



THE CITY OF SAN FERNANDO

PLANNING AND PRESERVATION COMMISSION

REGULAR MEETING NOTICE AND AGENDA

APRIL 3, 2018 – 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

April 3, 2018

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) **Approval of the minutes of the Planning and Preservation Commission Special Meeting of January 17, 2018; and**

PLANNING AND PRESERVATION COMMISSION

Regular Meeting Notice and Agenda –April 3, 2018

- 2) Approval of the minutes of the Planning and Preservation Commission Meeting of March 6, 2018

CONTINUED BUSINESS

None

NEW BUSINESS

- 1) **SUBJECT:** Site Plan Review 2015-017 (SPR 2015-017), Conditional Use Permit 2016-001 (CUP 2016-001), and Variance 2016-001 (VAR 2016-001)

LOCATION: 925 Harding Avenue, San Fernando, CA 91340
(APN No. 2516-005-007)

APPLICANT: St. George Church, (Edgar Aramouni), 925 Harding Avenue, San Fernando, CA 91340

PROPOSAL: The proposal is a request to rehabilitate an existing 4,290 square foot sanctuary building for St. George Church by adding 355 square feet to the front entrance and to reconfigure the on-site restroom facilities and ADA ramps for the subject site at 925 Harding Avenue. In addition to the existing sanctuary building the subject site is improved with a 4,606 square foot single story fellowship hall, 66 on-site parking spaces and approximately 6,969 square feet of perimeter landscaping. The subject site is a through lot with street frontage along its easterly and westerly property lines facing Harding Avenue and Workman Avenue, respectively. The project would require the reaffirmation of a previously approved variance from City Code Section 106-822(b)(6) to allow for the construction of 355 square feet to the to the front of the existing church sanctuary without providing the required number of on-site parking spaces. Additionally, the project would require the reaffirmation of a previously approval conditional use permit for the continued operation of the existing church use in the R-1 (Single Family Residential) zone pursuant to City Code Section 106-353(1).

RECOMMENDATION: Staff recommends that the Planning and Preservation Commission Approve Resolution No. 2018-003 approving

PLANNING AND PRESERVATION COMMISSION

Regular Meeting Notice and Agenda –April 3, 2018

Site Plan Review 2015-017, Conditional Use Permit 2016-001, and Variance 2016-001 which amends and modifies the previously approved Site Plan Review 2003-001, Conditional Use Permit 1992-10 and Variance 2003-07, respectively, to allow for the construction of an approximate 355 square foot single story addition to the existing church sanctuary facility and to allow for the continued operation of a church use at 925 Harding Avenue, subject to the conditions of approval attached as “Exhibit A” to the resolution.

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.

STAFF COMMUNICATIONS

None

COMMISSIONER COMMENTS

ADJOURNMENT

May 1, 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: Date and time

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). 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. 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.



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

**DRAFT MINUTES OF THE
JANUARY 17, 2018 SPECIAL 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: <http://ci.san-fernando.ca.us/commissions-boards/#1477946968325-c2faf7a0-5a49>

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, and Commissioner Yvonne Mejia

ABSENT:

Commissioners Aida Montes and Jennifer Perez-Helliwell

ALSO PRESENT

Interim Community Development Director Jack Wong, City Attorney Richard Padilla, and Community Development Secretary Michelle De Santiago

APPROVAL OF AGENDA

Vice-chair A. Durham moved to approve the agenda of January 17, 2018, meeting. Seconded by Commissioner Y. Mejia, the motion carried with the following vote:

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

CONSENT CALENDAR

No Items

PLANNING AND PRESERVATION COMMISSION

Special Meeting Minutes –January 18, 2018

Page 2 of 6

UNFINISHED BUSINESS

None

PUBLIC HEARING

Variance 2017-004 (VAR 2017-004) and Site Plan Review 2017-008 (SPR 2017-008) – 504 N. Maclay Avenue, San Fernando, CA 91340 – Shiv Talwar for Design Concept – The project consists of a request for a reduction in setback and landscape requirements in conjunction with the demolition of an existing 2,204 square foot one-story structure and construction of a new 3,370 square foot one-story medical office building. The subject site consists of one 90.48' x 125' lot, total 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.

