



# THE CITY OF SAN FERNANDO

## PLANNING AND PRESERVATION COMMISSION

### SPECIAL MEETING NOTICE AND AGENDA

DECEMBER 12, 2017 – 6:30 P.M.

COUNCIL CHAMBERS  
117 MACNEIL STREET  
SAN FERNANDO, CA 91340

#### **CALL TO ORDER**

#### **ROLL CALL**

Chair Theale E. Haupt  
Vice-Chair Alvin Durham, Jr.  
Commissioner Yvonne G. Mejia  
Commissioner Aida Montes  
Commissioner Jennifer Perez-Helliwell

#### **PLEDGE OF ALLEGIANCE**

#### **APPROVAL OF AGENDA**

December 12, 2017

#### **PUBLIC STATEMENTS – WRITTEN/ORAL**

There will be a three (3) minute limitation per each member of the audience who wishes to make comments relating to City Business. Anyone wishing to speak, please fill out a form located at the Council Chambers entrance and submit it to the Commission Chair. When addressing the Planning and Preservation Commission please speak into the microphone and voluntarily state your name and address.

#### **CONSENT CALENDAR**

Items on the Consent Calendar are considered routine and may be disposed of by a single motion to adopt staff recommendation. If the Planning and Preservation Commission wishes to discuss any item, it should first be removed from the Consent Calendar.

- 1) **Planning and Preservation Commission meeting minutes of November 7, 2017 .**

# PLANNING AND PRESERVATION COMMISSION

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## CONTINUED BUSINESS

None

## NEW BUSINESS

**2) SUBJECT:** Variance 2017-004 (VAR 2017-004) and Site Plan Review 2017-008 (SPR 2017-008)

**LOCATION:** 504 N. Maclay Avenue, San Fernando, CA 91340  
Los Angeles County Assessor's Parcel No. 2519-010-002

**APPLICANT:** Shiv Talwar for Design Concepts  
3340 Riverside Drive, Suite M, Chino, CA 91710

**PROJECT PROPOSAL:** The project consists of a request for a reduction in landscape, parking, and setback requirements in conjunction with the demolition of an existing 2,204 square foot one-story structure and construction of a new 7,650 square foot two-story medical/professional office building. The subject site consists of one 90.48' x 125' lot, totaling approximately 11,310 square feet. The subject property is located on the east side of the 500 block of N. Maclay Avenue (between Library Street and Morningside Court) within the Maclay District of the San Fernando Corridors Specific Plan (SP-4) zone.

**RECOMMENDATION:** Staff recommends that the Planning and Preservation Commission approve Variance 2017-004, pursuant to Planning and Preservation Commission Resolution No, 2017-009 (Attachment No. 1) and the Conditions of Approval attached thereto as "Exhibit A" in order to allow for the reduction in landscape, parking, and setback requirements in conjunction with the demolition of an existing 2,204 square foot one-story structure and construction of a new 7,650 square foot two-story medical/profession office building at the property located at 504 N. Maclay Avenue.

*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 and Preservation 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.*

# PLANNING AND PRESERVATION COMMISSION

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## STAFF COMMUNICATIONS

None

## COMMISSIONER COMMENTS

## ADJOURNMENT

January 2, 2018

*I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting.*

*Signed and Posted: December 7, 2017 at 5:30 p.m.*

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Agendas and complete Agenda Packets (including staff reports and exhibits related to each item) are posted on the City's Internet Web site ([www.sfcity.org](http://www.sfcity.org)). These are also available for public reviewing prior to a meeting at the Community Development Department Public Counter. Any public writings distributed by the Planning and Preservation Commission to at least a majority of the Commissioners regarding any item on this regular meeting agenda will also be made available at the Community Development Department Public Counter located at 117 Macneil Street, San Fernando, CA, 91340 during normal business hours. In addition, the City may also post such documents on the City's Web Site at [www.sfcity.org](http://www.sfcity.org). In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification/accommodation to attend or participate in this meeting, including auxiliary aids or services please call the Community Development Department at (818) 898-1227 at least 48 hours prior to the meeting.

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

**DRAFT MINUTES OF THE  
November 7, 2017 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 AT: [www.ci.san-fernando.ca.us/commissionandboardmeetings/#ppc](http://www.ci.san-fernando.ca.us/commissionandboardmeetings/#ppc)**

*\*City Clerk, Elena Chavez Administered the Oath of Office to Aida Montes before the start of the meeting.*

**CALL TO ORDER**

The meeting was called to order by Theale Haupt at 6:30 p.m.

**ROLL CALL**

The following persons were recorded as present:

**PRESENT:**

Chairperson Theale Haupt, Vice-chair Alvin Durham, Commissioners Yvonne Mejia and Aida Montes

**ABSENT:**

Commissioner Jennifer Perez-Helliwell

**ALSO PRESENT**

Interim Community Development Director, City Attorney Richard Padilla, City Consultants David Sargent, Juan Gomez-Novy from Sargent Town Planning (STP), Ned Baldwin from Meridian Consultant, and Community Development Secretary Michelle De Santiago

**APPROVAL OF AGENDA**

Vice-chair Alvin Durham moved to approve the agenda of November 7, 2017, meeting.  
Seconded by Commissioner Y. Mejia, the motion carried with the following vote:

AYES:	A. Durham, Y. Mejia, T. Haupt and A. Montes
NOES:	None
ABSENT:	J. Perez-Helliwell
ABSTAIN:	None

**PUBLIC STATEMENTS**

Ursula Lazo – Selective Real Estate – Ms. Lazo indicated that there is a growing blight issue with the open trash enclosures in the San Fernando Mall area. She indicated that there is a

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reoccurring illegal dumping or overflowing trash that attracts illegal activity. She asked that the City consider installing chain link fencing to prevent unwanted activity.

### CONSENT CALENDAR

Commissioner Y. Mejia moved to approve the minutes of the June 6, 2017 and the July 18, 2017, Planning and Preservation Commission Meetings. Seconded by A. Durham, the motion carried with the following vote:

AYES:	Y. Mejia, A. Durham, and T. Haupt
NOES:	None
ABSENT:	J. Perez-Helliwell
ABSTAIN:	A. Montes

### CONTINUED BUSINESS

**Land Use Determination 2017-001 – 1026 Griswold Avenue #B, San Fernando, CA 91340 – Land Use Determination recommended to be considered to the next regular meeting of December 5, 2017 to allow the applicant additional time to address the various requests made by the Planning and Preservation Commission.**

Chairperson T. Haupt recommended that the Commission vote on the project and recommend that the applicant to continue to work with staff to provide the outstanding items including but not limited to the parking plan.

J. Wong stated that staff is aware of the concerns the commission expressed at their October 24, 2017 meeting and subsequent to that staff did a site visit on multiple occasions and determined that the parking could be better marked but it does not seem that there is a shortage of spaces. The issue of noise is being contained by maintaining the rear door closed during the workout sessions.

Subsequent to the recommendation, Vice-chair A. Durham moved to approve the Land Use Determination 2017-001 to allow for the operation of a fitness training facility (with ancillary sale of supplements) at 1026Griswold Avenue, #B, based on the Planning and Preservation Commission's land use determination that "health clubs or centers", which include the proposed fitness training facility are similar to or not more objectionable than any of the permitted uses within the M-1 (Limited Industrial) zone, pursuant to Planning and Preservation Commission Resolution 2017-007 (Attachment No.1) .

AYES:	A. Durham, Y. Mejia, and T. Haupt
NOES:	None
ABSENT:	J. Perez-Helliwell
ABSTAIN:	A. Montes

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### **PUBLIC HEARING**

**Consideration of a Resolution approving and recommending the San Fernando Corridors Specific Plan SP-5, amendments to the General Plan text and map, amendments to the Zoning Ordinance text and map, and Environmental Impact Report for approval by the San Fernando City Council.**

### **STAFF PRESENTATION**

Jack Wong introduced the project recommending that the Planning and Preservation Commission:

- a. Open the Public hearing and receive presentation of City staff;
- b. Pose questions to City staff;
- c. Receive public testimony;
- d. Pose further questions to City staff based on public testimony;
- e. Close the public Hearing and commence deliberations on the proposed Corridors Specific Plan SP-5 and related EIR and General Plan and Zoning ordinance text changes and maps;
- f. Approve the attached Planning and Preservation Commission Resolution 2017-008 (Attachment No. 1), which recommends that the City Council certify the Environmental Impact Report No. 2015121088 (EIR) pursuant to the California Environmental Quality Act (CEQA) and approve:
  - General Plan/Map Amendments,
  - San Fernando Corridors Specific Plan SP-5,
  - Zoning Ordinance/Map Amendments.

David Sargent from Sargent Town Planning (STP) provided the Commission with a powerpoint presentation of the proposed amendments and comparison charts.

### **COMMISSION DISCUSSION**

A. Durham indicated that it was a great plan that addresses a lot of the community concerns. He indicated that the Planning and Preservation Commission will be kept busy by the plan. He stated that this is a “living document” that can be adjusted and is a great start.

Y. Mejia thanked staff and the consultants for all of their work. She stated that she is very impressed with the EIR and its transparency and easiness to read. Additionally she indicated that this document is a good balance with good opportunities for business development. She expressed concern with First Street becoming live/work because there already seems to be issues with double parking and blocking line of sights that could be addressed with better safety constraints.

D. Sargent stated that those are operational measures the City management may want to enforce or implement, because the plan is only as good as we enforce it. He stated that there may have to be some synchronization of lights and turning lanes.

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Y. Mejia stated that she would like to see opportunities for additional flexibility in the zoning to allow for incubator business, pop-ups and opportunities for trial run businesses to allow for some temporary spaces.

J. Wong indicated that the Specific Plan provides a certain degree of flexibility wherein the Community Development Director has the ability to determine compatibility of uses not specifically identified in the plan with the surrounding businesses.

T. Haupt asked if there was a cost to the City other than managing it.

J. Wong indicated that there has been minimal cost to the City to get the document to this point but for the most part it has been the Metro Grant that has paid for all of the Consultant's work.

T. Haupt asked if additional uses could be included, such as Family entertainment: bowling alley, movie theater, and food hall. Furthermore, several uses were formerly Conditional Use Permit (CUP) uses which are now identified as a permitted use, such as restaurants with ancillary alcohol sales. There are also other uses that are now permitted in expanded geographic areas of the Specific Plan area.

Following discussion, staff was directed to include these items in the Specific Plan subject to the motion.

### PUBLIC COMMENT

*Public hearing opened at 7:44 p.m.*

Brian Fagan – stated that he is a stake holder with 20 different lots in the City of San Fernando. He indicated that he was not aware of the Public Workshops that were held in August or September 2017. He stated he would like to have the opportunity to review the plan and that the presentation very positive.

Tom Ross thanked staff for their work on this plan, he indicated that there are severe limitations placed on housing; he would like to see housing be allowed throughout the City Downtown area.

Rodolfo Salinas stated that it was a very good presentation but that his concern is with the lack of parking on his street. He stated that since it is a cul-de-sac style street and it is very narrow. The Commission informed him that the cul-de-sac street in questions is not within the Specific Plan area. T. Haupt suggested that he speak to Jack Wong after the meeting or come in to City Hall and see him.

Maxine Perez stated that she owns property on Celis Street and her concern is how building occupants on First Street and Second Street are going to affect the traffic and parking along Hagar Street and Alexander Street since the street is too narrow especially when there are cars parked on both sides of the street. She stated that most families have three cars per household and that City already has a parking problem.



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Brand Dupree stated that he is concerned about the proposed re-zoning being proposed. He stated that he wants to make sure that he can still conduct business in the city. He too stated that there is a parking problem in the city. He asked how the City will pay for more police force when we increase the housing and population.

Ron Hernandez indicated that he owns both commercial and residential properties in the city. He stated that he understands the need for this document and that it is in hopes of attracting more commuters. He is concerned that the cost of implementing this plan will be passed on to the property owners.

Brent Bell stated that he owns two businesses along First Street and that he was speaking on behalf of the manufacturing business on First Street. His concern is that the zone will change and he will no longer be able to operate his business or will lose its value if sold.

Brad Kelly owns property and works in San Fernando. His concern is at what end of the City this process will start and how long before it gets to the other end of the City. He agreed that there is a parking issue in the City and he stated he too didn't receive any notices regarding the workshops.

Sue Newton indicated that the manufacturing businesses along First Street are the back bone of the City. Sue indicated that her concern is how this proposed rezoning will or will not affect the function of their business on a piece of property that they own.

Mike Blaka stated that he owns a commercial location which has been vacant for the past 10-12 years because it is currently zoned as Automotive Commercial which restricts the types of uses allowed. He stated that potential tenants are not willing to pay the CUP application process. He indicated he is present at the meeting to see if his property would be included in the rezoning so that it becomes more marketable.

Jessie Avila thanked the consultants and the commissioners for their work on this plan. He stated that he is excited about this plan and that there will be a lot of projects that will be impacted by this document.

Alf Knudsen asked the commission regarding the letter that was received regarding the impact of the four rails being proposed by Metro and if this proposed would be through eminent domain and how will this plan change along First Street.

D. Sargent indicated that the letter that you are referring to is the East San Fernando Valley Transit Corridor which is a separate proposal with three different transit options. He stated that it would be best to forward a copy of the notice to Jack Wong since it would include a case number and contact information.

Mary Mendoza informed the Commission that the Metro's recommendation and decision will be considered for a vote in January. Ms. Mendoza stated that there have been extensive meetings with Walt Davis regarding the different options being considered by Metro. She asked if staff

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has taken into consideration that traffic will be stopped several times along Maclay with the Train, Metro, and possibly Light Rail Train.

Michelle De Santiago – Community Development Secretary read for the record an email received from [ibeecyndi@hotmail.com](mailto:ibeecyndi@hotmail.com) (see attachment).

Chairperson T. Haupt asked Jack Wong to respond to the questions and comments presented.

J. Wong stated that there were several valuable comments made and that he will try to address the common theme of the comments:

- Noticing for the workshops were done through door hangers, publication in the San Fernando Sun Paper, and electronic message board; and
- Parking is always an issue. City of San Fernando is an older city and with this plan we are embarking on new journey. The Specific Plan identifies the need for a public parking structure as a solution to attract people to the downtown and minimize parking issues; and
- The Light Industrial businesses are indeed the backbone of the city and the Specific Plan introduces other business opportunities in the zone that would compliment the existing uses; and
- Traffic circulation throughout the city will be addressed with a recent \$800,000. Grant received by the City to synchronize traffic signals; and
- The local economy and economic health of businesses are prime objectives of the City and with the adoption of the Specific Plan this will provide the foundation to implement other City policies and programs to help existing and new businesses. helping existing businesses not just attracting new businesses; and
- City cannot dictate when and where private investment will start but when it does, we will embrace it.

Mr. Wong emphasized that this plan is not an end all solution but a “living document” and with everyone’s help, it can be step forward.

*Public Hearing closed at 8:40*

A. Durham stated that tonight’s meeting has generated new questions that may require more time to address before presenting to the City Council.

Y. Mejia thanked the audience members to coming in to voice their concerns and assured the audience that their concerns will be taken into consideration when it come to this plan.

A. Montes expressed that the city needs more diversity in shopping and dining options.

T. Haupt acknowledge the existing parking issues and indicated that if any new construction would take place within this proposed area the project will have to include parking on-site depending on the intended use.

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A. Montes asked about 702 Celis Street and how this plan will help the current property owner.

J. Wong stated that SP-5 increases the types of allowable uses to include offices, retail and restaurants.

A. Durham stated that Metro needs to be more transparent with regards to their proposal along First Street.

T. Haupt asked if Metro had a deadline for approving this proposed plan change.

J. Wong indicated that if the General Plan Amendments are adopted in 2018 as a result of the proposed SP-5 Plan, several new State legislations that become effective January 1, 2018 will require an additional Environmental Justice Element, among other additional work items, as a condition for approving the Specific Plan.

T. Haupt asked if staff can consider adding self-storage as one of the allowable uses so long as it is an ancillary use to retail but not at ground level but may be subject to a CUP in the Downtown or the Work Place Flex.

Following discussion on this suggestion, it was decided to not act further on the suggestion.

Subsequent to discussion Vice-chair A. Durham moved to approve Planning and Preservation Commission Resolution 2017-008, which recommends that the City Council certify the Environmental Impact Report SCH No. 2015121088 (EIR) pursuant to the California Environmental Quality Act (CEQA) and approve the General Plan/Map Amendments, San Fernando Corridors Specific Plan SP-5, and Zoning Ordinance/Map Amendment, including the responses to the questions raised at tonight's meeting.

T. Haupt asked Jack to repeat the additional uses to be included such as; Food Halls in the Downtown area, the bowling alley in the Downtown, and Work/Flex as ancillary use and the items that were brought up were those of noticing procedure, parking, light industrial survival, as well as traffic circulation and signalization.

There was a motion but died for lack of a second.

R. Padilla indicated that if the audience members still have questions the commission can open the Public Hearing to allow for additional questions.

*Public Hearing Re-opened at 9:02 p.m.*

Brandon Dupree stated that his concerns were with the zoning and the possible re-zoning. He stated that he doesn't want to lose his right to operate his business if and when the proposed plan is adopted.

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T. Haupt restated that the existing businesses and uses will remain and will continue to be able to operate.

D. Sargent stated that the uses along First Street will be modified but the current uses will remain and additional uses will be incorporated to allow for more diverse uses.

Brent Bell stated that he would be more comfortable if staff or commission would include language to state that the existing business and approvals will not be modified.

D. Sargent stated that only the zoning name is being changed.

Mike Salas asked about if the existing uses will be able to rebuild

D. Sargent stated that First Street is not being down zoned.

*Public Hearing Closed at 9:22 p.m.*

Y. Mejia stated that there are several audience members asking the same question. She indicated that it would be useful if staff included a sentence to clarify the issue or maybe include a table of existing uses and additional allowed uses.

Subsequent to discussion, Commissioner Y. Mejia moved to approve Planning and Preservation Commission Resolution 2017-008, which recommends that the City Council certify the Environmental Impact Report SCH No 2015121088 (EIR) pursuant to the California Environmental Quality Act (CEQA) and to approve the General Plan/Map Amendments, San Fernando Corridors Specific Plan SP-5, and Zoning Ordinance/map Amendments including additional language to include food halls, bowling alleys, and theaters as allowable uses in Downtown District, consideration of reverse angle parking and a matrix and language to be included for the existing uses and additional uses being proposed as part of the report. Seconded by Vice-chair A. Durham, the motion carried with the following vote:

AYES:	Y. Mejia, A. Durham, and T. Haupt
NOES:	None
ABSENT:	J. Perez-Helliwell
ABSTAIN:	A. Montes

### STAFF COMMUNICATIONS

None

### COMMISSION COMMENTS

T. Haupt asked staff to request that the City Attorney draft a stern letter to the property owner/contractor regarding the lack of progress at 650 Glenoaks Boulevard

### ADJOURNMENT

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Vice-chair A. Durham moved to adjourn to the regular meeting date of December 5, 2017. Second by Chairperson T. Haupt, the motion carried with the following vote:

AYES:	A. Durham, T. Haupt, Y. Mejia, and A. Montes
NOES:	None
ABSENT:	J. Perez-Helliwell
ABSTAIN:	None

9:29 P.M.

