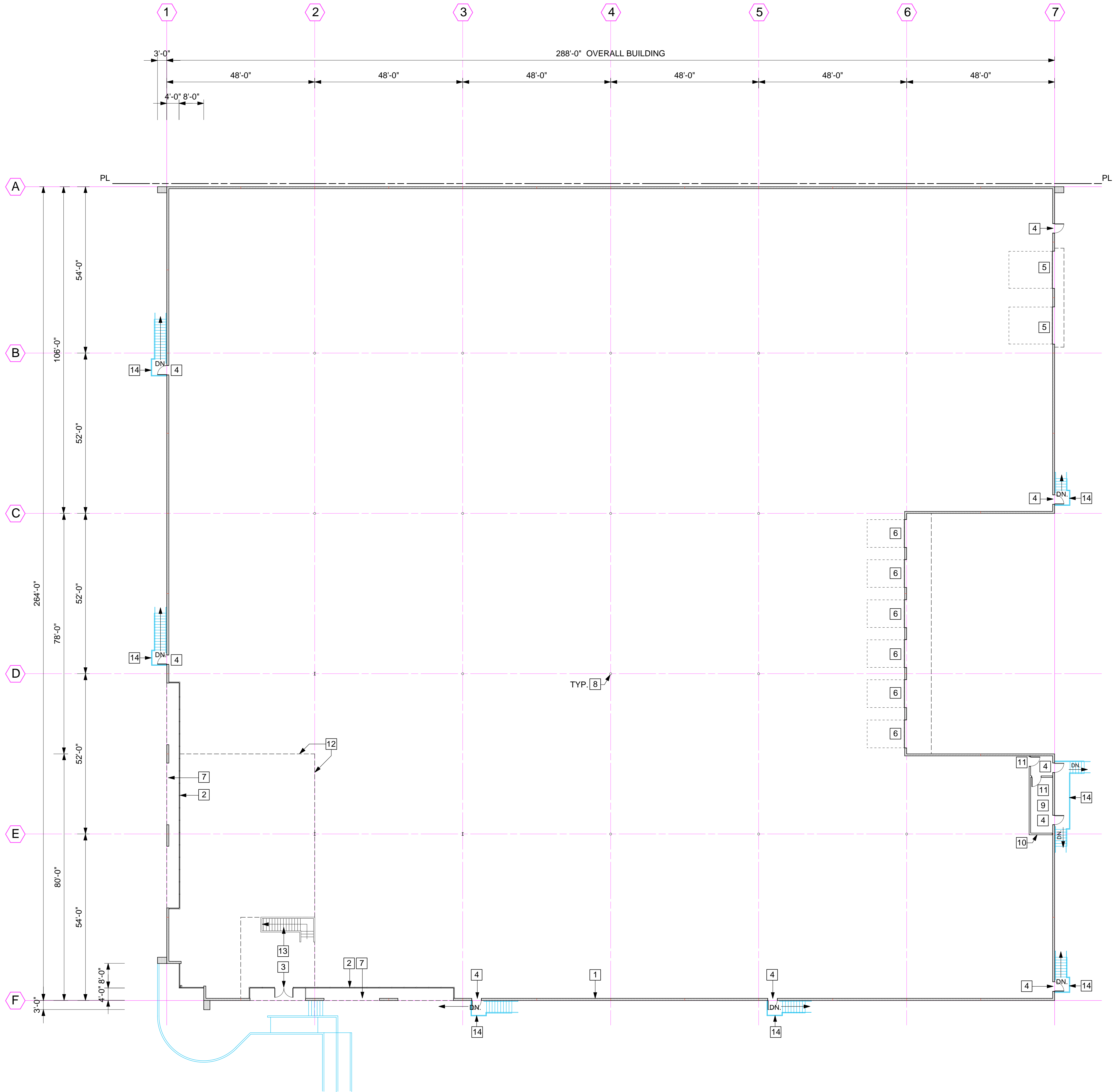
Revisions

NEW WAREHOUSE
BUILDING FOR:
1201 ARROYO ST.
SAN FERNANDO, CA

EXTERIOR
ELEVATIONS

Date:	JULY 2013
Job:	2013.15
Drawn by:	IAC
Sheet :	