STAFF PRESENTATION

Jack Wong gave a brief staff presentation recommending 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”.

PUBLIC COMMENT

Shiv Talwar stated that he has modified his proposal based on the recommendations from the Planning and Preservation Commission from the previous meeting. He stated that the only request before the commission is for the landscape and the setback requirements. He indicated that he would like receive approval in order to initiate movement on the project.

COMMISSION DISCUSSION

Y. Mejia asked that staff provide minutes from the previous meeting when a project is continued, since she was not present at the previous meeting, she indicated that it will assist will making a decision on how to vote on the project and the items that were discussed.

T. Haupt asked if the planters would have irrigation for water conservation.

Subsequent to discussion, Vice-chair A. Durham moved to approve Variance 2017-004 and Site Plan Review 2017-008 pursuant to Planning and Preservation Commission Resolution 2017-007 and the Conditions of Approval. Seconded by Commissioner Y. Mejia, the motion carried with the following vote:

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

PLANNING AND PRESERVATION COMMISSION

Special Meeting Minutes –January 18, 2018

Page 3 of 6

PUBLIC HEARING

Tentative Parcel Map No. 74153 (TPM 74153), Variance 2017-001 (VAR 2017-001), and Site Plan Review 2015-020 (SPR 2015-020) – 927 Seventh Street, San Fernando, Ca - Julio Martinez – The project consists of a request for the approval of a tentative parcel map to subdivide a 15,800 square foot property into three lots as follows: parcel 1 will consist of approximately 4,783 square feet and Parcel 2 and Parcel 3 will consist of approximately 4,452 square feet each. Each lot will include a two-story 2,200 square foot single-family detached residential unit with an attached two-car garage to the rear of the lot with driveway access from the alley. The project site is currently improved with a single-family residence that will be demolished to accommodate the proposed new development. The project site consists of a 79' x 200' lot and is located at the corner of Seventh Street and Macneil Street within the Low Density Residential General Plan Land Use designation and single-family (R-1) Zone. The applicant is requesting approval of a variance to allow for deviation from development standards, including minimum lot area and minimum lot depth requirement.

STAFF PRESENTATION

Jack Wong recommended that the Planning and Preservation Commission open the public hearing to allow any audience member an opportunity to speak for or against the project proposal to be included on record and subsequent to public testimony continue the public hearing to the regularly scheduled Planning and Preservation Commission meeting of May 1, 2018, to allow additional time for staff to work with the applicant on some pending items.

PUBLIC COMMENT

Laura Herrejon – 928 Seventh Street, San Fernando, CA – Ms. Herrejon stated that she has been a resident of San Fernando for 14 years who resides directly across the street from the proposed site. She stated that she is not against Single Family Residential properties being created but is more concerned with how they will be used. She indicated that the location in its current state is being used as a halfway home and she stated that she is a strong believer in second chances but doesn't want to see this type of activity in her neighborhood. She stated that the neighborhood is already experiencing traffic and lack of parking with the recently built apartment building. She asked that the commission consider her comments because she doesn't plan on selling her home anytime soon.

Peter Rodriguez – 916 Seventh Street, San Fernando, CA – Mr. Rodriguez stated that he is present tonight to support his neighbors speaking against the project. He stated that he is for new development but that three homes may create additional congestion to the neighborhood. He stated that the commission should recommend that the applicant consider two single family residential developments.

PLANNING AND PRESERVATION COMMISSION

Special Meeting Minutes –January 18, 2018

Page 4 of 6

Terry Telphy – 1117 Library Street, San Fernando, CA – Mr. Telphy asked for clarification with regards to the previous proposal on Maclay Avenue and if the demolition would affect his property which is directly adjacent to the property.