Planning Commission Secretary





**MEETING DATE:** December 12, 2017

**PUBLIC HEARING:**

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

a. To Approve:

“I move to approve Variance 2017-004 and Site Plan Review 2017-008 to allow a reduction in landscape, parking, and setback requirements in conjunction with the demolition of an existing 2,204 square foot one-story structure and construction of a new 7,650 square foot two-story medical/professional office building, pursuant to Planning and Preservation Commission Resolution 2017-009 (Attachment No.1). (Roll Call Vote)

b. To Deny:

“I move to deny Variance 2017-004 and Site Plan Review 2017-008, based on the following...” (Roll Call Vote)

c. To Continue:

“I move to continue consideration Variance 2017-004 and Site Plan Review 2017-008 to a date specific date...” (Roll Call Vote)

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

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

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

**ITEM 1:**

**Variance 2017-004 and Site Plan Review 2017-008**







## AGENDA REPORT

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**To:** Planning and Preservation Commission Chairperson Haupt and Commissioners

**From:** Jack Wong, Interim Community Development Director  
**By:** Amy Davis, Associate Planner

**Date:** December 12, 2017

**Subject:** **Variance 2017-004 (VAR 2017-004) and Site Plan Review 2017-008 (SPR 2017-008)**

504 N. Maclay Avenue, San Fernando, CA 91340  
(Los Angeles County Assessor's Parcel No: 2519-010-002)

**Proposal:** The project consists of a request for a reduction in landscape, parking and setback requirements in conjunction with the demolition of an existing 2,204-square foot one-story structure and construction of a new 7,650-square foot two-story medical/professional office building. The subject site consists of one 90.48' x 125' lot, totaling approximately 11,310 square feet. The subject property is located on the east side of the 500 block of N. Maclay Avenue (between Library Street and Morningside Court) within the Maclay District of the San Fernando Corridors Specific Plan (SP-4) Zone.

**APPLICANT:** Shiv Talwar for Design Concepts  
3340 Riverside Drive, Suite M  
Chino, CA 91710

### **RECOMMENDATION:**

Staff recommends that the Planning and Preservation Commission approve Variance 2017-004, pursuant to Planning and Preservation Commission Resolution No. 2017-009 (Attachment No. 1) and the Conditions of Approval attached thereto as "Exhibit A" in order to allow for a reduction in landscape, parking and setback requirements in conjunction with the demolition of an existing 2,204-square foot one-story structure and construction of a new 7,650-square foot two-story medical/professional office building at the property located at 504 N. Maclay Avenue.

### **PROJECT OVERVIEW:**

The applicant is proposing to demolish an existing 2,204-square foot one-story residential structure (currently being used as offices) and construct a new 7,650-square foot two-story medical/professional office building. Pursuant to the development standards set forth within the Corridors Specific Plan (SP-4), medical and dental offices are classified as permitted uses

within the Maclay District, as long as such offices are less than 5,000 square feet in size and located on the ground floor only. The first floor of the proposed two-story building is proposed at 3,820 square feet, with 3,449 square feet dedicated to medical offices and 371 square feet dedicated to service areas (lobby, stairs and elevator). The second floor of the proposed two-story building is proposed at 3,830 square feet, with 3,572 square feet dedicated to professional offices and 258 square feet dedicated to service area (lobby). While administrative professional offices are not enumerated as a permitted use within the Maclay District, the applicable section of the Corridors Specific Plan (SP-4) identifies “other similar and compatible uses deemed by the chief planning official to meet the purpose and intent of this District” as additional permitted uses. In this instance, the Interim Community Development Director determined that the proposed second-floor administrative offices are similar and compatible uses and meet the purpose and intent of the Maclay District.

On April 3, 2017, the applicant submitted a Site Plan Review application (SPR 2017-008) for the demolition of an existing one-story structure and construction of a new two-story medical/professional office building at the property located at 504 N. Maclay Avenue. Based on Staff’s review of the application, it was determined that the proposal requires a variance to deviate from certain development standards set forth in the San Fernando Corridors Specific Plan (SP-4), specifically landscape, parking and setback requirements. On September 19, 2017, the applicant submitted a Variance application (VAR 2017-004), requesting a reduction in landscape, parking and setback requirements in conjunction with the demolition of the existing one-story structure and construction of the new two-story medical/professional office building.

### **Landscape**

Pursuant to the development standards set forth within the Maclay District of the Corridors Specific Plan, “front setback areas shall be improved as landscape with the installation of trees and vegetative ground cover, exclusive of driveways.” Further, “a minimum of five-foot planting area must be established at the perimeter of parking lots and driveways.” In order to bring on-site parking into compliance to the greatest extent possible, the applicant is proposing to eliminate the installation of trees and vegetative ground cover within the front setback area, as well as the required five-foot planting area along the north perimeter of the parking lot. It should be noted that the applicant is proposing planter boxes within the front setback area and as a buffer between the rear elevation of the building and the parking lot. The proposed medical/professional office building is in compliance with all other applicable landscape requirements.

### **Parking**

Pursuant to Ordinance No. 1656, medical and dental offices within the Maclay District of the Corridors Specific Plan are required to provide 1 parking space for each 150 square feet of gross floor area (this ordinance was adopted by the City Council on September 6, 2016 and established a uniform parking ratio that would apply to all new medical and dental and medical

offices being proposed throughout the city). Additionally, pursuant to the vehicular parking requirements set forth within the Maclay District of the Corridors Specific Plan, general offices are required to provide one parking space for each 300 square feet of gross floor area, while City Code Section 106-822(c)(7) requires “offices, studios, retail sales and services and other general commercial activities not classified elsewhere” to provide one parking space for each 300 square feet of gross floor area. In this instance, the proposed two-story medical/professional office building is required to provide a total of 38 parking spaces, with 25 parking spaces dedicated to the first-floor medical offices ( $3,820/150=25.47$ ) and 13 parking spaces dedicated to the second-floor administrative offices ( $3,830/300=12.77$ ). It should be noted that City Code Section 106-823(b) states, “When, as a result of computation, the total number of parking spaces results in a fractional amount, any fraction less than one-half shall be disregarded, and any fraction equal to or greater than one-half shall require one parking space.”

Pursuant to the vehicular parking requirements set forth within the Maclay District of the Corridors Specific Plan, “requirements may be satisfied either on-site, on-street along adjacent public street frontages, by constructing or purchasing spaces in off-site parking structures, and/or by payment of an in-lieu parking fee to fund shared parking.” In this instance, the applicant is proposing to provide 17 on-site parking spaces and 5 on-street parking spaces, for a total of 22 parking spaces. Of the 17 on-site parking spaces, 10 spaces are 9 feet in width by 19 feet in depth, 6 spaces are 8 feet in width by 16 feet in depth (compact) and 1 space is in compliance with the Americans with Disabilities Act (ADA). It should be noted that City Code Section 106-831 states that, “for nonresidential parking, not more than 30 percent of the total required spaces may be designed and reserved for the parking of compact vehicles”. The applicant is proposing 6 compact spaces, which does not exceed the allowable number of 11 compact spaces ( $38 \text{ spaces required} \times 30 \text{ percent} = 11.4 \text{ compact spaces allowed}$ ). Of the 5 on-street parking spaces along adjacent public street frontages, 3 spaces are proposed along N. Maclay Avenue, while 2 spaces are proposed along Library Street.

Subsequently, the proposed 7,650-square foot medical/professional building has a deficiency of 16 parking spaces. As such, the applicant is seeking a variance to allow for some of the required parking spaces to be satisfied by payment of an in-lieu parking fee. Per City Council Resolution No. 6002, the in-lieu parking fee is currently \$8,192.50 per parking space. In this instance, the applicant is required to pay an in-lieu parking fee of \$131,080.00 to address the parking deficiency, thereby satisfying the vehicular parking requirements for the proposed use.

### **Setbacks**

Pursuant to the development standards set forth within the Maclay District of the Corridors Specific Plan, “the required front setback is 15 feet from the front property line.” Further, “a minimum of 60 percent of the front wall of the building mass must be built to this setback line.” In order to bring on-site parking into compliance to the greatest extent possible, the applicant is proposing a front setback of five feet. It should be noted that many buildings along N. Maclay

Avenue within the Maclay District of the Corridors Specific Plan are built to or near the front property line. The proposed medical/professional office building is in compliance with all other applicable setback requirements.

**BACKGROUND:**

1. General Plan Land Use and Zoning Designation: The subject property at 504 N. Maclay Avenue is located within the Maclay District of the San Fernando Corridors Specific Plan and maintains a land use designation and zoning designation of SP-4.
2. Site Location and Description: The subject site consists of one 90.48' x 125' lot, totaling approximately 11,310 square feet and is located on the east side of the 500 block of N. Maclay Avenue (between Library Street and Morningside Court). The subject site is adjacent to a property with an R-1 (Single Family Residential) zone designation to the east, and similarly-zoned non-residential properties within the Maclay District of the San Fernando Corridors Specific Plan to the north, south and west.
3. Environmental Review: This project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, the project has been determined to be categorically exempt, pursuant Section 15303, Class 3 (New Construction or Conversion of Small Structures).
4. Legal Notification: On November 23, 2017, a public hearing notice was published in the print and online versions of the legal advertisement section of *The San Fernando Valley Sun*. Public hearing notices were also mailed to all property owners of record within 500 feet of the subject site. Following these actions, staff determined that the public hearing notice should have also been posted at the subject site, pursuant to City Code Section 106-72(4). Subsequently, the public hearing was continued to a date certain in order to properly comply with the public hearing notice requirements set forth in City Code Section 106-72. Therefore, on December 2, 2017, a public hearing notice was published in the print and online versions of the legal advertisement section of *Los Angeles Daily News*. Public hearing notices were once again mailed to all property owners of record within 500 feet of the subject site. Additionally, a public hearing notice was posted at the subject site on November 30, 2017.
5. Public Comments: As of the date of preparation of this staff report, no written comments were received from the public regarding this request. Any written comments received after the distribution of this report shall be read into the record at the public hearing. It should be noted that staff received one phone call from an adjacent property owner, seeking clarification that the proposal will not result in the taking of her property.

## ANALYSIS:

General Plan Consistency: The request for a reduction in landscape, parking and setback requirements in conjunction with the demolition of an existing 2,204-square foot one-story structure and construction of a new 7,650-square foot two-story medical/professional office building is consistent with the following goal set forth within the Land Use Element of the General Plan:

- To promote economic viability of commercial areas  
(San Fernando General Plan Land Use Element, page IV-6)

Granting the applicant's request for a reduction in landscape, parking and setback requirements in order to construct a new 7,650-square foot two-story medical/professional office building will enhance the economic viability of the commercial area located along N. Maclay Avenue within the Maclay District of the San Fernando Corridors Specific Plan.

Zoning Consistency: Pursuant to the development standards set forth within the San Fernando Corridors Specific Plan, medical and dental offices are classified as permitted uses within the Maclay District, as long as such offices are less than 5,000 square feet in size and located on the ground floor only. While administrative offices are not enumerated as a permitted use within the Maclay District, the applicable section of the Corridors Specific Plan identifies "other similar and compatible uses deemed by the chief planning official to meet the purpose and intent of this District" as additional permitted uses. In this instance, the Interim Community Development Director determined that the proposed second-floor administrative offices are similar and compatible uses and meet the purpose and intent of the Maclay District. Although the proposed medical/professional office building has a parking deficiency, the applicant is seeking a parking variance to pay an in-lieu parking fee to satisfy the vehicular parking requirements for the proposed use, pursuant to City Council Resolution No. 6002.

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

A variance is subject to discretionary review by the Planning and Preservation Commission. Conditions of approval imposed on the applicant through the discretionary review process may call for any measures that are reasonably related to the project. This principle is applied in the form of seven (7) findings of fact, which the commission must consider in making its decision. All findings must be justified and upheld in the affirmative for approval of the variance; a negative determination on any single finding will uphold a denial.

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

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

Pursuant to the vehicular parking requirements set forth within the Maclay District of the Corridors Specific Plan, "requirements may be satisfied either on-site, on-street along adjacent public street frontages, by constructing or purchasing spaces in off-site parking structures, and/or by payment of an in-lieu parking fee to fund shared parking." The applicant is proposing to provide 17 on-site parking spaces and 5 on-street parking spaces, for a total of 22 parking spaces. Subsequently, the proposed 7,650-square foot medical/professional building has a deficiency of 16 parking spaces. The applicant is electing to satisfy the vehicular parking requirements for the proposed use by paying an in-lieu parking fee of \$131,080.00 (\$8,192.50 per parking space) to fund shared parking, pursuant to City Council Resolution No. 6002.

In order to bring on-site parking into compliance to the greatest extent possible, the applicant is proposing a front setback of five feet. It should be noted that many buildings along N. Maclay Avenue within the Maclay District of the Corridors Specific Plan are built to or near the front property line. Additionally, the applicant is proposing to eliminate the installation of trees and vegetative ground cover within the front setback area, as well as the required five-foot planting area along the north perimeter of the parking lot, in order to bring on-site parking into compliance to the greatest extent possible. It should be noted that the applicant is proposing planter boxes within the front setback area and as a buffer between the rear elevation of the building and the parking lot. The proposed medical/professional office building is in compliance with all other applicable landscape requirements.

Therefore, the request for a reduction in landscape, parking and setback requirements in conjunction with the demolition of an existing 2,204-square foot one-story structure and construction of a new 7,650-square foot two-story medical/professional office building is warranted, as project approval will enhance the economic viability of the commercial area located along N. Maclay Avenue within the Maclay District of the San Fernando Corridors Specific Plan. Thus, it is staff's assessment that this finding can be made.

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

The granting of a variance for a reduction in landscape, parking and setback requirements in conjunction with the demolition of an existing 2,204-square foot one-story structure and construction of a new 7,650-square foot two-story medical/professional office building will enhance the economic viability of the commercial area located along N. Maclay Avenue within the Maclay District of the San Fernando Corridors Specific Plan and will not be detrimental to the public interest, safety, health or welfare. The applicant is electing to satisfy the vehicular parking requirements for the proposed use by paying an in-lieu parking fee of \$131,080.00 (\$8,192.50 per parking space) to fund shared parking, pursuant to City Council Resolution No. 6002. Additionally, the applicant is proposing alternative landscape options (including planter boxes within the front setback area and as a buffer between the rear elevation of the building and the parking lot), as well as a front setback comparable to many other buildings along N. Maclay Avenue within the Maclay District of the Corridors Specific Plan. Thus, it is staff's assessment that this finding can be made.

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

The request for a reduction in landscape, parking and setback requirements in conjunction with the demolition of an existing 2,204-square foot one-story structure and construction of a new 7,650-square foot two-story medical/professional office building will not be contrary to or in conflict with the general purposes and intent of the zoning ordinance, in that medical and dental offices are classified as permitted uses within the Maclay District of the Corridors Specific Plan, as long as such offices are less than 5,000 square feet in size and located on the ground floor only. While administrative offices are not enumerated as a permitted use within the Maclay District, the applicable section of the Corridors Specific Plan identifies "other similar and compatible uses deemed by the chief planning official to meet the purpose and intent of this District" as additional permitted uses. In this instance, the Interim Community Development Director determined that the proposed second-floor administrative offices are similar and compatible uses and meet the purpose and intent of the Maclay District. Although the proposed medical/professional office building has a parking deficiency, the applicant is electing to pay an in-lieu parking fee to fund shared parking in order to satisfy the vehicular parking requirements for the proposed use, pursuant to City Council Resolution No. 6002. Additionally, the applicant is proposing alternative landscape options (including planter boxes within the front

setback area and as a buffer between the rear elevation of the building and the parking lot), as well as a front setback comparable to many other buildings along N. Maclay Avenue within the Maclay District of the Corridors Specific Plan.

Further, the applicant's request for a reduction in landscape, parking and setback requirements in conjunction with the demolition of an existing 2,204-square foot one-story structure and construction of a new 7,650-square foot two-story medical/professional office building will not be contrary to or in conflict with the goals and programs of the General Plan, as one of the goals set forth in the Land Use Element is "To promote economic viability of commercial areas" (San Fernando General Plan Land Use Element, page IV-6). Thus, it is staff's assessment that this finding can be made.

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

As stated in the Corridors Specific Plan, the Maclay District was established with the purpose of serving as a mixed-use spine integrated with the residences that lie behind it." Further, permitted uses include housing, offices and other residentially-compatible uses such as community services.

The request for a reduction in landscape, parking and setback requirements in conjunction with the demolition of an existing 2,204-square foot one-story structure and construction of a new 7,650-square foot two-story medical/professional office building is consistent with the purpose and intent of the Maclay District of the Corridors Specific Plan, in that medical and dental offices are classified as permitted uses within the Maclay District of the Corridors Specific Plan, as long as such offices are less than 5,000 square feet in size and located on the ground floor only. While administrative offices are not enumerated as a permitted use within the Maclay District, the applicable section of the Corridors Specific Plan identifies "other similar and compatible uses deemed by the chief planning official to meet the purpose and intent of this District" as additional permitted uses. In this instance, the Interim Community Development Director determined that the proposed second-floor administrative offices are similar and compatible uses and meet the purpose and intent of the Maclay District. Although the proposed medical/professional office building has a parking deficiency, the applicant is electing to pay an in-lieu parking fee to fund shared parking in order to satisfy the vehicular parking requirements for the proposed use, pursuant to City Council Resolution No. 6002. Additionally, the applicant is proposing alternative landscape options (including planter boxes within the front setback area and as a buffer between the rear elevation of the building and the parking lot), as well as a front setback comparable to many other buildings along N. Maclay Avenue within the Maclay District of the Corridors Specific Plan. Thus, it is staff's assessment that this finding can be made.



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

The subject site consists of one 90.48' x 125' lot, totaling approximately 11,310 square feet and is located on the east side of the 500 block of N. Maclay Avenue (between Library Street and Morningside Court). The subject site is adjacent to a property with an R-1 (Single Family Residential) zone designation to the east, and similarly-zoned non-residential properties within the Maclay District of the San Fernando Corridors Specific Plan to the north, south and west. Although the proposed medical/professional office building has a parking deficiency, the applicant is electing to pay an in-lieu parking fee to fund shared parking in order to satisfy the vehicular parking requirements for the proposed use, pursuant to City Council Resolution No. 6002. Additionally, the applicant is proposing alternative landscape options (including planter boxes within the front setback area and as a buffer between the rear elevation of the building and the parking lot), as well as a front setback comparable to many other buildings along N. Maclay Avenue within the Maclay District of the Corridors Specific Plan. Thus, it is staff's assessment that this finding can be made.