A.2



KEYNOTES

1. SMOOTH CONCRETE TILT UP WALL PANEL - INTERIOR PAINTED DUNN EDWARDS NO. DEW340 "WHISPER", TYP.
2. 1" THICK PPG SOLEXIA GLAZING O/ CLEAR (LOW E) IN CLEAR ANODIZED ALUMINUM STOREFRONT, TYP.
3. 3'-0" X 7'-0" CLEAR ANODIZED STOREFRONT DOORS (PAIR) W/ 1" THICK PPG SOLEXIA GLAZING O/ CLEAR (LOW E)
4. 3'-0" X 7'-0" EXTERIOR METAL MAN DOOR OR F.A.O. PAINTED DUNN EDWARDS NO.
5. 12'-0" W X 14'-0" H OVERHEAD LOADING DOOR PAINTED DUNN EDWARDS NO. , TYP. WITH EXTERIOR SOLID ROOF CANOPY AND METAL FASCIA - SEE EXT. ELEV'S.
6. 9'-0" W X 12'-0" H OVERHEAD LOADING DOOR PAINTED DUNN EDWARDS NO. , TYP. WITH EXTERIOR SOLID ROOF CANOPY AND METAL FASCIA - SEE EXT. ELEV'S.
7. EXTERIOR PLASTER SOFFIT - SAND FINISH PAINTED DUNN EDWARDS NO. WITH PERIMETER REGLET AND CONTINUOUS VENT SCREEDS (BRUSHED ALUMINUM)
8. INTERIOR PIPE COLUMN WITH PAINTED FINISH DUNN EDWARDS NO. DEW340 "WHISPER", TYP.
9. ELECTRICAL ROOM - SEE ELECTRICAL PLANS
10. INTERIOR PARTITION WALL WITH GYP BD. FINISH, PAINTED DUNN EDWARDS NO. , TYP.
11. 3'-0" X 7'-0" INTERIOR DOOR, TYP.
12. EXTENT OF PARTIAL 2ND FLOOR ABOVE
13. STAIR TO PARTIAL 2ND FLOOR ABOVE
14. CONCRETE STOOP AND STAIRS W/ 2" Ø PIPE HANDRAIL/GUARDRAIL PAINTED DUNN EDWARDS NO.



Associates

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Erwin Grigorian, P.E.
C033057

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Revisions

NEW WAREHOUSE
BUILDING FOR:

**RUSSELLS
DELIVERY
MOVING & STORAGE**
1201 ARROYO ST.
SAN FERNANDO, CA

BUILDING PLAN

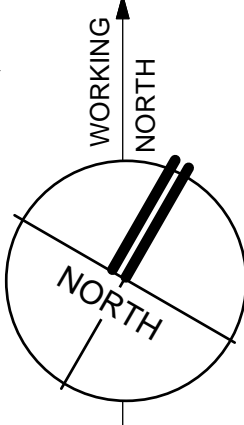
Date: JULY 2013

Job: 2013.15

Drawn by: IAC

Sheet :

BUILDING PLAN
SC: 1/16" = 1'-0"



A.3



Erwin Grigorian, P.E.
C033057

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Revisions

NEW WAREHOUSE
BUILDING FOR:

RUSSELLS
DELIVERY
MOVING & STORAGE
1201 ARROYO ST.
SAN FERNANDO, CA

ROOF PLAN

date: JULY 2013

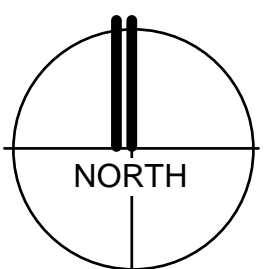
b: 2013.15

Drawn by: IAC

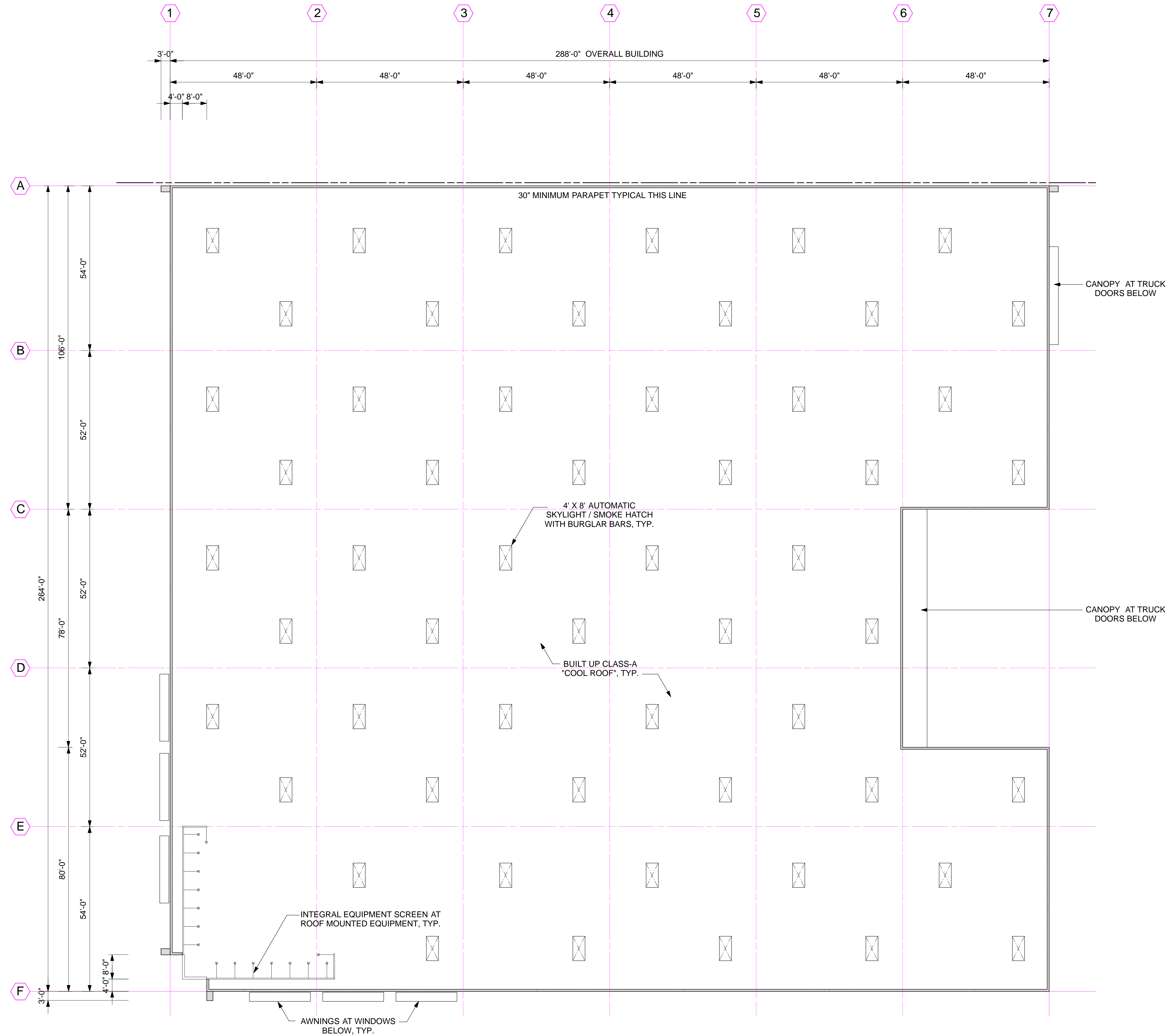
Sheet :

ROOF PLAN

SC: $1/16'' = 1'-0''$



A.4



MEETING DATE: November 5, 2013

PUBLIC HEARING:

1. CHAIRPERSON TO OPEN THE ITEM AND REQUEST STAFF REPORT
2. STAFF PRESENTS REPORT
3. COMMISSION QUESTIONS ON STAFF REPORT
4. OPEN FOR PUBLIC HEARING
5. CLOSE PUBLIC HEARING
6. PLANNING AND PRESERVATION COMMISSION DISCUSSION
7. RECOMMENDED ACTION:

(a) **To Approve:**

“I move to adopt Resolution 2013-13 and 2013-14 finding that the potential Sale of City-owned Property at 1211 First Street (old fire station site) and 732 Mott Street, 700 and 713 Chatsworth Drive (Mission Community Hospital facility) as configured and shown as Resolution’s Exhibit “A” is consistent with the City of San Fernando General Plan, pursuant to Planning and Preservation Commission Resolution 2013-13 and 2013-14 respectfully, and the conditions of approval attached as Exhibit “A” to the resolution”;

(b) **To Deny:**

“I move to deny Determination of General Plan Conformance, based on the following ...” (Roll Call Vote)

(c) **To Continue:**

“I move to continue consideration of Determination of General Plan Conformance to a specific date...” (Roll Call Vote)

PUBLIC HEARING:

To Approve ()

To Deny ()

To Continue ()

Moved by: _____

Seconded by: _____

Roll Call: _____

Item 7C:

Determination of General Plan Conformance

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PLANNING AND PRESERVATION COMMISSION STAFF REPORT

DATE: November 5, 2013

TO: SAN FERNANDO PLANNING AND PRESERVATION COMMISSION

FROM: Fred Ramirez, Community Development Director

SUBJECT: Determination of General Plan Conformance: Sale of City-owned Properties at 1211 First Street (old fire station site) and 732 Mott Street, 700 and 713 Chatsworth Drive (Mission Community Hospital facility)

RECOMMENDATION:

Staff recommends that the Planning and Preservation Commission:

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

BACKGROUND:

1. On October 7, 2013, the City Council authorized the Interim City Manager to negotiate the sale of city-owned properties at 1211 First Street and at 732 Mott Street, 700 and 713 Chatsworth Drive. The city-owned property at 1211 First Street is leased by Mauran Ambulance Services Incorporated. The city-owned property at 732 Mott Street, 700 and 713 Chatsworth Drive is currently leased by Mission Community Hospital and houses the San Fernando Community Health Center, which in turn subleases to Partners in Care Foundation.
 2. Prior to any sale of the city-owned properties, the Planning and Preservation Commission must determine that the "location" of the subject properties to be sold and the "purpose and extent" of the proposed disposition/sale of properties conforms to the City of San Fernando General Plan (California Government Code Section 65402(a)).
-

ANALYSIS

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

Pursuant to California Government Code Section 65402, publicly owned properties cannot be sold until after the Planning and Preservation Commission has made a finding that the proposed disposition/sale of property is in conformance with the city's general plan and elements thereof. In this particular instance, the proposed sale of city-owned properties located at 1211 First Street and at 732 Mott Street, 700 and 713 Chatsworth Drive as described herein is consistent with the City of San Fernando's General Plan as follows:

1. The subject city property at 1211 First Street (Los Angeles County Assessor's Parcel No. 2520-024-902) includes one city-owned parcel with a total area of 11,975 square feet previously purchased by the city and subsequently developed as a former city fire station facility (approximately 3,247 square feet in size) in 1957. The subject property is located in the northerly portion of the 1200 block of First Street, between Alexander Street to the West and Hagar Street to the East, within the city's C-2 (Commercial) zone. The subject site is an irregular shaped lot with street frontage along First Street and alley access along the site's northernmost boundary line. Since the facility was decommissioned as a city fire station in 1979, the property has been leased for various commercial type uses including the most recent occupancy by the Mauran Ambulance Services Incorporated. On April 3, 1995, Mauran Ambulance Services Inc. entered into a multi-year lease agreement with the city, which expired on March 31, 2011. Subsequent to the lease expiration date, the ambulance company has been operating at the subject property on a month-to-month lease.

The subject city properties at 732 Mott Street, 700 and 713 Chatsworth Drive (Los Angeles County Assessor's Parcel Nos. 2613-001-900, 2613-001-901, 2613-001-902, 2613-001-903, 2613-001-904, 2613-001-905 and 2613-004-900) includes seven city parcels that make up the Mission Community Hospital/San Fernando Community Health Center at 732 Mott Street and 700 Chatsworth Drive and the off-site parking facility located at 713 Chatsworth Drive. The hospital site is made up of six parcels totaling approximately 60,350 square feet with an approximate 28,390 square feet building housing the San Fernando Community Health Center. The off-site parking facility is a surface parking lot totaling 13,600 square feet. Collectively, these facilities provide 89 parking spaces to serve ongoing operation of the health center site. In addition, the City recently approved Conditional Use Permit ("CUP") 2013-04 & Variance ("VAR") 2013-03, which include Conditions of Approval for the ongoing operation and use of the subject property as a local serving community health center. The property is currently leased from the City of San Fernando under a Memorandum of Understanding (City Contract No. 1485) with the current lease term ending on March 1, 2017 with an optional 10-year lease extension extending the term through March 1, 2027.