T. Haupt indicated that he should have spoken at the public hearing for the previous case but that he would allow the question and confirmed that the demolition and construction will not affect the properties along Library Street.

Rodolfo Salinas – 1035 N. Macneil Street, San Fernando, CA - (Mr. Salinas wrote a statement that was included as part of the packet (Attachment No. 1)) – Mr. Salinas stated that he has been a resident for the past 35 years and he stated he chose to come to San Fernando. He asked that the Commission help in maintaining the neighborhood with single family residential properties. He stated that he doesn't agree that the commission is going to allow the proposal to take place for the financial benefit of the applicant. He indicated that the single family residential properties should have adequate parking and front yards.

Rudy Salinas – 926 Seventh Street, San Fernando, CA - Mr. Salinas voiced his opposition to the Variance. He stated that San Fernando should be attempting to maintain the small town identity and not allow development to take place that does not meet the minimum requirements for a single family residential zoned property.

Julio Martinez - 927 Seventh Street, San Fernando, CA – Mr. Martinez (the applicant) stated that he grew up in San Fernando and has invested in the City because of the sense of community that the City provides. Mr. Martinez indicated that his proposal has been in review with the city for approximately two years. He stated that his intention is to subdivide the land and build single family residential properties to be sold at fair market value which based on the market analysis that was done recently is somewhere between \$550,000 - \$600,000. He stated that he has heard the concerns of the neighbors but they need to know that he is not here to hurt the city nor to over populate the neighborhood.

Sonia Mariscal – 914 N. Brand Blvd., San Fernando, CA – (Ms. Mariscal wrote an e-mail that was given to the Commission prior to the start of the meeting.) Ms. Mariscal stated that she submitted the written statement since she didn't think she was going to arrive in time however she voiced her opposition to the new development. She indicated that she doesn't have any issues with how the property is currently operating. She indicated that single family residential properties usually have up to five cars per location.

Ciro Slgala – 1018 N. Macneil Street, San Fernando, CA - Mr. Slgala stated that he has been a city resident for 35 years and that he came here from Chicago. He informed the commission that he has approximately 10 more years to pay off his home. He stated that he is concerned with the traffic that this development will bring to the neighborhood. Additionally, he expressed concern with the two-story development and how that will obstruct the natural light to his property.

PLANNING AND PRESERVATION COMMISSION

Special Meeting Minutes –January 18, 2018

Page 5 of 6

COMMISSION COMMENTS

T. Haupt asked staff if there are any plans or conceptual drawing that the commission can see with regards to the proposal.

J. Wong indicated that nothing is being presented since the recommendation is to continue the item.

Subsequent to discussion, Commissioner Y. Mejia moved to continue consideration of Tentative Parcel Map No. 74153, Variance 2017-004, and Site Plan Review 205-020 to the regularly scheduled Planning and Preservation Commission meeting of May 1, 2018. Seconded by Vice-chair A. Durham, the motion carried with the following vote:

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

PUBLIC HEARING:

Consideration to Recommend approval of the Park & Recreation Master Plan to the City Council – City of San Fernando Department of Recreation & Community Services

STAFF PRESENTATION

Recreation Supervisor Maribel Perez gave the staff presentation with an overview of the plan in a power point presentation created by the consultant, recommending that the Planning and Preservation Commission recommend to the City Council approval of the Park & Recreation Master Plan.

PUBLIC COMMENT

None

COMMISSIONER COMMENT

T. Haupt stated that he would have liked to have received the Master Plan in the packet to review and follow along.

After brief discussion, Chairperson T. Haupt moved to recommend approval to the City Council of the Park & Recreation Master Plan. Seconded by Commissioner Y. Mejia, the motion carried with the following vote:

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

Maribel introduced the new Parks and Recreation Supervisor Julian Venegas.