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

The existing 2,204-square foot one-story residential structure (presently being used as offices) currently has adequate access to water, sanitation and public utilities and services. Further, it is anticipated that the proposed 7,650-square foot two-story medical/professional office building will have the same adequate provisions to water, sanitation and public utilities and services as the existing structure. The request for a reduction in landscape, parking and setback requirements in conjunction with the demolition of an existing 2,204-square foot one-story structure and construction of a new 7,650-square foot two-story medical/professional office building will not have an adverse impact on water, sanitation and public utilities and services and would not be detrimental to public health and safety. Although the proposed medical/professional office building has a parking deficiency, the applicant is electing to pay an in-lieu parking fee to fund shared parking in order to satisfy the vehicular parking requirements for the proposed use, pursuant to City Council Resolution No. 6002. Additionally, the applicant is proposing alternative landscape options (including planter boxes within the front setback area and as a buffer between the rear elevation of the building and the parking lot), as well as a front setback comparable to many other buildings along N. Maclay Avenue within the Maclay District of the Corridors Specific Plan. Furthermore, any infrastructure and utility upgrades required as part of the project proposal would be developed in compliance with the requirements of the City's building codes. Thus, it is staff's assessment that this finding can be made.

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

All site improvements (including adequate provisions for public access to service the property) related to the applicant's request for a reduction in landscape, parking and setback requirements in conjunction with the demolition of an existing 2,204-square foot one-story structure and construction of a new 7,650-square foot two-story medical/professional office building will be implemented in compliance with the requirements of the applicable City department. 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 Planning and Preservation Commission's approval of Variance 2017-004 is warranted. The Planning and Preservation Commission's approval of Variance 2017-004 is recommended by City Planning Staff in order to allow a reduction in landscape, parking and setback requirements in conjunction with the demolition of an existing 2,204-square foot one-story structure and construction of a new 7,650-square foot two-story medical/professional office building at 504 N. Maclay Avenue within the Maclay District of the San Fernando Corridors Specific Plan.

Although the proposed medical/professional office building has a parking deficiency, the applicant is electing to pay an in-lieu parking fee to fund shared parking in order to satisfy the vehicular parking requirements for the proposed use, pursuant to City Council Resolution No. 6002. Additionally, the applicant is proposing alternative landscape options (including planter boxes within the front setback area and as a buffer between the rear elevation of the building and the parking lot), as well as a front setback comparable to many other buildings along N. Maclay Avenue within the Maclay District of the Corridors Specific Plan.

Collectively, the activities allowed under the Planning and Preservation Commission's approval of Variance 2017-004, pursuant to Planning and Preservation Commission Resolution No. 2017-009 and the Conditions of Approval attached thereto as "Exhibit A," would facilitate the long-term viability of the proposed medical/professional office building. Furthermore, approval of Variance 2017-004 will enhance the economic viability of the commercial area located along N. Maclay Avenue within the Maclay District, maintaining consistency with the purpose of the Maclay District and goals set forth in the Land Use Element of the General Plan.

Based on the above findings, City Planning Staff recommends that the Planning and Preservation Commission approve Variance 2017-004, pursuant to Planning and Preservation Commission Resolution No. 2017-009 and the conditions of approval attached thereto as "Exhibit A".

**ATTACHMENTS:**

1. Planning and Preservation Commission Resolution No. 2017-009 and “Exhibit A”: Conditions of Approval
2. Public Works Department Checklist
3. Variance Application – VAR 2017-004
4. Site Plan Review Application – SPR2017-008
5. Notice of Public Hearing
6. Zoning & Vicinity Map
7. Project Site Photos
8. Set of Plans



**RESOLUTION NO. 2017-009**

**A RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO APPROVING VARIANCE 2017-004 TO ALLOW A REDUCTION IN LANDSCAPE, PARKING AND SETBACK REQUIREMENTS IN CONJUNCTION WITH THE DEMOLITION OF AN EXISTING 2,204-SQUARE FOOT ONE-STORY STRUCTURE AND CONSTRUCTION OF A NEW 7,650-SQUARE FOOT TWO-STORY MEDICAL/PROFESSIONAL OFFICE BUILDING AT 504 N. MACLAY AVENUE**

WHEREAS, an application has been filed by Shiv Talwar for Design Concepts, 3340 Riverside Drive, Suite M, Chino, CA 91710 (the “Applicant”), requesting approval of a Variance for a reduction in landscape, parking and setback requirements in conjunction with the demolition of an existing 2,204-square foot one-story structure and construction of a new 7,650-square foot two-story medical/professional office building. The subject site consists of one 90.48’ x 125’ lot, totaling approximately 11,310 square feet. The subject property is located on the east side of the 500 block of N. Maclay Avenue (between Library Street and Morningside Court) within the Maclay District of the San Fernando Corridors Specific Plan (SP-4) Zone;

WHEREAS, the Applicant may seek a Variance to allow for a reduction in landscape, parking and setback requirements in conjunction with the demolition of an existing 2,204-square foot one-story structure and construction of a new 7,650-square foot two-story medical/professional office building located within the Maclay District of the San Fernando Corridors Specific Plan (SP-4) Zone;

WHEREAS, the Planning and Preservation Commission has considered all of the evidence presented in connection with the Project, written and oral at the public hearing held on the 12th day of December 2017;

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

SECTION 1: This project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, the project has been determined to be categorically exempt, pursuant to Section 15303, Class 3 (New Construction or Conversion of Small Structures); and

SECTION 2: The 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 property located within the Maclay District of the San Fernando Corridors Specific Plan (SP-4) Zone; and

SECTION 3: Pursuant to City Code Section 106-294, the Planning and Preservation Commission finds that the following findings for Variance 2017-004 have been justified and

upheld in the affirmative because of the recommended Conditions of Approval regarding a reduction in landscape, parking and setback requirements in conjunction with the demolition of an existing 2,204-square foot one-story structure and construction of a new 7,650-square foot two-story medical/professional office building. The Planning and Preservation Commission (the “Commission”) findings are as follows:

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

Pursuant to the vehicular parking requirements set forth within the Maclay District of the Corridors Specific Plan, “requirements may be satisfied either on-site, on-street along adjacent public street frontages, by constructing or purchasing spaces in off-site parking structures, and/or by payment of an in-lieu parking fee to fund shared parking.” The applicant is proposing to provide 17 on-site parking spaces and 5 on-street parking spaces, for a total of 22 parking spaces. Subsequently, the proposed 7,650-square foot medical/professional building has a deficiency of 16 parking spaces. The applicant is electing to satisfy the vehicular parking requirements for the proposed use by paying an in-lieu parking fee of \$131,080.00 (\$8,192.50 per parking space) to fund shared parking, pursuant to City Council Resolution No. 6002.

In order to bring on-site parking into compliance to the greatest extent possible, the applicant is proposing a front setback of five feet. It should be noted that many buildings along N. Maclay Avenue within the Maclay District of the Corridors Specific Plan are built to or near the front property line. Additionally, the applicant is proposing to eliminate the installation of trees and vegetative ground cover within the front setback area, as well as the required five-foot planting area along the north perimeter of the parking lot, in order to bring on-site parking into compliance to the greatest extent possible. It should be noted that the applicant is proposing planter boxes within the front setback area and as a buffer between the rear elevation of the building and the parking lot. The proposed medical/professional office building is in compliance with all other applicable landscape requirements.

Therefore, the request for a reduction in landscape, parking and setback requirements in conjunction with the demolition of an existing 2,204-square foot one-story structure and construction of a new 7,650-square foot two-story medical/professional office building is warranted, as project approval will enhance the economic viability of the commercial area located along N. Maclay Avenue within the Maclay District of the San Fernando Corridors Specific Plan. Thus, it is staff’s assessment that this finding can be made.

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

The granting of a variance for a reduction in landscape, parking and setback requirements in conjunction with the demolition of an existing 2,204-square foot one-story structure and construction of a new 7,650-square foot two-story medical/professional office building will enhance the economic viability of the commercial area located along N. Maclay Avenue within the Maclay District of the San Fernando Corridors Specific Plan and will not be detrimental to the public interest, safety, health or welfare. The applicant is electing to satisfy the vehicular parking requirements for the proposed use by paying an in-lieu parking fee of \$131,080.00 (\$8,192.50 per parking space) to fund shared parking, pursuant to City Council Resolution No. 6002. Additionally, the applicant is proposing alternative landscape options (including planter boxes within the front setback area and as a buffer between the rear elevation of the building and the parking lot), as well as a front setback comparable to many other buildings along N. Maclay Avenue within the Maclay District of the Corridors Specific Plan. Thus, it is staff's assessment that this finding can be made.

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

The request for a reduction in landscape, parking and setback requirements in conjunction with the demolition of an existing 2,204-square foot one-story structure and construction of a new 7,650-square foot two-story medical/professional office building will not be contrary to or in conflict with the general purposes and intent of the zoning ordinance, in that medical and dental offices are classified as permitted uses within the Maclay District of the Corridors Specific Plan, as long as such offices are less than 5,000 square feet in size and located on the ground floor only. While administrative offices are not enumerated as a permitted use within the Maclay District, the applicable section of the Corridors Specific Plan identifies "other similar and compatible uses deemed by the chief planning official to meet the purpose and intent of this District" as additional permitted uses. In this instance, the Interim Community Development Director determined that the proposed second-floor administrative offices are similar and compatible uses and meet the purpose and intent of the Maclay District. Although the proposed medical/professional office building has a parking deficiency, the applicant is electing to pay an in-lieu parking fee to fund shared parking in order to satisfy the vehicular parking requirements for the proposed use, pursuant to City Council Resolution No. 6002. Additionally, the applicant is proposing alternative landscape options (including planter boxes within the front setback area and as a buffer between the rear elevation of the building and the parking lot), as well as a front setback comparable to many other buildings along N. Maclay Avenue within the Maclay District of the Corridors Specific Plan.

Further, the applicant's request for a reduction in landscape, parking and setback requirements in conjunction with the demolition of an existing 2,204-square foot one-story structure and construction of a new 7,650-square foot two-story

medical/professional office building will not be contrary to or in conflict with the goals and programs of the General Plan, as one of the goals set forth in the Land Use Element is “To promote economic viability of commercial areas” (San Fernando General Plan Land Use Element, page IV-6). Thus, it is staff’s assessment that this finding can be made.

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

As stated in the Corridors Specific Plan, the Maclay District was established with the purpose of serving as a mixed-use spine integrated with the residences that lie behind it.” Further, permitted uses include housing, offices and other residentially-compatible uses such as community services. The request for a reduction in landscape, parking and setback requirements in conjunction with the demolition of an existing 2,204-square foot one-story structure and construction of a new 7,650-square foot two-story medical/professional office building is consistent with the purpose and intent of the Maclay District of the Corridors Specific Plan, in that medical and dental offices are classified as permitted uses within the Maclay District of the Corridors Specific Plan, as long as such offices are less than 5,000 square feet in size and located on the ground floor only. While administrative offices are not enumerated as a permitted use within the Maclay District, the applicable section of the Corridors Specific Plan identifies “other similar and compatible uses deemed by the chief planning official to meet the purpose and intent of this District” as additional permitted uses. In this instance, the Interim Community Development Director determined that the proposed second-floor administrative offices are similar and compatible uses and meet the purpose and intent of the Maclay District. Although the proposed medical/professional office building has a parking deficiency, the applicant is electing to pay an in-lieu parking fee to fund shared parking in order to satisfy the vehicular parking requirements for the proposed use, pursuant to City Council Resolution No. 6002. Additionally, the applicant is proposing alternative landscape options (including planter boxes within the front setback area and as a buffer between the rear elevation of the building and the parking lot), as well as a front setback comparable to many other buildings along N. Maclay Avenue within the Maclay District of the Corridors Specific Plan. Thus, it is staff’s assessment that this finding can be made.

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

The subject site consists of one 90.48’ x 125’ lot, totaling approximately 11,310 square feet and is located on the east side of the 500 block of N. Maclay Avenue (between Library Street and Morningside Court). The subject site is adjacent to a property with an R-1 (Single Family Residential) zone designation to the east, and similarly-zoned non-residential properties within the Maclay District of the San Fernando Corridors Specific Plan to the north, south and west. Although the proposed medical/professional office building has a parking deficiency, the applicant is electing to pay an in-lieu parking fee to fund shared parking in order to satisfy the vehicular parking requirements



for the proposed use, pursuant to City Council Resolution No. 6002. Additionally, the applicant is proposing alternative landscape options (including planter boxes within the front setback area and as a buffer between the rear elevation of the building and the parking lot), as well as a front setback comparable to many other buildings along N. Maclay Avenue within the Maclay District of the Corridors Specific Plan. Thus, it is staff's assessment that this finding can be made.

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

The existing 2,204-square foot one-story residential structure (presently being used as offices) currently has adequate access to water, sanitation and public utilities and services. Further, it is anticipated that the proposed 7,650-square foot two-story medical/professional office building will have the same adequate provisions to water, sanitation and public utilities and services as the existing structure. The request for a reduction in landscape, parking and setback requirements in conjunction with the demolition of an existing 2,204-square foot one-story structure and construction of a new 7,650-square foot two-story medical/professional office building will not have an adverse impact on water, sanitation and public utilities and services and would not be detrimental to public health and safety. Although the proposed medical/professional office building has a parking deficiency, the applicant is electing to pay an in-lieu parking fee to fund shared parking in order to satisfy the vehicular parking requirements for the proposed use, pursuant to City Council Resolution No. 6002. Additionally, the applicant is proposing alternative landscape options (including planter boxes within the front setback area and as a buffer between the rear elevation of the building and the parking lot), as well as a front setback comparable to many other buildings along N. Maclay Avenue within the Maclay District of the Corridors Specific Plan. Furthermore, any infrastructure and utility upgrades required as part of the project proposal would be developed in compliance with the requirements of the City's building codes. Thus, it is staff's assessment that this finding can be made.

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

All site improvements (including adequate provisions for public access to service the property) related to the applicant's request for a reduction in landscape, parking and setback requirements in conjunction with the demolition of an existing 2,204-square foot one-story structure and construction of a new 7,650-square foot two-story medical/professional office building will be implemented in compliance with the requirements of the applicable City department. Thus, it is staff's assessment that this finding can be made in this case.

BE IT FURTHER RESOLVED that based upon the foregoing, the Planning and Preservation Commission hereby approves Variance 2017-004, subject to the Conditions of Approval attached as Exhibit "A."

**PASSED, APPROVED AND ADOPTED this 12th day of December 2017.**

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THEALE E. HAUPT, CHAIRPERSON

ATTEST:

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JACK WONG, SECRETARY TO THE PLANNING  
AND PRESERVATION COMMISSION

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

I, Jack Wong, 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 12th day of December 2017; and that the same was passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

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JACK WONG, SECRETARY TO THE PLANNING  
AND PRESERVATION COMMISSION

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

**PROJECT NO.: Variance 2017-004**

PROJECT ADDRESS: 504 N. Maclay Avenue, San Fernando, CA 91340  
(Los Angeles County Assessor’s Parcel No’s.: 2519-010-002)

**PROJECT DESCRIPTION:** The project consists of a request for a reduction in landscape, parking and setback requirements in conjunction with the demolition of an existing 2,204-square foot one-story structure and construction of a new 7,650-square foot two-story medical/professional office building. The subject site consists of one 90.48’ x 125’ lot, totaling approximately 11,310 square feet. The subject property is located on the east side of the 500 block of N. Maclay Avenue (between Library Street and Morningside Court) within the Maclay District of the San Fernando Corridors Specific Plan (SP-4) Zone.

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

1. Variance Entitlement. Variance 2017-004 is granted for the land described in this application and any attachments thereto, as reviewed by the Planning and Preservation Commission on December 12, 2017, except as herein modified to comply with these Conditions of Approval.
2. Parking. An In-lieu parking fee shall be paid for each of the deficient parking spaces. Based on the City's parking calculation the development as proposed, is deficient sixteen (16) parking spaces. Pursuant to the development standards set forth within the Maclay District of the San Fernando Corridors Specific Plan, the required parking for the project will be satisfied by payment of an in-lieu parking fee to fund shared public parking. Per City Council Resolution No. 6002, the fee in lieu of parking is currently \$8,192.50 per parking space, for a total of \$131,080.00 made payable to the City of San Fernando. The in-lieu parking fees must be paid in full to the City of San Fernando before the issuance of any building permit to construct the proposed 7,650-square foot two-story medical/professional office building at 504 N. Maclay Avenue.
3. Signage. Windows shall comply with the applicable City sign regulations as noted in the SP-4 Zone for similarly zoned property. Proposed signage and window tinting shall require prior City planning division review and approval before the issuance of sign permit and work initiated in order to ensure that clear and unobstructed view of the cash register and sales area from the parking lot and street is maintained unless otherwise provided for by the chief planning official.
4. Surveillance. A security camera system approved by the City of San Fernando Police Department shall be installed on the premises and shall be maintained in proper working order at all times. The security camera system shall be subject to inspection by the police department. The system must be capable of producing retrievable images on film or tape that can be enlarged

through projection or other means. The video or digital recordings generated by the system shall be maintained for a period of 30 days. Special security measures such as security guards, door monitors, and burglar alarms systems may be required as a condition of approval with final determination made by the chief of police and the chief planning official on a case-by-case basis. In addition, the establishment shall implement preventive architectural design features as approved by the chief of police and the chief planning official in order to maintain a secure site by controlling access to the facility, open sight lines, adequate lighting levels, ambient noise levels and circulation patterns.

5. Deliveries. All deliveries must occur on-site and only within the designated staging area identified on the set of plans; no vehicles shall be standing or parked in the right-of-way. All deliveries must occur during none peak hours of operation for the shopping center from the hours. Final hour designation shall be reviewed and approved by the chief planning official prior to the issuance of any building permits. There shall be no staging of merchandise in the public right-of-way and all deliveries must be brought into the store immediately.

6. Design. The construction plans shall provide details as necessary to accomplish the architectural design intent conveyed by the conceptual plans reviewed by the Planning and Preservation Commission on December 12, 2017, in a manner consistent with development standards and design guidelines set forth within the Maclay District of the San Fernando Corridors Specific Plan. Furthermore, the proposed design of the building shall extend to all building elevations, with review and approval of the proposed architectural design of the building by the Community Development Department.