2. The proposed sale of city-owned properties at 1211 First Street and at 732 Mott Street, 700 and 713 Chatsworth Drive would not change the existing underlying C-2 (Commercial) and R-1 (Single Family Residential) zoning for each respectively. In addition, the proposed sale of the city-owned properties at 1211 First Street and at 732 Mott Street, 700 and 713 Chatsworth Drive would not change the respective general plan commercial land use and low density residential land use designations for these parcels.

The city-owned property at 1211 First Street would continue to be operated as commercial property, which allows for the continued operation of service commercial land uses such as the currently operating ambulance company as well as additional commercial land uses permitted or conditionally permitted under the city's C-2 (Commercial) zoning regulations. The city-owned properties at 732 Mott Street, 700 and 713 Chatsworth Drive would continue to be operated as a medical clinic with ancillary service commercial uses, which allows for the continued operation of San Fernando Community Health Center under the existing Conditions of Approval previously approved by the Planning and Preservation Commission on June 18, 2013, for CUP 2013-04 and VAR 2013-03. The sale of these city-owned properties are consistent with the purpose of similarly zoned C-1 and R-1 properties, which seek to provide a range of goods and services that encourage maximum efficiency of the commercial areas and needed medical services for low income and underserved members of the community while ensuring ongoing protection of nearby commercial and residential properties and property values. (City Code Sections 106-516 and 106-351.)

Furthermore, the sale of city owned properties at 1211 First Street and at 732 Mott Street, 700 and 713 Chatsworth Drive will not impact the small town character of the community and will allow continued use of the subject site for an economically viable use in support of the respective commercial area or residential neighborhood within which each subject property is located. (City General Plan Land Use Element Goals, Pg. IV-6.)

Environmental Determination. The proposed sale of each city property has been reviewed for compliance with the California Environmental Quality Act (CEQA). It has been determined that the proposed sale of city-owned properties at 1211 First Street (old fire station site) and at 732 Mott Street, 700 and 713 Chatsworth Drive (Mission Community Hospital facility) would not change the existing underlying zoning for each respective property and the general plan commercial land use or residential land use designations for these properties. These properties would continue to be operated as a commercial property in the case of 1211 First Street and as a community health center for the city-owned properties at 732 Mott Street, 700 and 713 Chatsworth Drive. Each property would have to comply with the applicable development standards/zoning regulations applicable to similarly zoned commercial or residential properties. Based on such assessment, it has been determined that the continued occupancy of similar and compatible commercial or residential land uses of each respective city-owned parcel is Categorically Exempt under Class 1 (Existing Facilities) of San Fernando's CEQA Guidelines, and no further environmental assessment is necessary.

Next Steps in the Approval Process for the Sale of City Properties. If the Planning and Preservation Commission's approves the Resolution finding the proposed sale of the subject city-owned properties to be in conformance with the City of San Fernando General Plan, then these

Resolutions will be forwarded to the City Council. The Planning and Preservation Commission's determination on the conformance of the potential sales with the city general plan will be considered as part of the City Council's assessment of any future proposed purchase and sale agreements for the disposition of the city-owned properties at 1211 First Street and at 732 Mott Street, 700 and 713 Chatsworth Drive.

CONCLUSION

As noted above, it is staff's assessment that the potential sale of city-owned properties at 1211 First Street and at 732 Mott Street, 700 and 713 Chatsworth Drive would be consistent with the City of San Fernando General Plan. Subsequent to their sale, the city-owned properties would retain their respective C-2 (Commercial) and R-1 (Single Family Residential) zoning and City of San Fernando General Plan Commercial and Low Density Residential land use designations. Furthermore, any future sale of the city-owned properties that involves the continued occupancy of similar and/or compatible land uses is consistent with the purpose and intent of the city's general plan by providing continued operation of complimentary commercial and residential land uses that promote the economic viability of the community's commercial areas while retaining the small town and low density character of the city's established residential neighborhoods.