PLANNING AND PRESERVATION COMMISSION

Special Meeting Minutes –January 18, 2018

Page 6 of 6

STAFF COMMUNICATIONS

J. Wong informed the commission about the 3 or more unit Moratorium and that it will be lapsing tonight and starting on January 18, 2018 the City will be accepting and processing applications for any proposal of 3 units or more. Additionally, he stated that the appeal period for adoption of the SP-5 Corridor Specific Plan is scheduled to lapse and be in full effect on January 19, 2018. He also informed the Commission of the offer and acceptance of the Community Development Director position by Timothy Hou.

COMMISSION COMMENTS

None

PUBLIC STATEMENTS

None

ADJOURNMENT

Chairperson T. Haupt moved to adjourn to the February 6, 2018 regular meeting date. Seconded by Vice-chair A. Durham, the motion carried with the following vote:

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

7:50 P.M.

Jack Wong

Interim Planning Commission Secretary



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

**DRAFT MINUTES OF THE
MARCH 6, 2018 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: <http://ci.san-fernando.ca.us/commissions-boards/#1477946968325-c2faf7a0-5a49>

CALL TO ORDER

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

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

City Attorney Richard Padilla, Community Development Director Timothy Hou, and Community Development Secretary Michelle De Santiago

APPROVAL OF AGENDA

Vice Chair A. Durham moved to approve the agenda of March 6, 2018. Seconded by Commissioner Y. Mejia, the motion carried with the following vote:

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

PLANNING AND PRESERVATION COMMISSION

Regular Meeting Minutes –March 6, 2018

Page 2 of 5

REORGANIZATION

Calls for Nomination of Chairperson:

A. Durham nominated Theale Haupt for Chairperson of the Planning and Preservation Commission. Seconded by Commissioner Y. Mejia.

No more nominations, the vote carried with the following vote:

AYES: A. Durham, Y. Mejia, A. Montes, and T. Haupt
ABSENT: J. Perez-Helliwell

Calls for Nomination of Vice-chair:

T. Haupt nominated Alvin Durham for Vice-chair of the Planning and Preservation Commission. Seconded by Commissioner Y. Mejia.

No more nominations, the vote carried with the following vote:

AYES: T. Haupt, Y. Mejia, A. Montes, and A. Durham
ABESENT: J. Perez-Helliwell

CONSENT CALENDAR

Vice-Chair A. Durham moved to approve the minutes of the October 24th 2017 and December 12th, 2017, Planning and Preservation Commission Meetings. Seconded by Y. Mejia, the motion carried with the following vote:

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

UNFINISHED BUSINESS

None

PUBLIC HEARING

Request for Determination of Public Convenience or Necessity – 911 San Fernando Road, San Fernando, CA 91340 – Lee Rabun, CLR Enterprises, Inc. c/o The Truman House Tavern, Inc. - The proposed “Project” is a request for a determination of public convenience or necessity in connection with the issuance of a license for the sale of alcoholic beverages by the State of California Department of Alcoholic Beverage Control (ABC) at 911 San Fernando Road. Per City Code Section 106-180, whenever a request for a Determination of Public Convenience or necessity is submitted to the City, the Planning and Preservation Commission shall make that determination and consider a prescribed set of criteria.

PLANNING AND PRESERVATION COMMISSION

Regular Meeting Minutes –March 6, 2018

Page 3 of 5

STAFF PRESENTATION

Community Development Director Timothy Hou gave the staff presentation recommending that the Planning and Preservation Commission approve Resolution No. 2018-001 making the Determination of Public Convenience or necessity in connection with the issuance of a license by the Department of Alcoholic Beverage Control for the sale of alcoholic beverages at 911 San Fernando Road.

PUBLIC COMMENT

Tom Ross – Tekwerks spoke in favor of the project, asked if there was a way to streamline the process to promote a new business.

Adriana Gomez – Ms. Gomez asked about the recently approved SP-5 zone and the changes to the previously required Conditional Use Permit for sale of alcohol. She stated that the need to come before the Commission for a Determination of Public Convenience or Necessity is taking just as long as the CUP process and she doesn't see how this process is supposed to be faster.