7. Public Works Checklist. The applicant shall comply with the requirements as listed in the attached Public Works Department Development/Improvement Review Checklist.

8. 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 the proposed 7,650-square foot two-story medical/professional office building.

9. Building Code Requirements. The applicant shall comply with all applicable building and construction requirements of the City of San Fernando's building codes, as specified by the City's Community Development Department.

10. Construction Fence Signage. The applicant shall provide a minimum 3' x 6' construction fence banner or post mounted-board sign for each street frontage with the following information, subject to review and approval from the Community Development Department's Planning Division prior to installation:

- a) A color project rendering or color elevation drawing of building exterior,
- b) A description of the project and anticipated completion date,
- c) Owner contact information,
- d) Contractor contact information,

e) Building and Safety Division contact information.

11. 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.

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.

12. Parking Lot Design. Surface parking areas as noted on the conceptual plans shall be planted with shade trees at a ratio of at least one (1) tree for every four (4) spaces. They must also meet the landscape requirements in accordance with San Fernando City Code, Chapter 106 (Zoning), Article V, Division 3, Subdivision II, Section 106-833, and lighted in accordance with Code Section 106-8.

13. Bicycle Parking: One (1) off-street bicycle parking space per ten (10) automobile parking spaces required for the construction of the proposed 7,650-square foot two-story medical/professional office building.

14. 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 conform to the development standards in the SP-4 Zone.

15. Trash Enclosure. All trash bins shall be kept free of trash overflow and maintained in a clean manner at all times. Litter and trash receptacles shall be located at convenient locations both inside and outside the establishment, and trash and debris shall be removed on a daily basis.

16. Mechanical and Utility Equipment. All ground mounted mechanical and utility equipment, including but not limited to transformers, terminal boxes, risers, backflow devices, gas meters, electric meters, meter cabinets, and heating, ventilation, and air conditioning (HVAC) units shall be screened from public view and treated to match the materials and colors of the building. All Electrical service facilities and equipment on or adjacent to the site shall be planned and located, relocated or modified in a manner consistent with Southern California Edison Company guidelines to minimize human exposure to electromagnetic fields on the site and on adjacent properties, and with any other applicable requirements or guidelines of the California Public Utilities Commission or any other agency with jurisdiction, unless otherwise specified by the Community Development Department. All mechanical and utility equipment locations and screening/treatment shall be approved by the Community Development Department prior to installation or modification.

17. Utilities. Unless otherwise approved by the Community Development Department, all utilities shall be located underground. The applicant shall comply with all applicable requirements or guidelines of any relevant utility company, the California Public Utilities Commission, or any other agency with jurisdiction, relating to construction and/or occupancy of structures in proximity to any over-head or underground utility lines which are adjacent to or extend through the subject property, unless otherwise specified by the Community Development Department. Applicant shall provide any utility easements as necessary.

18. Existing Freestanding Building. The applicant must demolish the existing 2,204-square foot residential structure (currently being used as offices) currently located at the project site at 504 N. Maclay Avenue within six months of approval of this Variance. Applicant is responsible for obtaining a demolition permit from the City's Community Development Department pursuant to applicable City building and zoning codes.

19. SCAQMD. South Coast Air Quality Management District ("SCAQMD") must be contacted prior to any demolition or renovation. Call (909) 396-2000 for further information. Failure to comply with the provisions of Rule 1403 may result in a penalty of up to \$25,000 per day. Once approval from SCAQMD has been obtained, a City of San Fernando Demolition Permit is required for any existing buildings or structures which are to be demolished and must be obtained prior to any work commencing.

20. Property Maintenance. The project site at 504 N. Maclay Avenue and its immediate surrounding area shall be maintained in a clean, neat and orderly manner at all times and shall comply with the property maintenance standards as set forth in the San Fernando City Code.

21. Graffiti Removal. Unless otherwise specified in the conditions of approval, the property owner(s), operator and all successors shall comply with the graffiti removal and deterrence requirements of the San Fernando City Code.

22. Site Inspections. The Community Development Department shall inspect the site to assure compliance with these conditions of approval. The drug store/pharmacy operator and all successors shall grant the right of access to authorized agents of the City of San Fernando to conduct periodic inspections of the property.

23. Encroachment Permit. Under no circumstances shall any public right-of-way be obstructed during construction by materials, vehicles, equipment or other related objects without prior approval from the City Engineer. An Encroachment Permit must be obtained from the Public Works Department prior to any demolition and/or new construction activity that would require staging and/or construction within the public right-of-way.

24. General Compliance. The applicant shall comply with all requirements of applicable Federal, State, or local law, ordinance, or regulation.

25. 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).

26. Construction Hours. Construction activity on Mondays through Fridays shall comply with the current San Fernando City Code standards for construction of 7:00 a.m. to 6:00 p.m. In addition, any construction on Saturday shall be from 8:00 a.m. to 6:00 p.m. Unless otherwise allowed in the City's Noise Ordinance, no construction shall be allowed on Sundays and Federal Holidays.

27. Modifications. Unless the chief planning official deems a proposed change to the approved plans a minor modification, any and all other modifications to the development plan, including

these conditions of approval, shall require review and approval by the Planning and Preservation Commission. Expansion or enlargement of the business premises over the life of the structure or the use shall be subject to the modification approval process.

28. Acceptance. Within thirty (30) days of approval of Variance 2017-004, the Applicant or their duly authorized representatives shall certify the acceptance of the conditions of approval by signing a statement using an acceptance affidavit form provided by the City of San Fernando Community Development Department that acknowledges acceptance of and commitment to adhere to all of the conditions of approval.

29. Recordation. 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. Public Review of Conditions of Approval. A copy of these conditions of approval shall be retained on-site at all times during the hours of operation of the business and shall be made available for viewing upon public request or upon request by any city official. Employees of the business shall not prohibit a request of the public to view the conditions of approval for this entitlement.

31. Expiration. Variance 2017-004 shall become null and void unless exercised by initiating substantive action to implement the proposed 7,650-square foot two-story medical/professional office building 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 variance.



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

PROJECT: SPR 2017-08/Variance 2017-04

Medical Office Building

DATE: 10/12/17

**PROJECT ADDRESS: 504 N Maclay Avenue**

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.	✓			Based on Professional Office: $7,650 \text{ sf} \times \$923*/1,000 \text{ sf} = \$7,060.95$  Commercial Credit: $2,500 \times \$527*/1,000 \text{ sf} = -\$1,317.50$ <b>\$5,743.45*</b>
b Pay water capital facility charge.	✓			Upgrade existing service per developer's engineering calculations
c Pay water service installation charge.	✓			Upgrade existing service per developer's engineering calculations
d Pay fire service installation deposit.	✓			If applicable
e Pay fire hydrant installation deposit.		✓		
f Pay plan check fee (Offsite).	✓			
g Pay inspection fee (Offsite).	✓			
h Provide labor and material bond.		✓		
i Provide performance bond.		✓		
4. Is there existing sewer house connection to property?	✓			Verify and inspect lateral to see if it needs to be replaced
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.	✓			

**PROJECT ADDRESS: 504 N Maclay Avenue**

ITEM	REQUIRED?		COMPLIED?	COMMENTS
	YES	NO		
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 (for City water protection). Provide additional backflow device for irrigation-landscaping (for domestic water protection).
15.	Remove existing driveway approach that will no longer be used. Replace depressed curb.	✓		Remove driveway approach on N Maclay Avenue that will no longer be used and construct new curb & gutter and sidewalk.
16.	Construct PCC driveway approach 6-inch thick per City Standard.	✓		Relocate new driveway approach per plans and construct new sidewalk and curb & gutter.
17.	Construct wheel chair ramp per City Standard.	✓		Remove sidewalk and construct new ramp at the corner of N Maclay Avenue and Library Street
18.	Remove and replace broken/damaged, lifted, or deteriorated concrete sidewalk adjacent to property per the discretion of Public Works..	✓		Approx. 75 sf on N Maclay Avenue
19.	Remove and replace broken curb/gutter adjacent to property.		✓	
20.	Plant parkway trees per City Standard and City Master Tree Plan.	✓		Plant 1 tree in empty tree well on N Maclay Avenue. Species of tree shall be determined by Public Works department
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 covered trash enclosure, nominal size 5 feet X 9 feet with PCC slab and 6-inch PCC curb with 6-inch PCC apron.	✓		Construct trash enclosure with roof.
25.	Verify that clarifier/grease trap intercepts effluent before entry into the sewer lateral.	✓		If there's none existing on the site, please install one.
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.		✓	

**PROJECT ADDRESS:** 504 N Maclay Avenue

ITEM	REQUIRED?		COMPLIED?	COMMENTS
	YES	NO		
27.	Comply with all applicable existing conditions of approval for the proposed development.	<input checked="" type="checkbox"/>		
28.	<p>Additional requirements:</p> <p>*Sewer &amp; Water Capital/Installation fees are subject to change. The latest fee will be assessed prior to sign off for building permit.</p> <p><b>Please see PW staff for issuance of suite numbers to 504 N. Maclay Avenue</b></p> <ul style="list-style-type: none"><li>Proposed street parking on N. Maclay and Library Street didn't take into consideration the red curb clearance of curb return and fire hydrant. Due to fire hydrant on Library Street, there is a 15 foot red curb clearance Street on both sides of fire hydrant. In addition, there is also 15 red curb clearance from curb return on N. Maclay Avenue. There should also be a 5 foot red curb clearance on both sides of driveway approach on Library Street. Please repaint any existing and proposed red/yellow/green curbs on N. Maclay Avenue and Library Street. Please revise drawings to reflect red/yellow/green curbs and proposed street parking on both streets.</li><li>There is no reverse parkway on N. Maclay Avenue. Sidewalk width will remain as existing on N. Maclay Avenue.</li><li>Submit <b>Utility Plan</b> showing all existing public utilities and any proposed relocations/realignments. Also show any proposed relocation of sewer laterals, water service, water meter, and fire hydrant and how they line up with development.</li><li>Submit <b>ALTA survey</b> and incorporate as part of the project drawings. Perform full property survey. Include any vacation and dedication description.</li><li>Submit <b>Grading and Drainage Plan</b> for on-site as well as elevations along the adjacent lots. Show how development will drain to N Maclay Avenue and Library Street and how the differential flow will be mitigated.</li><li>Submit <b>Soils Report</b> for on-site.</li><li>Submit <b>Water and Sewer Study</b> to ensure current systems met proposed developments future demands. Proposed solution to any water and sewer capacity issues must be submitted to City's Engineering Department for review and must also be consistent with any applicable mitigation measure as noted in the project's mitigation monitoring plan.</li><li>Submit <b>Traffic Study</b>. Please ensure the traffic flow around N Maclay Avenue and Library Street is also incorporated in the study as well as the impacts of this new proposed retail development and the traffic flow in the area. Traffic Study must be reviewed and approved by a registered traffic engineer.</li><li>Submit <b>Off-site Street Improvement Plan</b> with <b>quantities</b> and <b>cost estimate</b>, include all utilities and improvements in the public right-of-way (sidewalk, driveway, curb and gutter, wheel chair ramps, parkway trees, street improvements, striping, etc). Cost Estimate to be prepared by a California Registered Civil Engineer based on mutually agreed unit prices.</li><li><b>Need Industrial Waste Clearance.</b> Comply with applicable federal NPDES requirements.</li><li>The developer is responsible for protecting in place all existing street trees. All street tree removal, pruning and trimming is not allowed without the consent of the Public Work Director or his representative. All tree replacements shall be at the discretion of the Public Work Director or his representative per the current City replacement policy.</li><li><b>IT IS THE RESPONSIBILITY OF THE DEVELOPER TO SUBMIT ANY STUDIES OR PLANS NOTED ON THIS CHECKLIST PRIOR TO ISSUANCE OF BUILDING PERMIT AND INCORPORATE ALL THESE ITEMS IN THE FINAL SET OF PLANS AND COMPLY WITH SAID REQUIREMENTS PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.</b></li></ul>			

  
PUBLIC WORKS DEPARTMENT

10/16/17  
DATE





**VARIANCE APPLICATION**

PROJECT INFORMATION			
SITE ADDRESS(ES) 504 N. MACLAY AVE SAN FERNANDO, CA 91340			
ASSESSORS PARCEL NUMBER(S) "APN" 2519-010-002			
LOT SIZE 11,250 SQ. FT.		EXISTING BUILDING (SQUARE FOOTAGE) 2,500 SQ. FT. (TO BE DEMOLISHED)	
PROPOSED ADDITION (SQUARE FOOTAGE) 7,650 SQ. FT.		TOTAL PARKING SPACES (ON-SITE/OFF-SITE) 23	
PROPOSED USE(S) MEDICAL/PROFESSIONAL OFFICE		LANDSCAPING (SQUARE FOOTAGE) 1,597 SQ. FT.	
PROJECT DESCRIPTION/TYPE OF CONDITIONAL USE PERMIT REQUEST <i>Include any additional information on separate sheet and attach to the back of this application</i> DEMOLITION OF EXISTING 1-STORY OFFICE BUILDING OF APPROXIMATELY 2,500 SQ. FT. CONSTRUCTION OF NEW 2-STORY MEDICAL AND ADMINISTRATIVE OFFICES (NON-MEDICAL) BUILDING OF APPROXIMATELY 8,050 SQ. FT.			
APPLICANT INFORMATION			
APPLICANT NAME SHIV TALWAR		PHONE NUMBER 909 591 3939	
MAILING ADDRESS 3340 RIVERSIDE DR. SUITE M, CHINO, CA 91710			
FAX NUMBER	EMAIL ADDRESS DSIGNCONCEPTS@YAHOO	SIGNATURE 	
PROPERTY OWNER INFORMATION			
PROPERTY OWNER NAME ERIC BABAYAN		PHONE NUMBER 818 406 1477	
MAILING ADDRESS 5255 ALTA CANYADA RD, LA CANADA FLINTRIDGE, CA 91011			
FAX NUMBER	EMAIL ADDRESS ERICBABAYAN@YAHOO.COM	SIGNATURE 	
FOR OFFICE USE ONLY			
VAR APPLICATION \$ 2,567.00	ZONE <b>SP-4</b>	GENERAL PLAN AREA <b>SP-4</b>	FILE NO.
AIMS SURCHARGE \$ 256.70	DATE FILED <b>9/19/17</b>		<b>VAR NO. 2017-004</b>
ENVIRONMENTAL \$ 204.00	ACCEPTED BY <b>J. Zarza</b>		
NOTIFICATION \$ 120.00			<b>AIMS NO PL1712901</b>
PUBLISHING \$ 600.00			CROSS REFERENCE
TOTAL FEE \$3,747.70			<b>SPR NO. 2017-008</b>
COMMENTS			<b>CUP NO.</b>
			<b>OTHER</b>



**SITE PLAN REVIEW/ PLANNING REVIEW APPLICATION**

APPLICANT INFORMATION		
APPLICANT NAME Design Concepts		PHONE NUMBER (909) 591-3939
MAILING ADDRESS 3340 Riverside Dr. Suite M, Chino, CA 91710		
EMAIL ADDRESS dsignconcepts@yahoo.com		FAX NUMBER n/a
PROJECT INFORMATION		
SITE ADDRESS 504 N Maclay Ave, San Fernando, CA 91340		
REQUEST (WHAT IS BEING APPLIED FOR) Demolition of existing 1-story structure (used as commercial office building). Construction of new 2-story medical / professional office building of approx. 5,500 sqft. See attached plans.		
ASSESSORS PARCEL NUMBER(S) "APN" 2519-010-002		
BUILDING SIZE 5,500 sqft		
BUILDING ADDITION (IF ANY) n/a		
PARKING AVAILABLE (NUMBER) 19		
LANDSCAPING PROVIDED (IN SQUARE FEET) 1,200 sqft		
PROPERTY OWNER INFORMATION		
PROPERTY OWNER NAME North Maclay Properties, LLC		PHONE NUMBER (818) 406-1477
MAILING ADDRESS 5255 Alta Canyada Rd, La Canada Flintridge, CA 91011		
EMAIL ADDRESS Nancypashayan@yahoo.com		FAX NUMBER n/a
SIGNATURES		
APPLICANT SIGNATURE		PROPERTY OWNER SIGNATURE
FOR OFFICE USE ONLY		
DATE FILED 4/3/17	ACCEPTED BY H. Quintana	
CASE NO. 2017-008	ZONING SP-4	GPA SP-4





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

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

**DATE:** December 12, 2017\*

**TIME:** 6:30 p.m.

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

**PROJECT LOCATION:** 504 N. Maclay Avenue  
(Los Angeles County Assessor's Parcel No: 2519-010-002)

**APPLICATION:** Variance 2017-004  
Site Plan Review 2017-008

**PROJECT PROPONENT:** Shiv Talwar  
Design Concepts  
3340 Riverside Drive, Suite M  
Chino, CA 91710

*\*This public hearing was continued from December 5, 2017*

**PROJECT DESCRIPTION:**

The project consists of a request for a reduction in landscape, parking and setback requirements in conjunction with the demolition of an existing 2,204-square foot one-story structure and construction of a new 7,650-square foot two-story medical/professional office building. The subject site consists of one 90.48' x 125' lot, totaling approximately 11,310 square feet. The subject property is located on the east side of the 500 block of N. Maclay Avenue (between Library Street and Morningside Court) within the Maclay District of the San Fernando Corridors Specific Plan (SP-4) Zone.

This project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, the project has been determined to be categorically exempt, pursuant Section 15303, Class 3 (New Construction or Conversion of Small Structures).

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

For further information regarding this proposal, please contact Amy Davis, Associate Planner at (818) 837-1540 or [adavis@sfcity.org](mailto:adavis@sfcity.org) or by written correspondence to: City of San Fernando, Community Development Department, 117 Macneil Street, San Fernando, CA 91340-2993.