ATTACHMENTS:

1. Planning and Preservation Commission Resolution No. 2013-13 and Exhibit "A"
 2. Planning and Preservation Commission Resolution No. 2013-14 and Exhibit "A"
-

ATTACHMENT 1:

**Planning and Preservation Commission
Resolution No. 2013-13
and Exhibit “A”**

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RESOLUTION NO. 2013-13**A RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION
OF THE CITY OF SAN FERNANDO FINDING THAT THE SALE OF CITY-
OWNED PROPERTY AT 1211 FIRST STREET CONFORMS TO THE CITY OF SAN
FERNANDO GENERAL PLAN**

WHEREAS, the City of San Fernando plans to sell city-owned property identified by the Los Angeles County Assessors as Assessor's Parcel Number 2520-024-902 located at 1211 First Street (old fire station site).

WHEREAS, the Planning and Preservation Commission is required to find that the potential sale of the subject city-owned property at 1211 First Street (Assessor's Parcel Number 2520-024-902) conforms to the City of San Fernando General Plan.

WHEREAS, pursuant to Government Code Section 65402, 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 5th day of November 2013 at 7:00 p.m. in the City Hall Council Chambers, 117 Macneil Street, San Fernando, California and that a notice of time, date, place and purpose of the aforesaid hearing was duly given to consider the conformance of the potential sale of city-owned property at 1211 First Street (Assessor's Parcel Number 2520-024-902) to the City of San Fernando General Plan.

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

SECTION 1: The City of San Fernando is proposing to sell the city-owned property at 1211 First Street (Assessor's Parcel Number 2520-024-902) as depicted on the map attached as Exhibit "A", which is incorporated herein by this reference;

SECTION 2: The potential sale of each city property has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, it has been determined that the proposed sale of city-owned parcel at 1211 First Street would not change the existing underlying commercial zoning for the property nor the general plan commercial land use designation for this property. Subsequent to any sale, the city-owned property at 1211 First Street would continue to be operated as commercial property with the same requirements for commercial land uses permitted or conditionally permitted under the city's C-2 (Commercial) zoning regulations. Based on such assessment, it has been determined that the continued occupancy of similar and compatible respective commercial land uses for this city owned property is Categorically Exempt under Class 1 (Existing Facilities) of San Fernando's CEQA Guidelines, and no further environmental assessment is necessary;

SECTION 3: Pursuant to Government Code Section 65402, the Planning Commission held a duly-noticed public hearing regarding the proposed sale of city-owned property at 1211

First Street (Assessor's Parcel Number 2520-024-902) as depicted on the map attached as Exhibit "A" and attached hereto to conform to the City of San Fernando General Plan; and,

SECTION 4: After receiving evidence, both written and oral, the Planning Commission hereby finds that the potential sale of city-owned property at 1211 First Street (Assessor's Parcel Number 2520-024-902) as noted in attached Exhibit "A" conforms to the City of San Fernando General Plan based on the following:

1. The subject city property at 1211 First Street (Los Angeles County Assessor's Parcel No. 2520-024-902) includes one city-owned parcel with a total area of 11,975 square feet previously purchased by the city and subsequently developed as a former city fire station facility (approximately 3,247 square feet in size) in 1957. The subject property is located in the northerly portion of the 1200 block of First Street, between Alexander Street to the West and Hagar Street to the East, within the city's C-2 (Commercial) zone. The subject site is an irregular shaped lot with street frontage along First Street and alley access along the site's northernmost boundary line. Since the facility was decommissioned as a city fire station in 1979, the property has been leased for various commercial type uses including the most recent occupancy by the Mauran Ambulance Services Incorporated. On April 3, 1995, Mauran Ambulance Services Inc. entered into a multi-year lease agreement with the city, which expired on March 31, 2011. Subsequent to the lease expiration date, the ambulance company has been operating at the subject property on a month-to-month lease.
2. The proposed sale of city-owned property at 1211 First Street would not change the existing underlying C-2 (Commercial) zoning for the property. In addition the proposed sale of the city-owned property at 1211 First Street would not change the city general plan commercial land use designation for this parcel. The city-owned property at 1211 First Street would continue to be operated as commercial property, which allows for the continued operation of service commercial land uses such as the currently operating ambulance company as well as additional commercial land uses permitted or conditionally permitted under the city's C-2 (Commercial) zoning regulations. The sale of this city-owned property is consistent with the purpose of C-1 zoned properties, which seek to provide a range of goods and services that encourage maximum efficiency of the commercial areas while ensuring ongoing protection of nearby commercial and residential properties and property values. (City Code Section 106-516.) Furthermore, the sale of city owned property at 1211 First Street will not impact the small town character of the community and will allow continued use of the subject site for an economically viable use in support of the commercial area/zoning within which the subject property is located. (City General Plan Land Use Element Goals, Pg. IV-6.)

SECTION 5: The Secretary shall certify to the adoption of this resolution and shall transmit copies of the same to the San Fernando City Council and to the City Clerk.

PASSED, APPROVED AND ADOPTED this 5th day of November 2013.

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 5th day of November 2013; and that the same was passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

FRED RAMIREZ, SECRETARY TO THE PLANNING AND
PRESERVATION COMMISSION

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EXHIBIT “A”



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ATTACHMENT 2:

**Planning and Preservation Commission
Resolution No. 2013-14
and Exhibit “A”**

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RESOLUTION NO. 2013-14**A RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION
OF THE CITY OF SAN FERNANDO FINDING THAT THE SALE OF CITY-
OWNED PROPERTIES AT 732 MOTT STREET, 700 AND 713 CHATSWORTH
DRIVE CONFORMS TO THE CITY OF SAN FERNANDO GENERAL PLAN**

WHEREAS, the City of San Fernando plans to sell city-owned properties identified by the Los Angeles County Assessors as Assessor's Parcel Numbers 2613-001-900, 2613-001-901, 2613-001-902, 2613-001-903, 2613-001-904, 2613-001-905 and 2613-004-900 at 732 Mott Street, 700 and 713 Chatsworth Drive (Mission Community Hospital facility).

WHEREAS, the Planning and Preservation Commission is required to find that the potential sale of the subject city-owned properties at 732 Mott Street, 700 and 713 Chatsworth Drive (Assessor's Parcel Numbers 2613-001-900, 2613-001-901, 2613-001-902, 2613-001-903, 2613-001-904, 2613-001-905 and 2613-004-900) conforms to the City of San Fernando General Plan.

WHEREAS, pursuant to Government Code Section 65402, 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 5th day of November 2013 at 7:00 p.m. in the City Hall Council Chambers, 117 Macneil Street, San Fernando, California and that a notice of time, date, place and purpose of the aforesaid hearing was duly given to consider the conformance of the potential sale of city-owned properties at 732 Mott Street, 700 and 713 Chatsworth Drive (Assessor's Parcel Numbers 2613-001-900, 2613-001-901, 2613-001-902, 2613-001-903, 2613-001-904, 2613-001-905 and 2613-004-900) to the City of San Fernando General Plan.

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

SECTION 1: The City of San Fernando is proposing to sell city-owned properties at 732 Mott Street, 700 and 713 Chatsworth Drive (Assessor's Parcel Numbers 2613-001-900, 2613-001-901, 2613-001-902, 2613-001-903, 2613-001-904, 2613-001-905 and 2613-004-900) as depicted on the map attached as Exhibit "A", which is incorporated herein by this reference;

SECTION 2: The potential sale of the city property has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, it has been determined that the proposed sale of city-owned parcels at 732 Mott Street, 700 and 713 Chatsworth Drive would not change the existing underlying zoning for each property nor the general plan low density residential land use designation for these properties. Subsequent to any sale, the city-owned property at 732 Mott Street, 700 and 713 Chatsworth Drive would not change the existing underlying zoning for each property nor the city general plan low density residential land use designations for these properties. Based on such assessment, it has been determined that the continued occupancy of similar and compatible residential land uses

of each city owned properties that make up the Mission Community Hospital facility is Categorically Exempt under Class 1 (Existing Facilities) of San Fernando's CEQA Guidelines, and no further environmental assessment is necessary;