R. Padilla indicated that even though the CUP process was eliminated ABC is still required to have someone identify the need and according to the City Code it currently identifies the authorizing party as the Commission. He indicated that the commission could ask the Council to rewrite the code to have this process be handled at an administrative level which can be reviewed by the Community Development Director or simply ignore the request from ABC which becomes an automatic approval after 90 days.

COMMISSION DISCUSSION

A. Durham stated that it's difficult to get a sense of the numbers when they include all of the licenses.

A. Montes stated that she likes the idea of approval or denial at the administrative level.

T. Haupt stated that he would like to know what application are being considered and maybe it could be included as part of the Consent Calendar on the Commission agendas.

R. Padilla stated that is can be approved administratively and it may be appealed at which point the City Council would consider it for a final decision.

T. Haupt stated that more discussion on this process needs to be had.

M. De Santiago indicated that she would provide the Commission with the City Code on the approval process in its current state.

Subsequent to discussion, Commissioner Y. Mejia moved to approve Planning and Preservation Commission Resolution 2018-001 making the determination of Public Convenience or Necessity in connection with the issuance of a license by the Department of Alcoholic Beverage Control

PLANNING AND PRESERVATION COMMISSION

Regular Meeting Minutes –March 6, 2018

Page 4 of 5

for the sale of alcoholic beverages at 911 San Fernando Road. Seconded by Vice-chair A. Durham, the motion carried with the following vote:

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

PUBLIC HEARING

Zone Text amendment 2018-001 (ZTA 2018-001) – City of San Fernando, Citywide affecting all R-1 Single Family Residential Zones – Consideration of Zone Text Amendment 2018-001 recommending to the City Council Amending Section 106-6 (Definitions) of Article 1 (In General) of Chapter 106 (Zoning) to provide added clarification regarding the methodology for calculating lot area within R-1 residential zones.

STAFF PRESENTATION

Community Development Director Timothy Hou gave the staff presentation recommending that the Planning and Preservation Commission approve Resolution No. 2018-002 recommending approval of an Ordinance of the City Council of the City of San Fernando California that would amend Section 106-6 to state the following:

- a. Minimum lot size in the R-1 Single Family Residential Zone shall be 7,500 square feet; and
- b. Notwithstanding the definition of the term “lot area” as set forth under Section 106-6 (Definition) of Article 1 (In General) of Chapter 106 (Zoning) of the San Fernando municipal Code, in computing the size of a lot in the R-1 Single Family Residential zone, that portion of the width of all abutting street, alleys and/or highways which would revert to the lot if the street, highway were vacated may be assumed to be a portion to the lot. The methodology for computing lot area as set forth in the preceding sentence shall not be approval for purposes of any application or request to establish an accessory dwelling unit within the meaning of Section 106-359 (Regulation of Accessory Dwelling Units) of Division 2 (R-1 Single Family Residential Zone) of Article III (Zones) of Chapter 106 (Zoning) of the San Fernando Municipal Code.

PUBLIC COMMENT

None

COMMISSION DISCUSSION

T. Haupt asked what triggered this amendment.

T. Hou indicated that various local agencies are using this methodology to calculate lot sizes. This is something that was looked at closely with a recent sub-division proposal.

PLANNING AND PRESERVATION COMMISSION

Regular Meeting Minutes –March 6, 2018

Page 5 of 5

T. Haupt asked if this will help or hinder the recent proposal.

T. Hou indicated that this will work in favor of the proposal.

Subsequent to discussion, Vice-Chair A. Durham moved to approve Planning and Preservation Commission Resolution 2018-002 recommending that the City Council approve Zone Text Amendment 2018-001, amending Section 106-6 (Definitions) of Article I (In General) of Chapter 106 (Zoning) of the San Fernando Municipal Code to provide added clarification regarding the methodology for calculating lot area within the R-1 residential zone. Seconded by Commissioner Y. Mejia, the motion carried with the following vote:

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

STAFF COMMUNICATIONS

None

COMMISSION COMMENTS

None

PUBLIC STATEMENTS

None

ADJOURNMENT

Vice-chair A. Durham, moved to adjourn to April 3, 2018. Second by Commissioner A. Montes, the motion carried with the following vote:

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

7:27 P.M.