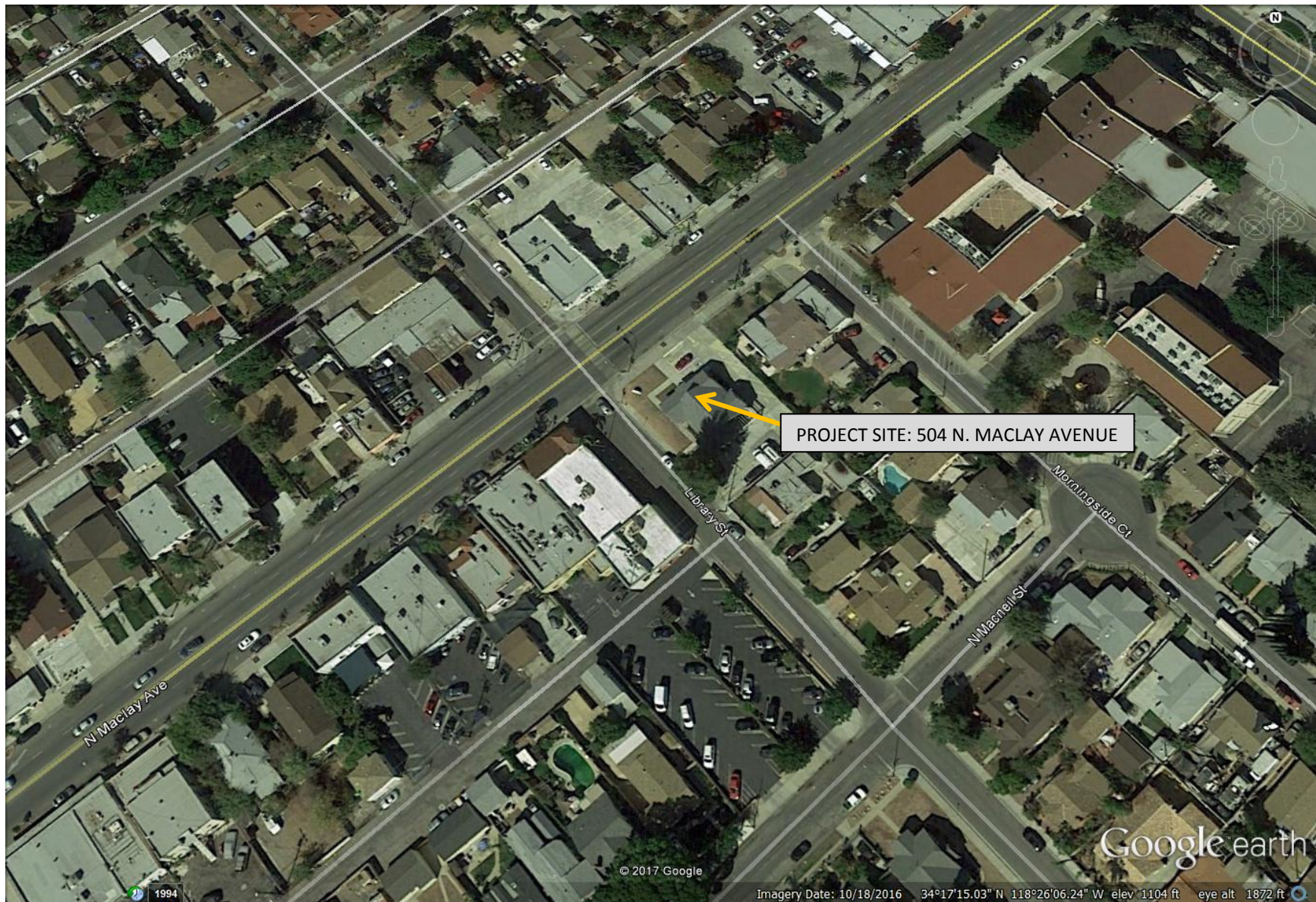


**AMY DAVIS**  
Associate Planner





**VARIANCE 2017-004  
SITE PLAN REVIEW 2017-008**



**VICINITY MAP**





## SITE PHOTOS—504 N. MACLAY AVENUE



*Front of existing 2,204-square foot one-story structure (currently used as offices), along N. MacLAY Avenue*



*Side of existing 2,204-square foot one-story structure (currently used as offices), along Library Street*





# PROPOSED 2-STORY OFFICE BUILDING

## 504 N. MACLAY AVE

### SAN FERNANDO, CA 91340

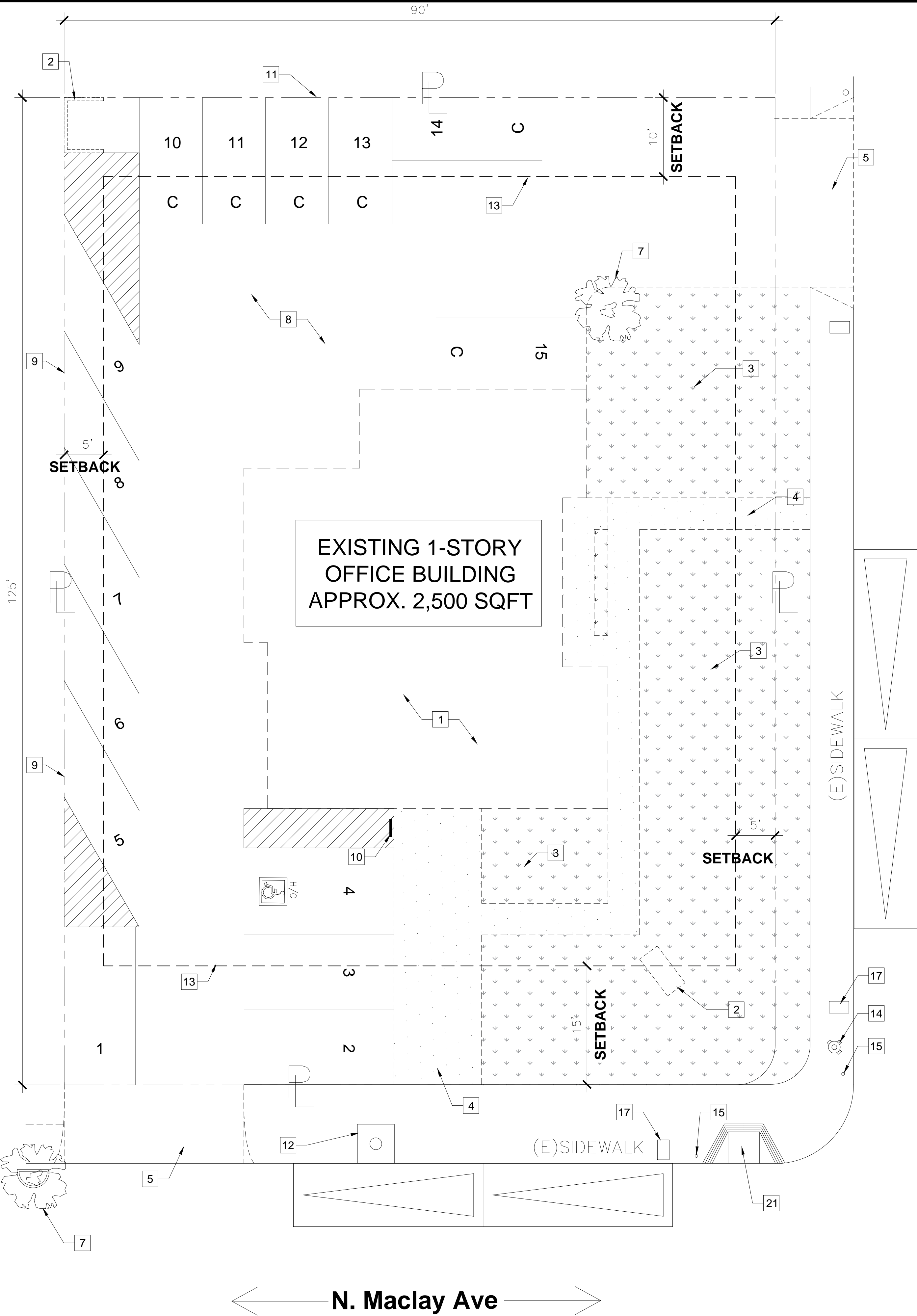
#### GENERAL NOTES

- ALL OVERHANG UTILITIES LINES SHALL BE LOCATED UNDERGROUND PURSUANT TO CITY CODE SECTION 106-967(15)
- SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) MUST BE CONTACTED PRIOR ANY DEMOLITION OR RENOVATION. CONTRACTOR TO CALL (909)396-2000 FOR FURTHER INFORMATION. FAILURE TO COMPLY WITH THE PROVISION OF RULE 1403 MAY RESULT IN A PENALTY OF UP TO \$ 25,000 PER DAY. ONCE APPROVAL FROM SCAQMD HAS BEEN OBTAINED, A CITY OF SAN FERNANDO DEMOLITION PERMIT IS REQUIRED FOR ANY EXISTING BUILDINGS OR STRUCTURES WHICH ARE TO BE DEMOLISHED AND MUST BE OBTAINED PRIOR ANY WORK COMMENCING.
- ALL EXTERIOR AREA LIGHTING SHALL BE CUT-OFF FIXTURES.
- FREE STANDING LUMINARIES SHALL BE MOUNTED NO HIGHER THAN 18'.
- THE PROPOSED BUILDING DID NOT ENCROACHED ANY EXISTING EASEMENT.

#### EXISTING SITE PLAN KEYNOTES

- REMOVE (E) 1-STORY OFFICE BUILDING, INCLUDING COVERED PATIO AND ALL FOOTINGS AND FOUNDATIONS.
- REMOVE (E) TRASH ENCLOSURE, INCLUDING ALL FOOTINGS AND FOUNDATIONS.
- REMOVE ALL (E) LANDSCAPING.
- REMOVE ALL (E) CONCRETE PAVEMENT, INCLUDING ANY RAMPS AND HANDRAILS.
- ABANDON (E) DRIVEWAY APPROACH AND BUILDING SIDE-WALK PER CITY OF SAN FERNANDO PUBLIC WORKS DEPT. STANDARDS.
- REMOVE (E) MONUMENT SIGN.
- REMOVE (E) TREE.
- REMOVE (E) CONCRETE PARKING LOT.
- (E) CHAINLINK FENCING TO REMAIN.
- REMOVE (E) HANDICAP PARKING SIGN.
- REMOVE (E) CMU WALL.
- (E) SIDEWALK TREE GRATING.
- LINE OF BUILDING SETBACK.
- (E) FIRE HYDRANT
- (E) TRAFFIC SIGNAL POLE
- RELOCATE (E) WATER METER
- (E) TRAFFIC SIGNAL CONTROL AT GRADE
- (E) POWER POLE
- (E) GAS METER TO BE RELOCATED
- (E) MANHOLE
- (E) ADA RAMP

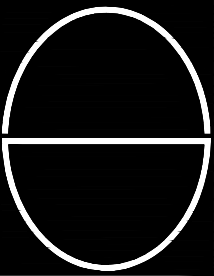
#### SITE PHOTOGRAPHY



EXISTING AND DEMO SITE PLAN

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

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DRAWING TITLE	NO.	DATE	ISSUED
EXISTING & DEMO SITE PLAN	1	03/22/17	TO CITY
JOB TITLE	2	07/24/17	TO CLIENT
PROPOSED 2-STORY OFFICE BUILD.			
DR. ERIC BABAYAN			
JOB ADDRESS			
504 N. MACLAY ST.			
SAN FERNANDO CA, 91340			

DWG. NO. REVISION NO.

T-1.1



# PROPOSED 2-STORY OFFICE BUILDING

## 504 N. MACLAY AVE

### SAN FERNANDO, CA 91340

#### DESIGN TEAM

ARCHITECT:  
DESIGN CONCEPTS  
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CHINO, CA 91710  
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dsignconcepts@yahoo.com

OWNER/TENANT  
NORTH MACLAY PROPERTIES LLC  
5255 ALTA CANYADA RD  
LA CANADA FLINTRIDGE, CA 91011  
TEL. 818-406-1477  
nancypashayan@yahoo.com

#### DRAWING INDEX

ARCHITECTURAL:

- T-1 TITLE SHEET AND PROPOSED SITE PLAN
- T-1.1 EXISTING AND DEMO SITE PLAN
- A-1 FIRST, SECOND & ROOF FLOOR PLANS
- A-2 BUILDING ELEVATIONS & SECTIONS
- L-1 LANDSCAPE AND LIGHTING PLAN

#### SCOPE OF WORK

DEMOLITION OF EXISTING 1-STORY OFFICE BUILDING OF APPROXIMATELY 2,500 SQ FT.  
CONSTRUCTION OF NEW 2-STORY MEDICAL AND ADMINISTRATIVE OFFICES  
(NON-MEDICAL) BUILDING OF APPROXIMATELY 7,650 SQ FT.

#### PROJECT SUMMARY

##### CODE ANALYSIS

ZONING	GENERAL COMMERCIAL
OCCUPANCY	B (OFFICE)
DESCRIPTION OF USE:	MEDICAL/ PROFESSIONAL OFFICE
CONSTRUCTION TYPE:	VB SPRINKLERED
BUILDING CODE:	2016 CALIFORNIA FIRE CODE
	2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
	2016 CBC
	2016 CEC
	2016 CMC
	2016 CPC
	2016 TITLE 24 ENERGY REGULATIONS
	COUNTY CODES, COUNTY OF LOS ANGELES
	CITY OF SAN FERNANDO MUNICIPAL CODES

##### LEGAL DESCRIPTION

APN: 2519-010-002  
P-BOOK: -  
504 N. MACLAY AVE  
SAN FERNANDO, CA 91340

##### AREA CALCULATIONS

1ST FLOOR	
-MEDICAL OFFICES	3,449 SF
-SERVICE (LOBBY, STAIRS, ELEVATOR)	371 SF
TOTAL AREA OF FIRST FLOOR	3,820 SF
2ND FLOOR	
-ADMINISTRATIVE OFFICES - B (NON MEDICAL )	2,220 SF
-ADMINISTRATIVE OFFICES - C	1,352 SF
-SERVICE (LOBBY )	258 SF
TOTAL AREA OF 2ND FLOOR	3,830 SF
TOTAL BUILT-UP AREA	7,650 SF > 50% ALLOWABLE

PROPERTY AREA 11,250 SF  
ALLOWABLE FAR = 50% = 11,250 X 0.5 = 5,625  
PROPOSED FAR = 7,650 > 50% ALLOWABLE FAR

##### PARKING ANALYSIS

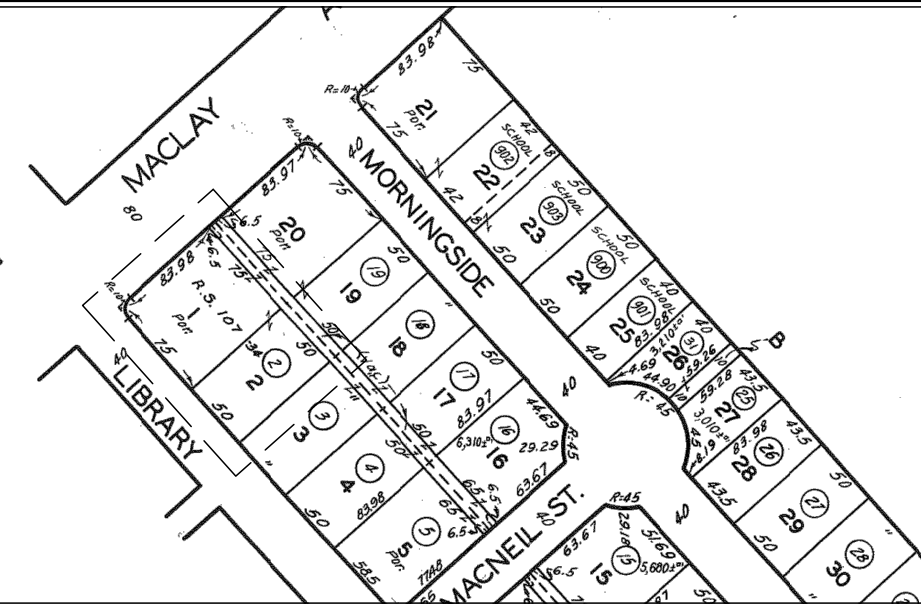
REQUIRED:			
1ST FLOOR:	MEDICAL	SQ.FT.	FACT. REQ.
		3,820 /150	25
2ND FLOOR:	ADMIN OFFICES - B	3,830/300	13
TOTAL			38

PROPOSED:  
ON-SITE 17  
OFF-SITE 5  
TOTAL 22  
NOTE: VARIANCE FOR PARKING SHALL BE REQUESTED. APPLICANT SHALL PAY FOR DEFICIENCY PARKING SPACES