SECTION 3: Pursuant to Government Code Section 65402, the Planning and Preservation Commission held a duly-noticed public hearing regarding the proposed sale of city-owned properties at 732 Mott Street, 700 and 713 Chatsworth Drive (Assessor's Parcel Numbers 2613-001-900, 2613-001-901, 2613-001-902, 2613-001-903, 2613-001-904, 2613-001-905 and 2613-004-900) as depicted on the map attached as Exhibit "A" and attached hereto to conform to the City of San Fernando General Plan; and,

SECTION 4: After receiving evidence, both written and oral, the Planning Commission hereby finds that the potential sale of city-owned properties at 732 Mott Street, 700 and 713 Chatsworth Drive (Assessor's Parcel Numbers 2613-001-900, 2613-001-901, 2613-001-902, 2613-001-903, 2613-001-904, 2613-001-905 and 2613-004-900) as noted in attached Exhibit "A" conforms to the City of San Fernando General Plan based on the following:

- 1) The subject city properties at 732 Mott Street, 700 and 713 Chatsworth Drive (Los Angeles County Assessor's Parcel Nos. 2613-001-900, 2613-001-901, 2613-001-902, 2613-001-903, 2613-001-904, 2613-001-905 and 2613-004-900) seven city parcels that make up the Mission Community Hospital/San Fernando Community Health Center at 732 Mott Street and 700 Chatsworth Drive and the off-site parking facility located at 713 Chatsworth Drive. The subject site is made up of six parcels totaling approximately 60,350 square feet with an approximate 28,390 square feet building housing the San Fernando Community Health Center. The off-site parking facility is a surface parking lot totaling 13,600 square feet. Collectively, these facilities provide 89 parking spaces to serve ongoing operation of the health center site. In addition, the city recently approved Conditional Use Permit ("CUP") 2013-04 & Variance ("VAR") 2013-03, which include Conditions of Approval for the ongoing operation and use of the subject property as a local serving community health center. The property is currently leased from the City of San Fernando under the Memorandum of Understanding (City Contract No. 1485) with the current lease term ending on March 1, 2017 with an optional 10-year lease extension extending the term through March 1, 2027.
- 2) The proposed sale of city-owned properties at 732 Mott Street, 700 and 713 Chatsworth Drive would not change the existing underlying R-1 (Single Family Residential) zoning. In addition the proposed sale of the city-owned properties at 732 Mott Street, 700 and 713 Chatsworth Drive would not change the general plan low density residential land use designations for these parcels. The city-owned properties at 732 Mott Street, 700 and 713 Chatsworth Drive would continue to be operated as a medical clinic with ancillary service commercial uses, which allows for the continued operation of San Fernando Community Health Center under the existing Conditions of Approval previously approved by the Planning and Preservation Commission on June 18, 2013 for CUP 2013-04 and VAR 2013-03. The sale of these city-owned properties is consistent with the purpose of R-1 zoned properties, which seek to provide needed medical

services for low income and underserved members of the community while ensuring ongoing protection of nearby residential properties and property values. (City Code Section 106-351.) Furthermore, the sale of city owned properties at 732 Mott Street, 700 and 713 Chatsworth Drive and their continued use as a community health center will not impact the small town character of the community and will allow continued use of the subject site for an economically viable use in support of the residential neighborhood within which the subject properties are located. (City General Plan Land Use Element Goals, Pg. IV-6.)

SECTION 5: The Secretary shall certify to the adoption of this resolution and shall transmit copies of the same to the San Fernando City Council and to the City Clerk.

PASSED, APPROVED AND ADOPTED this 5th day of November 2013.

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 5th day of November 2013; and that the same was passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

FRED RAMIREZ, SECRETARY TO THE PLANNING AND
PRESERVATION COMMISSION

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EXHIBIT “A”



ZONING AND AERIAL MAP
732 Mott Street/700 Chatsworth Drive – San Fernando Community Health Center

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