Timothy T. Hou
Planning Commission Secretary



MEETING DATE: April 3, 2018

COMMISSION CONSIDERATION:

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 Planning and Preservation Commission Resolution No. 2018-003 approving Site Plan Review 2015-017, Conditional Use Permit 2016-001, and Variance 2016-001 which amends and modifies the previously approved Site Plan Review 2003-001, Conditional Use Permit 1992-10, and Variance 2003-07, respectively, to allow for the construction of an approximate 355 square foot single story addition to the existing church sanctuary facility and to allow for the continued operation of a church use at 925 Harding Avenue , subject to the conditions of approval attached as “Exhibit A” to the resolution”...(Roll Call Vote)

b. To Deny:

“I move to deny Site Plan Review 2015-017, Conditional Use Permit 2016-001, and Variance 2016-001, based on the following...” (Roll Call Vote)

c. To Continue:

“I move to continue Site Plan Review 2016-017, Conditional Use Permit 2016-001, and Variance 2016-001, to the following date...” (Roll Call Vote)

Moved:_____

Seconded:_____

Roll Call:_____

ITEM 1:

**SITE PLAN REVIEW 2015-017 (SPR 2015-017)
CONDITIONAL USE PERMIT 2016-001 (CUP 2016-001)
AND VARIANCE 2016-001 (VAR 2016-001)**



AGENDA REPORT

To: Planning and Preservation Commission Chairperson Haupt and Commissioners

From: Timothy Hou, Director of Community Development

Date: April 3, 2018

Subject: **Site Plan Review 2015-017, Conditional Use Permit 2016-001, and Variance 2016-001**
925 Harding Avenue, San Fernando, CA 91340
Los Angeles County Assessor Parcel No.: 2516-005-007

Proposal: The proposal is a request to rehabilitate an existing 4,290 square foot sanctuary building for St. George Church by adding 355 square feet to the front entrance and to reconfigure the on-site restroom facilities and ADA ramps for the subject site at 925 Harding Avenue. In addition to the existing sanctuary building the subject site is improved with a 4,606 square foot single story fellowship hall, 66 on-site parking spaces and approximately 6,969 square feet of perimeter landscaping. The subject site is a through lot with street frontage along its easterly and westerly property lines facing Harding Avenue and Workman Avenue, respectively. The project would require the reaffirmation of a previously approved variance from City Code Section 106-822(b)(6) to allow for the construction of 355 square feet to the front of the existing church sanctuary without providing the required number of on-site parking spaces. Additionally, the project would require the reaffirmation of a previously approved conditional use permit for the continued operation of the existing church use in the R-1 (Single Family Residential) zone pursuant to City Code Section 106-353(1).

Applicant: St. George Church, c/o Edgar Aramouni, 925 Harding Avenue, San Fernando, CA 91340.

RECOMMENDATION:

Staff recommends that, subsequent to the presentation and consideration of any public comment, the Planning and Preservation Commission approve Resolution No. 2018-003 (Attachment No. 1) approving Site Plan Review 2015-017, Conditional Use Permit 2016-001, and Variance 2016-001 which amends and modifies previously approved Site Plan Review 2003-01, Conditional Use Permit 2003-02 and Variance 2003-07, respectively, to allow for the construction of an approximately 355 square foot single story addition to the existing church sanctuary facility and to allow for the continued operation of a church use at 925 Harding Avenue, subject to the conditions of approval attached as "Exhibit A" to the resolution.