#### VICINITY MAP

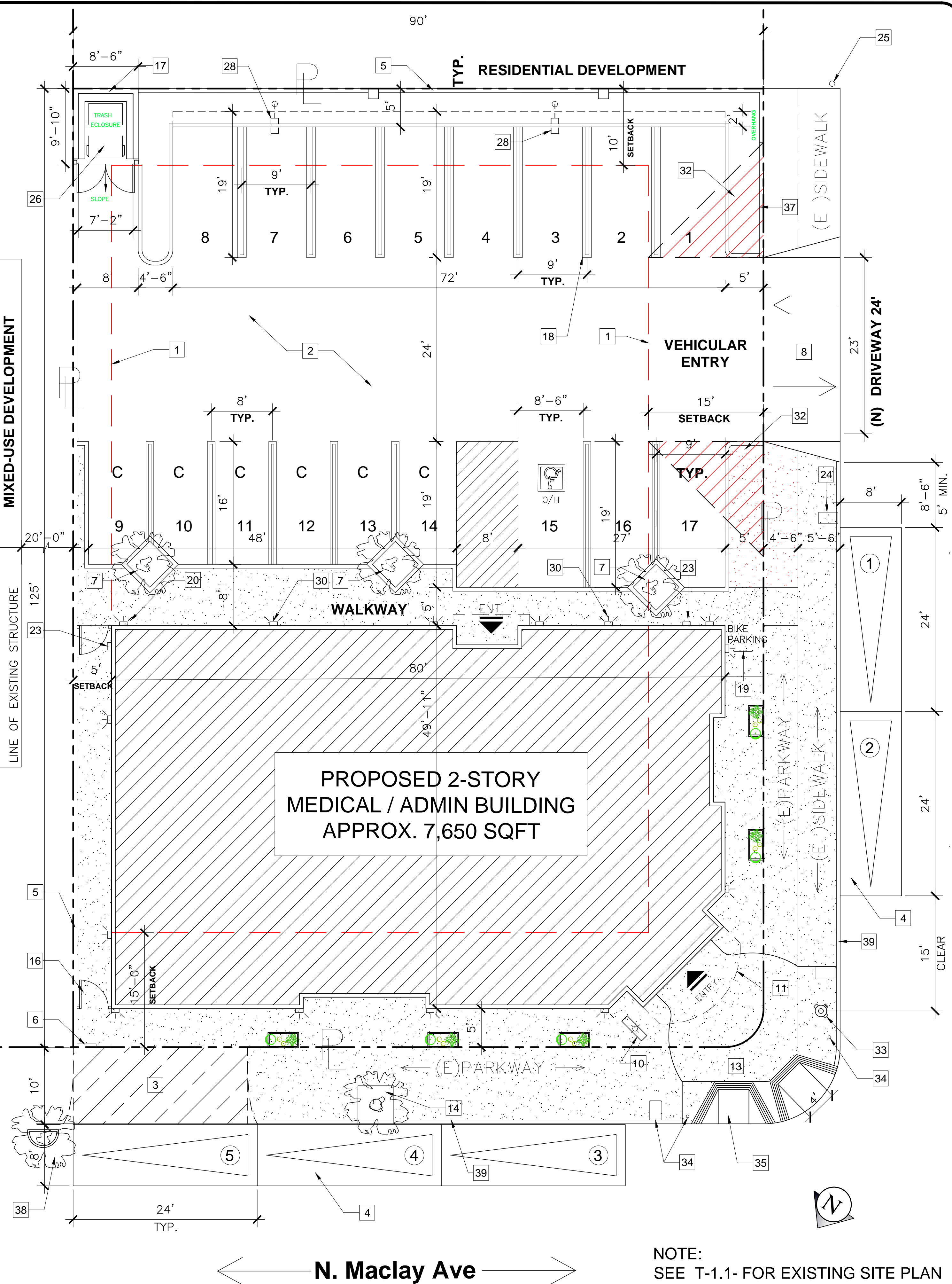


#### ASSESOR'S MAP



#### PROPOSED SITE PLAN KEYNOTES

1. LINE OF BUILDING SETBACK.
2. (N) CONCRETE PAVING.
3. (N) SIDEWALK AT (E) DRIVEWAY CLOSURES PER CITY STANDARDS.
4. OFF-STREET PARKING.
5. (N) 6'-0" CMU BLOCK WALL.
6. (N) 3'-0" CMU BLOCK WALL EXTENDING FROM FRONT OF PROPERTY LINE TO FRONT SETBACK.
7. (N) LANDSCAPE DIAMONG PLANTER BOX.
8. (N) DRIVEWAY APPROACH PER CITY OF SAN FERNANDO PUBLIC WORKS DEPT. STANDARDS.
9. LINE OF CORNER CUT-OFF
10. 4'-0 HIGH MONUMENT SIGN ( UNDER SEPARATE PERMIT)
11. ARCHITECTURAL DECORATIVE METAL CANOPY OVER ENTRANCE
12. LANDSCAPE AROUND THE MONUMENT SIGN.
13. DECORATIVE CONC. PAVING ENTRY
14. (N) TREE PER CITY OF SAN FERNANDO STANDARD
15. LED GARDEN AND PATHWAY LUMINAIRE-7237(LUMEN- ID: BEGP85832)
16. (N) W. I. GATE
17. (N) 6'-0" HIGH SCREENING CMU BLOCK WALL PAINTED, COLOR TO MATCH BUILDING EXTERIOR.
18. DOUBLE STRIPPED MARKING PER CITY REQUIREMENTS
19. BIKE STAND FOR (3) BIKE
20. WALL MOUNTED LIGHT FIXTURE ( DAWN OUTDOOR led WALL SCONE (LUMEN- ID:UU504685)
21. LANDSCAPE LIGHTING 120V LED SPOT & FLOOD LIGHT (LUMEN-ID: WACP12425U
22. (N) LOCATION FOR WATER METER
23. PROPOSED (N) 400 AMP ELECTRICAL PANEL
24. PROPOSED (N) WATER METER PER CITY OF SAN FERNANDO D.P.W.
25. (E) POWER POLE
26. A COVERED TRASH ENCLOSURE
27. ALL ON-SITE PAVEMENT SHALL BE MINIMUM OF 3-INCH AC ON 4 INCH CAB OR 6-INCH PCC PAVEMENT WITHOUT SOIL RECOMMENDATION.
28. PARKING POLE LIGHT FIXTURE.
29. 78 WATTS - 6900 LUMENS - LED AREA LIGHT - TYPE 3 - 250W EQUIVALENT - TYPE 3 - BRONZE OR WHITE FINISH - 5100K - RAB ALED3T78. HEIGHT MAX 18' FROM FINISH GRADE.
30. BUILDING MOUNTED LUMINARIES, RAB LIGHT - WP3H200PSQ
31. ALL DECORATIVE UPLIGHTING, SUCH AS THOSE ILLUMINATING BUILDING FACADES OR LANDSCAPING, SHALL BE OPERATED ON TIMERS THAT TURN OFF ILLUMINATION AFTER 12 MIDNIGHT NIGHTLY.
32. 15'X15' SITE DISTANCE TRIANGLE, PER CITY REQUIREMENTS.
33. EXISTING FIRE HYDRANT.
34. EXISTING TRAFFIC UNDERGROUND SIGNAL UTILITY PULL-BOX.
35. (E) ADA RAMP
36. LANDSCAPE LIGHTING LED 3 IN. INGROUND LIGHT (LUMEN- ID:WACP124218)
37. (N) 3'-6" CMU BLOCK WALL.
38. EXIST. TREE
39. EXIST. CURB AND GUTTER



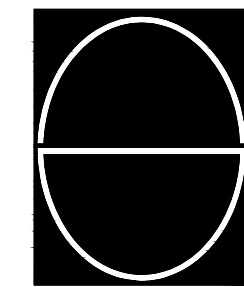
#### PROPOSED SITE PLAN

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

NOTE:  
SEE T-1.1- FOR EXISTING SITE PLAN

1

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JOB TITLE		2	07/24/17	TO CLIENT	F/APPROVAL
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DR. ERIC BABAYAN					
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504 N. MACLAY ST.					
SAN FERNANDO CA, 91340					
JOB NO.					
DWG. NO.	REVISION NO.				
T-1					



GENERAL NOTES

1. ALL OVERHANG UTILITIES LINES SHALL BE LOCATED UNDERGROUND PURSUANT TO CITY CODE SECTION 106-967(15)
2. SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) MUST BE CONTACTED PRIOR ANY DEMOLITION OR RENOVATION. CONTRACTOR TO CALL (909)396-2000 FOR FURTHER INFORMATION. FAILURE TO COMPLY WITH THE PROVISION OF RULE 1403 MAY RESULT IN A PENALTY OF UP TO \$ 25,000 PER DAY . ONCE APPROVAL FROM SCAQMD HAS BEEN OBTAINED, A CITY OF SAN FERNANDO DEMOLITION PERMIT IS REQUIRED FOR ANY EXISTING BUILDINGS OR STRUCTURES WHICH ARE TO BE DEMOLISHED AND MUST BE OBTAINED PRIOR ANY WORK COMMENCING.

FLOOR PLAN GENERAL NOTES

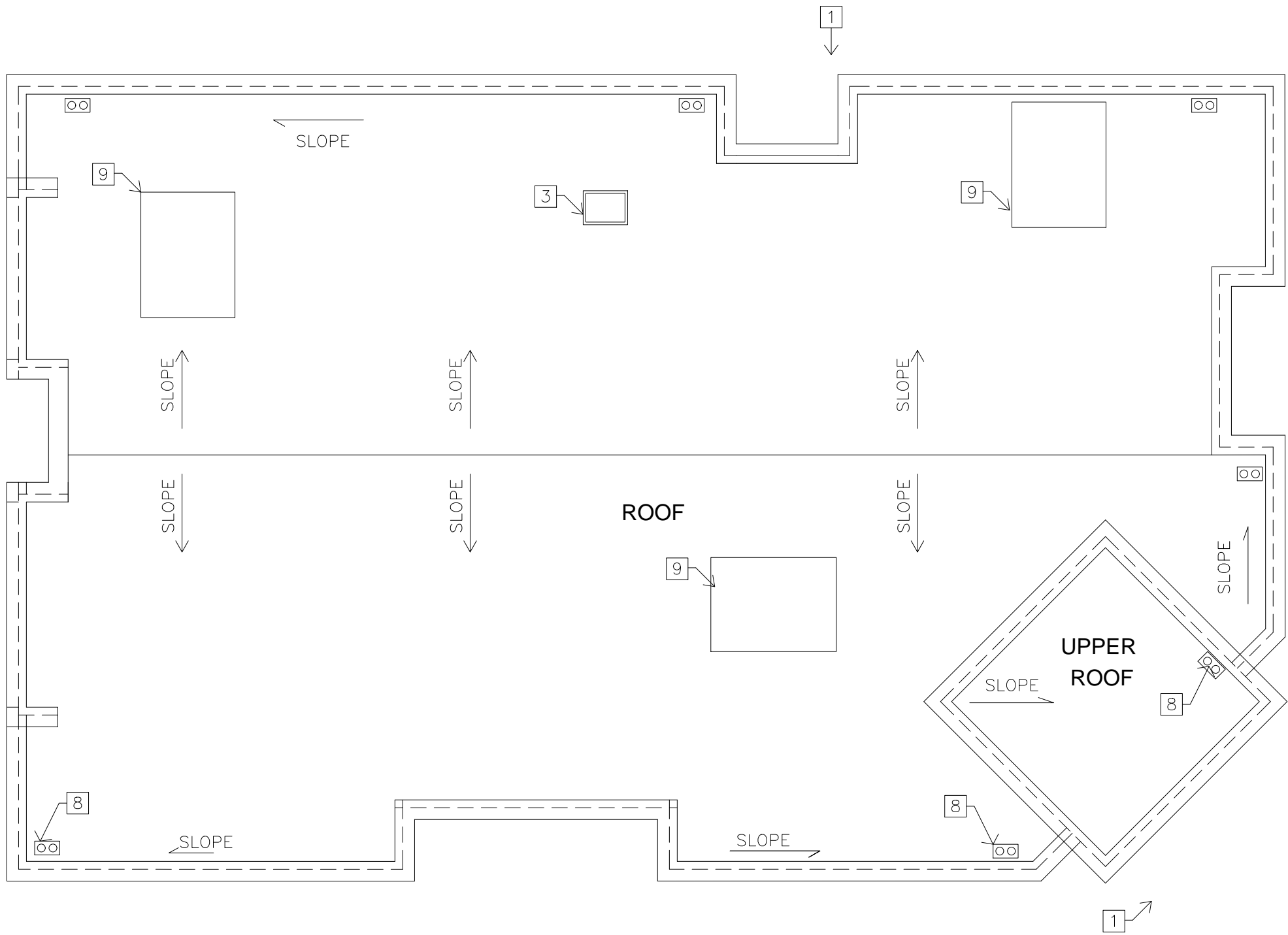
1. THE PROJECT WILL BE COMPLY WITH SAN FERNANDO COMMERCIAL LANDSCAPING STANDARDS.
2. REFER TO SHEET # T-1 FOR THE ENTIRE PARKING LAYOUT

FLOOR PLAN KEYNOTES

1. DECORATIVE ARCHITECTURAL METAL CANOPY ABOVE
2. DECORATIVE BUILDING WALL SIGNAGE
3. ACCESS ROOF HATCH 22" X 30"
4. DECORATIVE WINDOW TRIM PAINTED TO MATCH BUILDING EXTERIOR
5. DECORATIVE WINDOW SILL PROFILE PAINTED TO MATCH BUILDING EXTERIOR.
6. LANDSCAPE REFER TO SITE PLAN AND LANDSCAPE DRAWINGS FOR DETAILS.
7. PARKING SPACES - REFER TO SITE PLAN FOR DETAILS
8. 4" ROOF DRAIN
9. PROPOSED HVAC EQUIPMENT

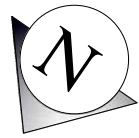
Detail KEYNOTES

1. 6'-00" HIGH CMU BLOCK WALL FINISHED W/ EXTERIOR STUCCO. COLOR TO MATCH BUILDING EXTERIOR
2. 16" X16" PRE-CAST PILASTER CAP (PEDREGAL PART: VP-PK16PED - VALORIPRECAST) OR APPROVED EQUAL.
3. 14" X 14" CMU PILASTER FINISHED W EXTERIOR STUCCO. COLOR TO MATCH BUILDING EXTERIOR

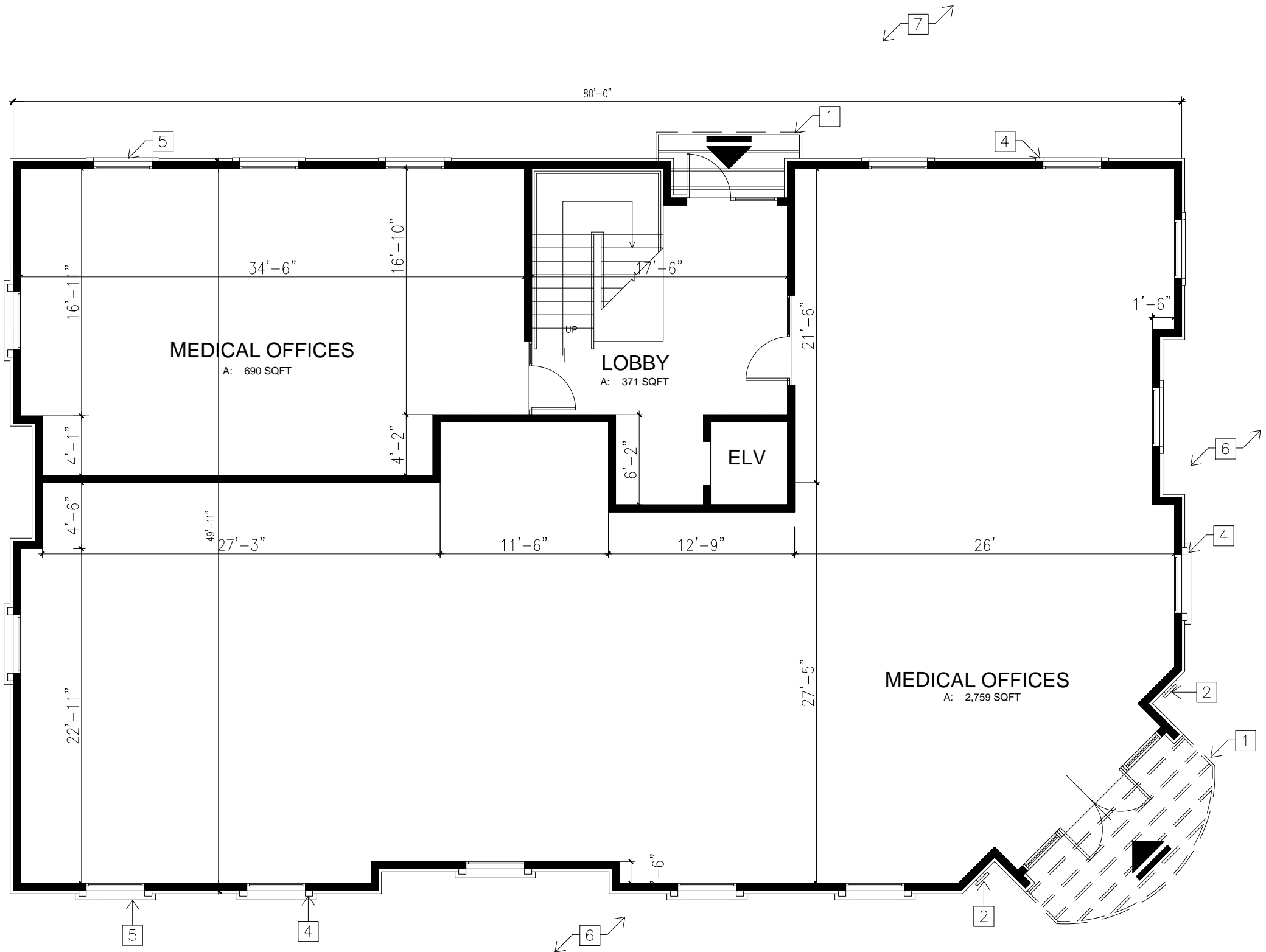


ROOF PLAN

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

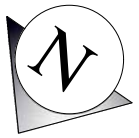


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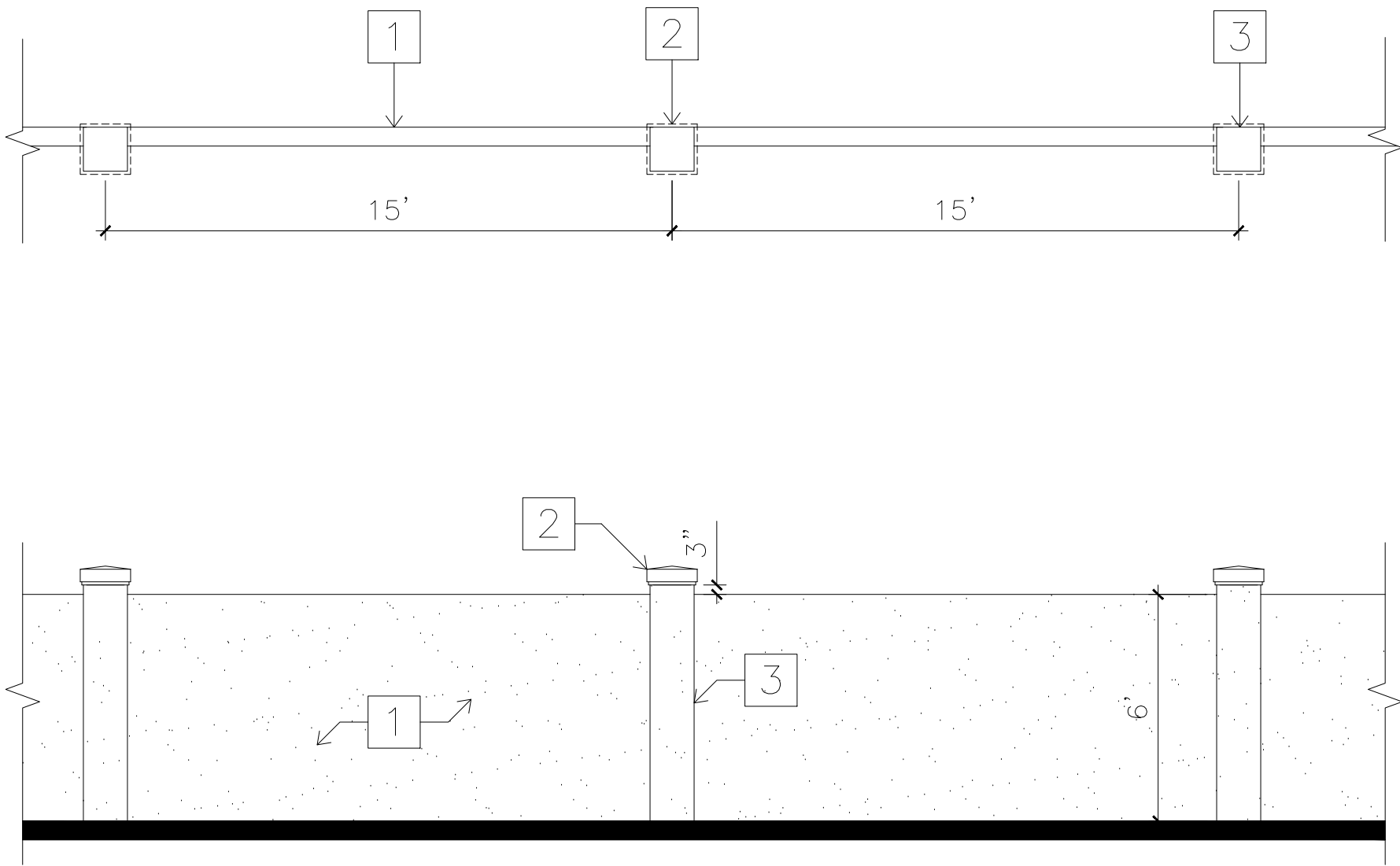


FIRST FLOOR PLAN

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



1

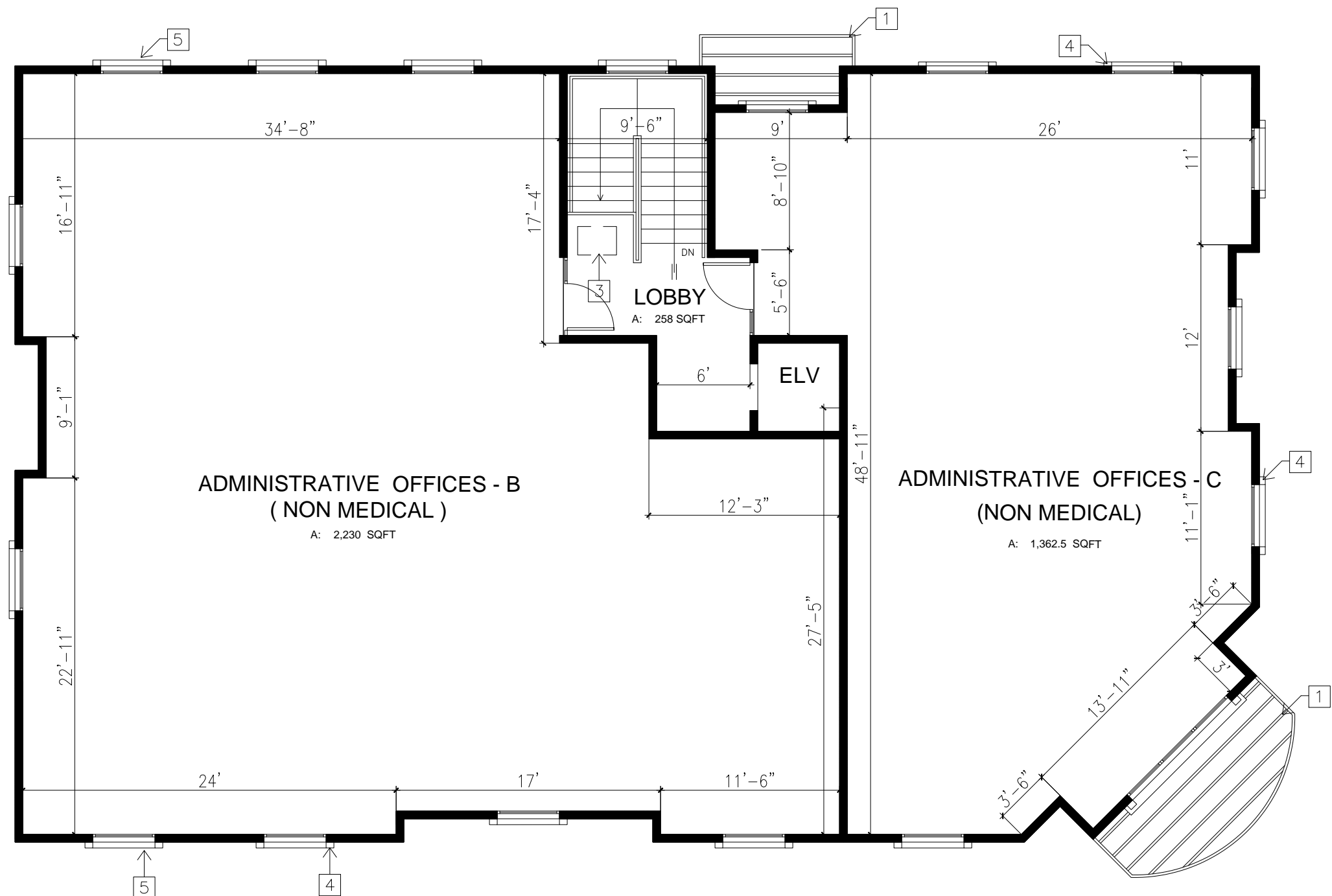


TYPICAL MEASUREMENT BETWEEN PILASTERS

ENLARGED FENCE WALL PLAN DETAIL

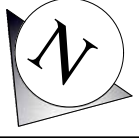
SCALE: 1/4" = 1'-0"

4



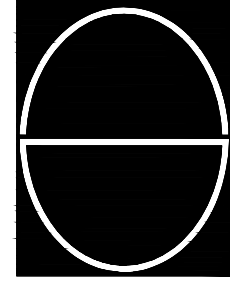
SECOND FLOOR PLAN

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



2

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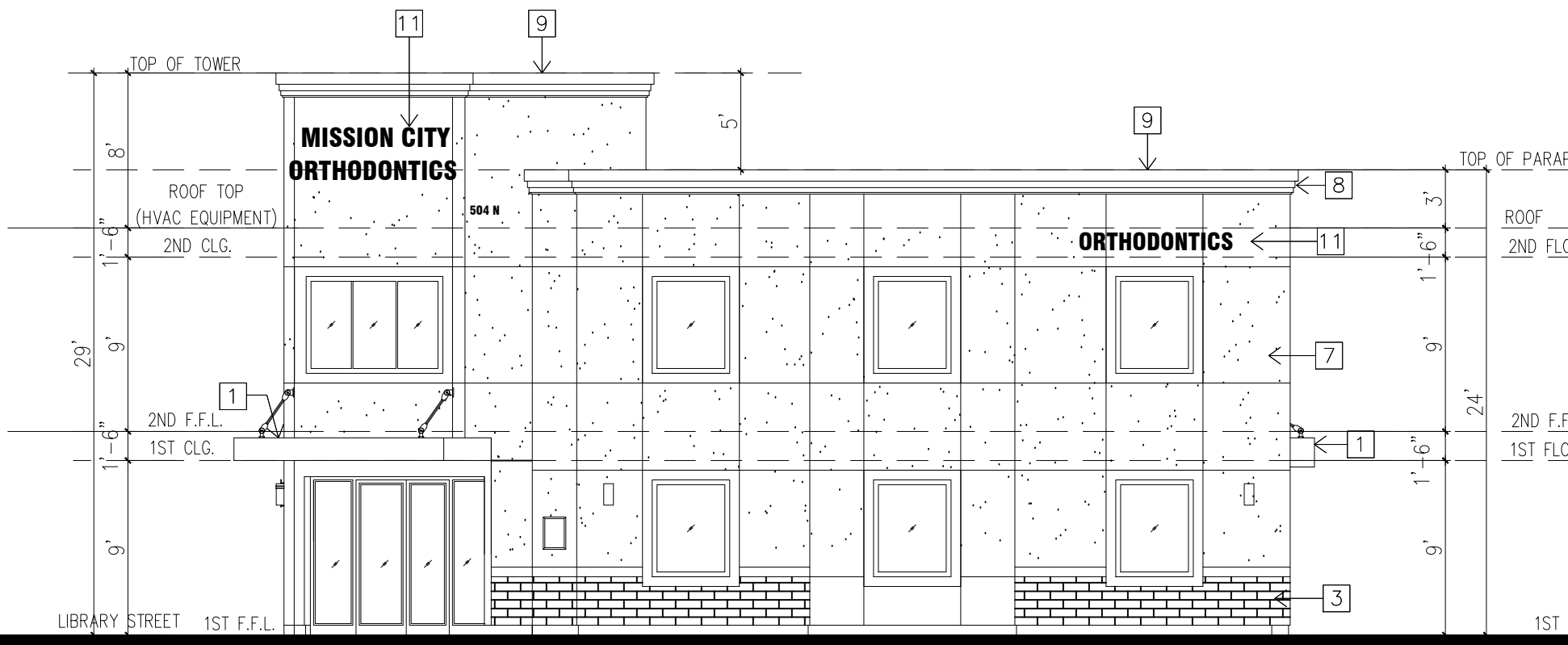
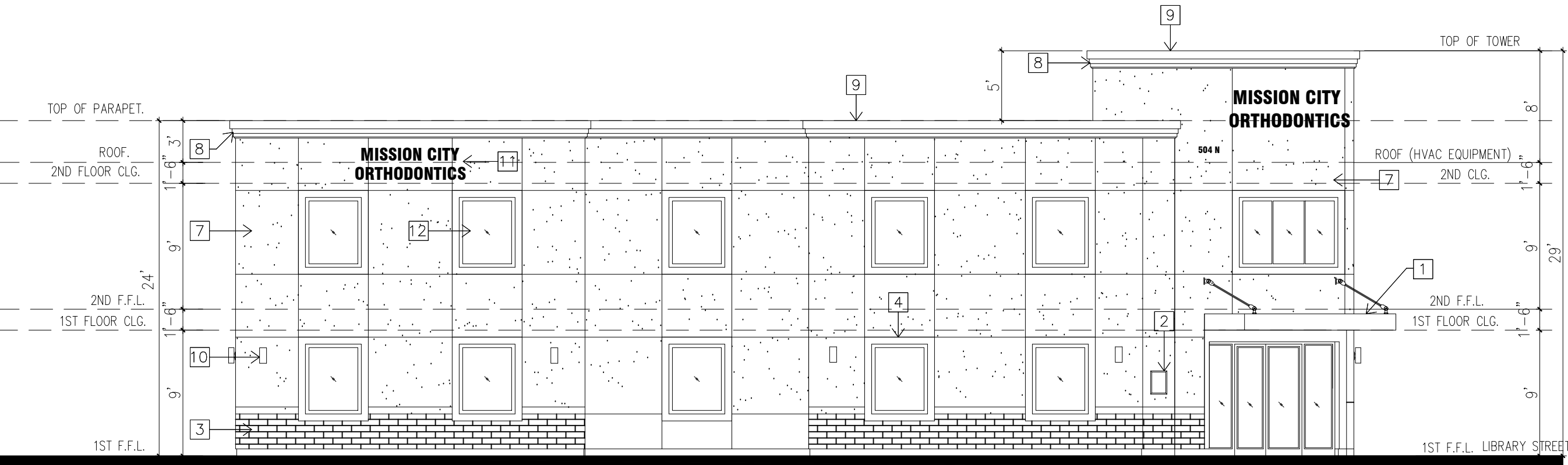
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DRAWING TITLE	FLOOR PLANS	NO.	DATE	ISSUED	TO CITY	TO CLIENT	F/APPROVAL	F/APPROVAL
		1	03/22/17					
		2	07/24/17					
JOB TITLE	PROPOSED 2-STORY OFFICE BUILD.							
JOB ADDRESS	DR. ERIC BABAYAN 504 N. MACLAY ST. SAN FERNANDO CA, 91340							
JOB NO.								
DWG. NO.	A-01							
REVISION NO.								

ELEVATIONS KEYNOTES

- 1. DECORATIVE ARCHITECTURAL METAL CANOPY WITH TURN BUCKLE SUPPORT PAINTED TO MATCH EXTERIOR FINISH. ( MAPES HANING ALUM. CANOPY - PIKE AWNING CO. OR APPROVED EQUAL.)
- 2. DECORATIVE BUILDING WALL SIGNAGE
- 3. SLATE TILES OVER FRAMED WALL.
- 4. DECORATIVE WINDOW TRIM PAINTED TO MATCH BUILDING EXTERIOR
- 5. NOT USED.
- 6. PRE-FABRICATED DECORATIVE FOAM MOLDING MATCH W/ EXTERIOR FINISH.
- 7. EXTERIOR STUCCO OVER FRAMED WALL
- 8. DECORATIVE ARCHITECTURAL CORNICE TO MATCH BUILDING EXTERIOR
- 9. TOP OF THE PARAPET
- 10. DECORATIVE ARCHITECTURAL LIGHT FIXTURE
- 11. 8' X 2.5' (20 SQFT) BUILDING SIGNAGE PER CITY REQUIREMENTS (UNDER SEPARATE PERMIT)
- 12. DUAL GLAZE LOW ENERGY EFFICIENT GLAZING WINDOW



SECTIONS KEYNOTES

- 1. DECORATIVE ARCHITECTURAL CORNICE TO MATCH BUILDING EXTERIOR.
- 2. TOP OF THE PARAPET
- 3. PRE-FABRICATED ROOF TRUSS-SEE STRUCTURAL.
- 4. FLOOR FRAMING- SEE STRUCTURAL.
- 5. DECORATIVE WINDOW TRIM PAINTED TO MATCH BUILDING EXTERIOR.
- 6. INTERIOR WALL PARTITION
- 7. HVAC EQUIPMENT ON ROOF TOP SCREENED FROM PUBLIC VIEW.

ELEVATIONS GENERAL NOTES

- 1. THE PROJECT WILL BE COMPLY WITH SAN FERNANDO COMMERCIAL LANDSCAPING STANDARDS.
- 2. REFER TO SHEET # T-1 FOR THE ENTIRE PARKING LAYOUT

N. MACLAY AVE. ELEVATION (RIGHT ELEVATION)

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

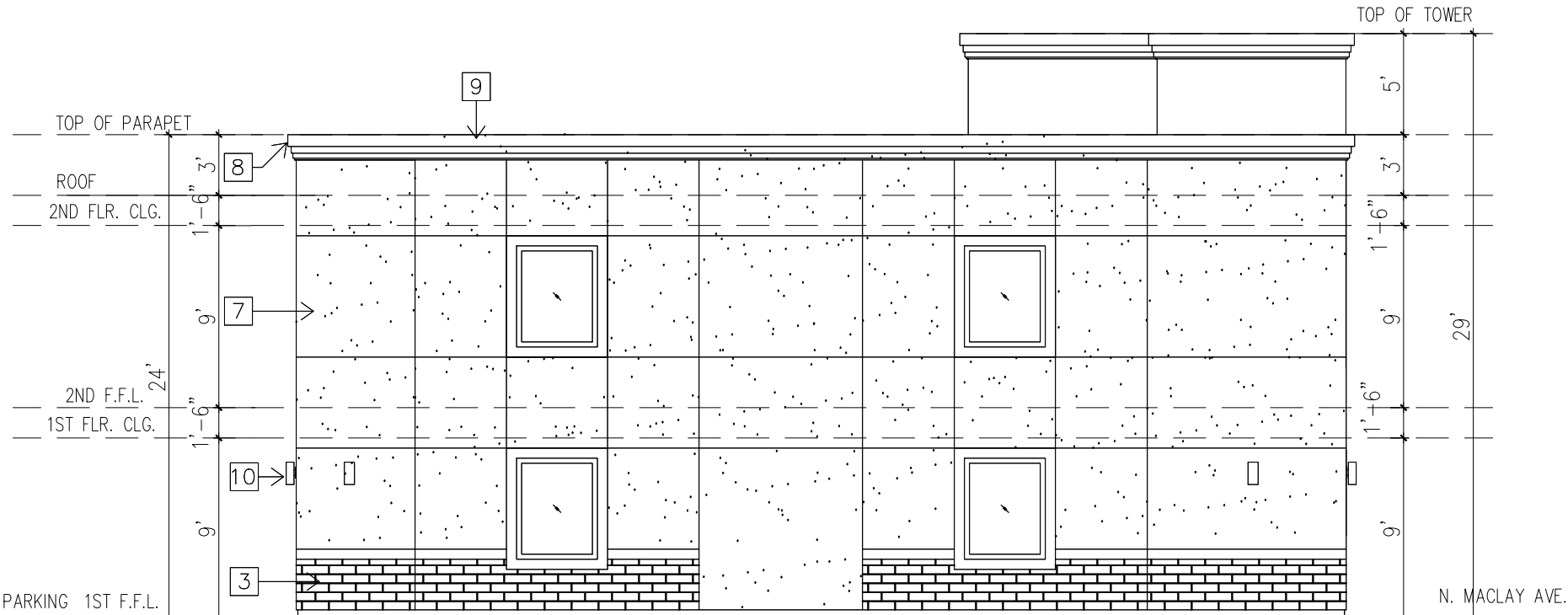
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LIBRARY ST.ELEVATION (RIGHT ELEVATION)

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

2



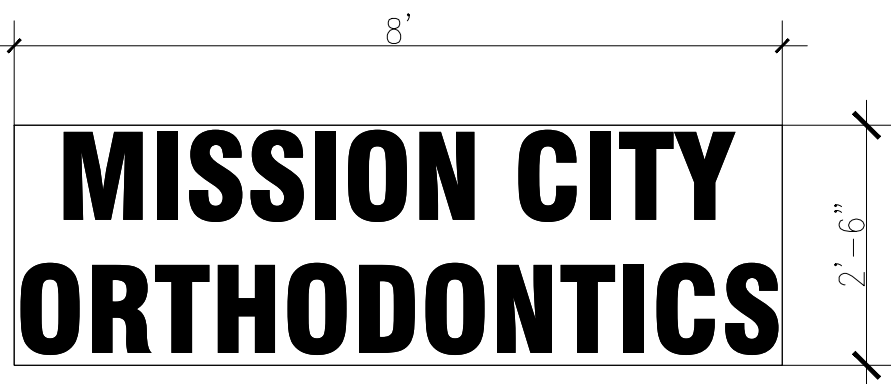
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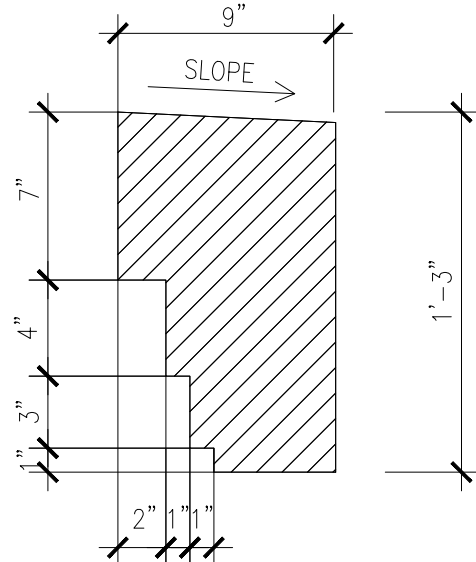
REAR ELEVATION

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

3



BUILDING SIGN TOTAL ALLOWABLE AREA = 80 SQFT  
AREA OF BUILDING SIGN = 8' X 2.5' = 20.00 SQ.FT  
TOTAL NO. OF BUILDING SIGN = 4  
TOTAL AREA OF BUILDING SIGNS = 4 X 20 = 80.00 SQFT = ALLOWABLE AREA



FOAM CORNICE DETAIL

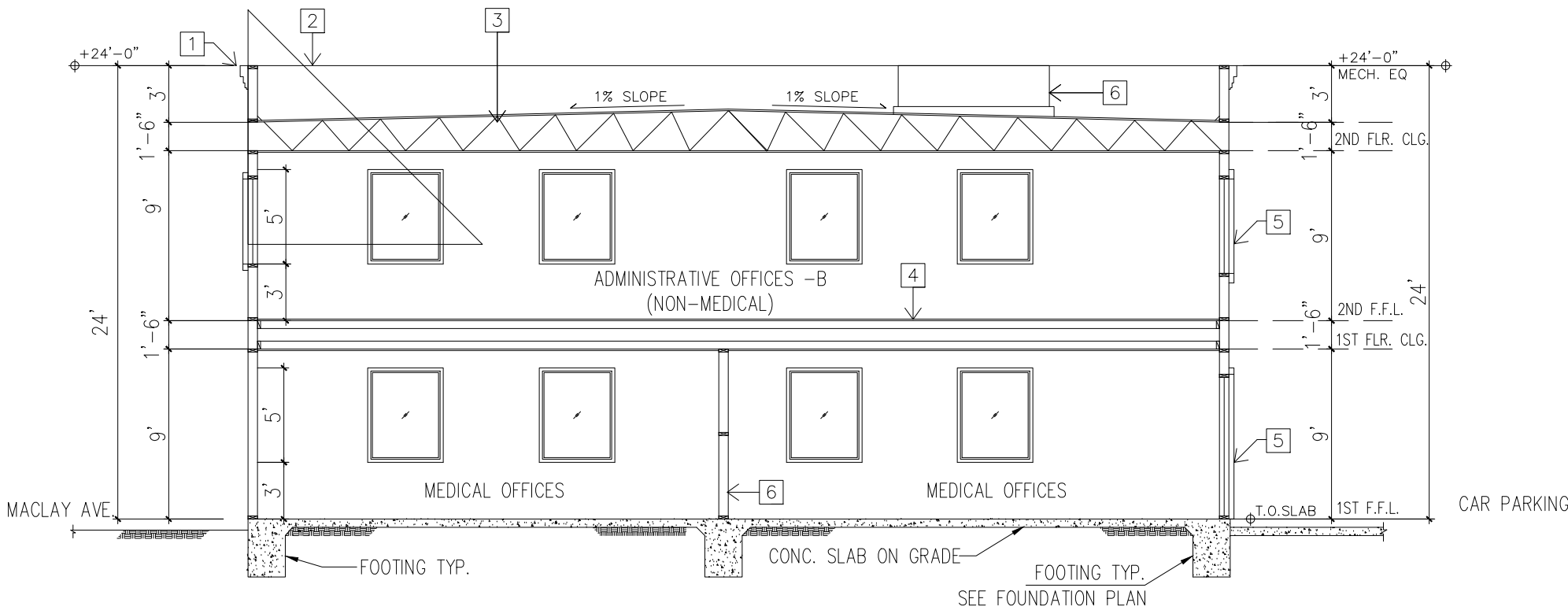
SCALE: 1-1/2" = 1'-0"

6

LEFT ELEVATION

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

4



SECTION A-A

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

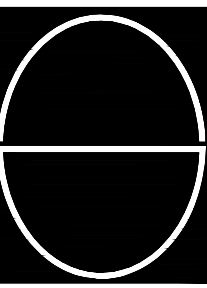
5

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DRAWING TITLE	ELEVATIONS & SECTIONS	NO.	DATE	ISSUED	TO CITY	F/APPROVAL
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JOB ADDRESS	DR. ERIC BABAYAN					
JOB ADDRESS	504 N. MACLAY ST.					
JOB ADDRESS	SAN FERNANDO CA, 91340					
DWG. NO.	A-02					
REVISION NO.						

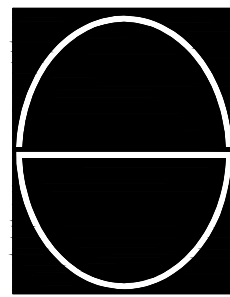


\\CADSERVER\CAD\_Server\PROJECTS\Dr. Eric Babayan\CD\SHS\HETS\A-01\_103017.dwg



PERSPECTIVES

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504 N. MACLAY ST.							
SAN FERNANDO CA, 91340							
JOB NO.							
DWG. NO.				REVISION NO.			
A-00							







LANDSCAPE PLAN GENERAL NOTES

- PLANTING NOTES
1. CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF EXISTING UTILITIES. CONFLICTS BETWEEN THE OWNER AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATION(S) FROM THE PLANS OR SPECIFICATIONS WILL REQUIRE WRITTEN APPROVAL FROM THE OWNER AND/OR ARCHITECT. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
  2. CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.
  3. CONTRACTOR SHALL RECEIVE SITE GRADED WITHIN 0.10 FOOT OF FINISH GRADE. COMMENCEMENT OF WORK INDICATES CONTRACTOR'S ACCEPTANCE OF EXISTING GRADES AND CONDITIONS. FINAL GRADE SHALL BE ADJUSTED BY CONTRACTOR AS DIRECTED BY OWNER'S REPRESENTATIVE. ALL GRADING SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF PLANTING OPERATION.
  4. CONTRACTOR SHALL FURNISH AND PAY FOR ALL CONTAINER-GROWN TREES, SHRUBS, VINES, SEEDED/SODDED TURF, HYDROMULCHES, AND FLATTED GROUNDCOVERS. CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR AN PAY FOR PLANTING, STAKING, AND GUARANTEE OF ALL PLANT MATERIALS.
  5. ARCHITECT AND/OR OWNER SHALL APPROVE PLANT MATERIAL PLACEMENT BY CONTRACTOR PRIOR TO INSTALLATION.
  6. FERTILIZER FOR ALL LAWN AREAS SHALL BE A SLOW-RELEASE, HIGH-NITROGEN FERTILIZER INCORPORATED INTO THE SOIL DURING PLANTING.
  7. AN AGRONOMIC SOILS REPORT SHALL BE PROVIDED TO THE CITY BY THE LANDSCAPE CONTRACTOR / OWNER PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL AND IRRIGATION SYSTEM. CONTRACTOR SHALL FOLLOW THE SOIL'S REPORT RECOMMENDATIONS, NOTES, AND SHALL UNIFORMLY BROADCAST AMENDMENTS OVER PLANTING AREAS ONLY.
  8. THE PLANTING AREAS FOR TREES SHALL BE DUG THREE TIMES THE DIAMETER OF THE ROOT BALL AND TWO INCHES SHALLOWER THAN THE ROOTBALL. THE PLANTING PIT, TO BE DUG IN THE CENTER OF THE TILLED AREA, SHALL BE AS WIDE AS, AND TWO INCHES SHALLOWER THAN, THE ROOTBALL. PLANTING PITS FOR SHRUBS AND PERENNIALS SHALL BE DUG TWICE AS WIDE AND ONE-AND-A-HALF TIMES AS DEEP AS THE ROOTBALL.
  9. LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS SHOWN ON THE PLANS, INCLUDING (BUT NOT LIMITED TO) WATERING, PRUNING, EDGING, AND MOWING, FOR A PERIOD OF THIRTY (30) DAYS AFTER COMPLETION OF THE PROJECT AND ACCEPTANCE BY OWNER.
  10. LANDSCAPE CONTRACTOR SHALL WARRANTY AND REPLACE ANY PLANT MATERIAL THAT SHOWS SIGN OF LACK OF VIGOR OR OTHER UNHEALTHY APPEARANCE WITHIN NINETY (90) DAYS OF COMPLETION OF CONTRACT. TREES THAT HAVE BEEN TOPPED OR OTHERWISE IMPROPERLY PRUNED BY THE CONTRACTOR SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
  11. A MINIMUM TWO-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREA EXCEPT IN TURF AREAS, CREEPING OR ROOTING GROUND COVERS OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
  12. THE MULCHING PORTION OF THE SEED/MULCH SLURRY IN HYDRO-SEEDED APPLICATIONS SHALL MEET THE MULCHING REQUIREMENT.
  13. SOIL AMENDMENTS SHALL BE INCORPORATED ACCORDING TO RECOMMENDATION OF THE SOIL REPORT, IF ANY, AND WHAT IS APPROPRIATE FOR THE PLANTS SELECTED.

- IRRIGATION NOTES
14. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE THEMSELVES WITH ALL GRADE DIFFERENCES, LOCATION OF WALL, RETAINING WALLS, STRUCTURES, AND UTILITIES. THE CONTRACTOR SHALL REPAIR OR REPLACE AT NO ADDITIONAL COST TO THE OWNER ALL ITEMS DAMAGED BY THEIR WORK. THE CONTRACTOR SHALL COORDINATE THEIR WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.
  15. CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE AREA DIMENSION EXIST THAT MIGHT NOT HAVE BEEN ADDRESSED IN THE DESIGN OF THE IRRIGATION SYSTEM. SUCH OBSTRUCTIONS OR DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY ALTERATIONS TO THE WORK.
  16. THE CONTRACTOR SHALL OBTAIN, COORDINATE, AND PAY FOR ANY AND ALL INSPECTIONS AS REQUIRED.
  17. CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY ENCROACHMENT INTO THE ADJACENT PROPERTY, R.O.W.'S EASEMENTS AND SETBACKS, OR OTHER LEGAL PROPERTY RESTRICTIONS EITHER MARKED OR UNMARKED.
  18. ALL LANDSCAPE AND IRRIGATION SHALL CONFORM TO CANYON LAKE MUNICIPAL LANDSCAPE REQUIREMENTS AND ALL OTHER APPLICABLE CITY AND REGIONAL STANDARDS FOR LANDSCAPE INSTALLATION.
  19. SOIL SHALL BE PREPARED AND AMENDED TO PROVIDE HEALTHY PLANT GROWTH AND COVERAGE AND TO PROVIDE FOR MAXIMUM MOISTURE RETENTION AND PERCOLATION. PLANTER BEDS SHALL BE MULCHED TO RETAIN SOIL MOISTURE AND REDUCE EVAPOTRANSPIRATION FROM ROOT ZONES.
  20. WHERE AVAILABLE, RECYCLED WATER SHALL BE USED AS THE SOURCE FOR IRRIGATION.
  21. UNLESS OTHERWISE NOTED, ALL PLANTS, TREES, SHRUBS, ETC SHALL BE CALIFORNIA NATIVE AND DROUGHT-RESISTANT.

LANDSCAPE PLAN KEYNOTES

1. LANDSCAPE AREA
2. CONCRETE SIDEWALK
3. DECORATIVE CONCRETE PAVING, STYLE AND COLOR TO VERIFY W/ OWNER
4. (N) NEW SIDEWALK PLANTERS
5. PLANTING AREA BENEATH TRELLIS, PLANT TYPE AND LOCATION TO VERIFY W/ OWNER
6. 36" CMU WALL AT FRONT YARD
7. 72" CMU WALL AT SIDE AND BACK YARDS
8. (N) SIDE GATE, VERIFY W/ OWNER
9. (E) SIDEWALK PLANTER
10. ALL PROPOSED LANDSCAPE SHALL MEET CITY OF LOS ANGELES FIRE DEPARTMENT REQUIREMENTS.

WATER CONSERVATION NOTES

- IN RECOGNITION OF WATER AS A LIMITED RESOURCE IN SOUTHERN CALIFORNIA, MEASURES WILL BE TAKEN TO REDUCE THIS PROJECTS DEMAND ON THE CITY OF BRADBURY AVAILABLE WATER SUPPLY:
1. THE IRRIGATION SYSTEM WILL BE AUTOMATIC AND INCORPORATE LOW VOLUME SPRAY EMITTERS AND CONVENTIONAL LOW ANGLE SPRAY HEADS. DRIP IRRIGATION SYSTEMS MAY BE EMPLOYED WHERE CONSIDERED TO BE EFFECTIVE AND FEASIBLE. IRRIGATION VALVES SHALL BE SEGREGATED TO ALLOW FOR THE SYSTEM'S OPERATION IN RESPONSE TO ORIENTATION AND EXPOSURE.
  2. TURF AREAS HAVE BEEN RESTRICTED TO AREAS OF HIGHLY VISIBLE STREETScape AMOUNTS OF USE AND ENJOYMENT BY THE COMMUNITY OR A CLUSTER OF UNITS. THE SPECIFIED TURF SHALL BE 'MARATHON' - A VARIETY IN WHICH HAS RELATIVELY LOW WATER AND MAINTENANCE REQUIREMENTS.
  3. PLANT MATERIAL SHALL BE SPECIFIED IN CONSIDERATION OF NORTH, SOUTH, EAST AND WEST EXPOSURES.
  4. SOIL SHALL BE PREPARED AND AMENDED TO PROVIDE HEALTHY PLANT GROWTH AND COVERAGE AND TO PROVIDE FOR MAXIMUM MOISTURE RETENTION AND PERCOLATION. PLANTER BEDS SHALL BE MULCHED TO RETAIN SOIL MOISTURE AND REDUCE EVAPOTRANSPIRATION FROM ROOT ZONES.
  5. AGRICULTURAL SUITABILITY SOILD TEST REQUIRED, AND SOIL AMENDMENTS MUST BE PER SOIL TEST RECOMMENDATIONS.
  6. ALL NON-LAWN LANDSCAPE AREAS MUST HAVE A 3" THICK LAYER OF MULCH.

EXTERIOR WALL LIGHTING

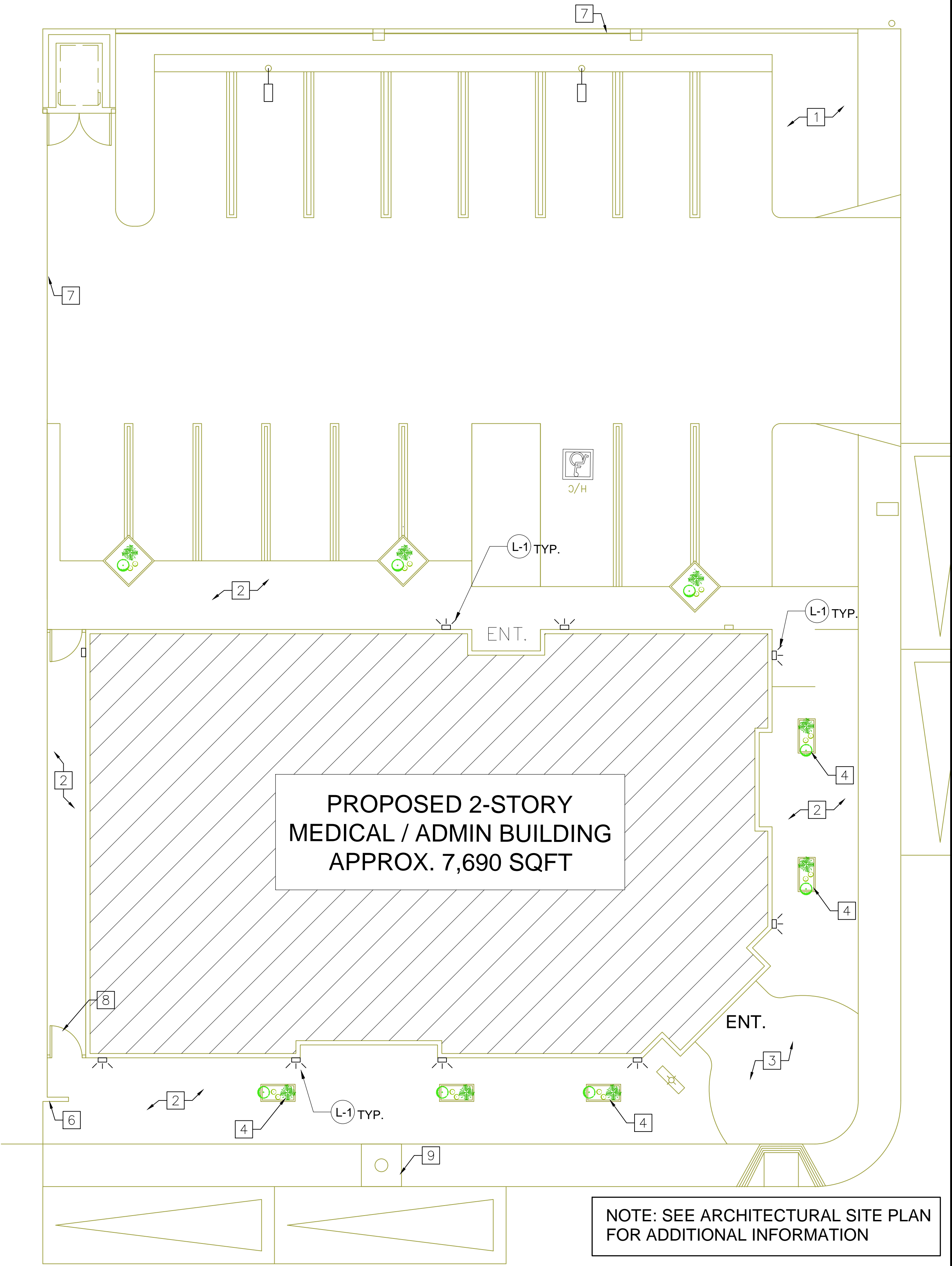
COMPANY : LAMP PLUS



Possini Euro Design Ellis Silver Outdoor Up and Downlight - Style # 2W553

- 11 3/4" high x 3 3/4" wide. Extends 6" from the wall. Weighs 3.3 lbs.
- Backplate is 4 3/4" wide. Rectangle from backplate to light is 4 1/4" high x 3" wide.
- Takes two maximum 60 watt standard base bulbs (incandescent, LED, or CFL). Bulbs not included.
- Modern outdoor garage or porch wall light from Possini Euro Design®.
- Light is directed up and down on the wall. Black finish. Tempered glass lens. Die-cast aluminum construction.
- Can be installed vertically or horizontally.
- Wet location outdoor rated.

L-1



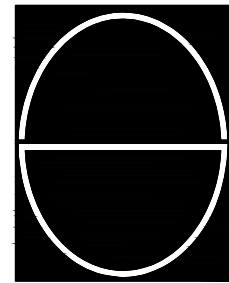
N. Maclay Ave

LANDSCAPE AND LIGHTING PLAN

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



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DWG. NO.		JOB NO.		DRAWING TITLE		NO.	DATE	ISSUED	
				LANDSCAPE AND LIGHTING PLAN					
L-1		JOB TITLE		PROPOSED 2-STORY OFFICE BUILD.		1	03/22/17	TO CITY	F/APPROVAL
				DR. ERIC BABAYAN		2	07/24/17	TO CLIENT	F/APPROVAL
				JOB ADDRESS					
				504 N. MACLAY ST. SAN FERNANDO CA. 91340					
REVISION NO.									