PROJECT OVERVIEW:

The proposed project is a request to add 355 square feet to the front of the existing church sanctuary building (Attachment No. 2). This new addition would be constructed west of the remaining approximate 4,290 square feet building used as the church sanctuary. The site contains 66 on-site parking spaces and approximately 6,969 square feet of perimeter landscaping. The purpose of the additional square footage to the front entrance to the church sanctuary is to upgrade accessibility to the sanctuary building including disabled access (ADA) restrooms facilities, and improve the overall design of the building to match the fellowship hall. Pursuant to San Fernando Municipal Code Section 106-353(1), the operation and expansion of a church-type use requires Planning Commission review and approval.

City Code Section 106-822(b) (6) requires one parking space for each seven fixed seats (or 10½ linear feet of fixed pew or bench) in the largest assembly room. The addition will extend the existing front entrance to the church sanctuary building within the largest assembly area but add no fixed seating. City Code Section 106-822(c) (7) requires one parking space for every 300 square feet of gross floor area used for office, kitchen, storage, and restrooms. The interior improvements of the existing restrooms will increase the gross floor area of the restrooms by 10 square feet and will not require additional parking spaces. The existing development currently operates the site as a church use with a sanctuary and fellowship hall totaling approximately 7,910 square feet with the 66 on-site parking spaces.

The current on-site parking has been legally developed, but does not meet current City parking requirements and is therefore, identified as having a legal non-conforming parking entitlement. The approved proposal for construction of the fellowship hall in 2003 with additional building square footage was deemed to be an expansion of the existing use and therefore, necessitated a variance from the city parking standards to allow for the construction with 66 on-site parking spaces instead of the required 196 parking spaces, pursuant to City Code Section 106-822 and Resolution 2003-019 (Attachment No. 3).

Existing Conditions:

1. **Location:** The project site at 925 Harding Avenue is a through lot with street frontage along its easterly and westerly property lines facing Harding Avenue and Workman Avenue, respectively (Attachment No. 4). Similarly zoned R-1 (Single Family Residential) lots are located along the project site's northerly and southerly property lines. Also, R-1 (Single Family Residential) zoned lots are located across Workman Street to the west and Harding Avenue to the east (Attachment No. 5).
2. **Lot Size:** The project site is a rectangular-shaped lot (157 feet wide by 284.94 feet deep) located in the R-1 (Single Family Residential) zone, with an area totaling approximately 44,967 square feet (1.03 acres).

3. Zoning and General Plan Designation: The property's zoning of R-1 (Single Family Residential) is consistent with its General Plan Land Use Designation of Low Density Residential (LDR).
4. Environmental Review: Staff has conducted the appropriate environmental analysis in compliance with the requirements of the California Environmental Quality Act (CEQA). Based on that assessment, the project has been determined to be categorically exempt from further environmental review documentation under Categorical Exemption Class 32 (In-fill Development Projects) of the City's adopted Local CEQA Guidelines.

The subject site is currently operated as a church use that includes two single-story structures: a fellowship hall and a church sanctuary. The First Church of Christ originally constructed the sanctuary building in 1949 and the fellowship hall was built in 1957. On January 20, 2003, the Planning and Preservation Commission approved Conditional Use Permit 2003-02, allowing Saint George Syrian Orthodox Church to operate a church use at the subject site. In addition, Conditional Use Permit 2003-02 granted a modification of the existing Conditional Use Permit 1992-10 for the construction of the fellowship hall (Attachment No. 6). The applicant also received approval for Variance 2003-007 to deviate from San Fernando Municipal Code Sections 106-822(b) (6) and 106-822(c) (7), allowing for the construction of an approximate 4,606 square feet single story building that would be used for public assemblies without providing the total number of on-site parking spaces required per current standards for hall and the existing church combined (i.e., 196 on-site parking stalls).

The approval entitled the applicant to continue operation of the subject site as a church without requiring additional on-site parking spaces. Therefore, the conditional use permit acknowledged that the existing parking facilities including 66 parking spaces were legally established, even though the current facilities do not comply with the current parking requirements for the existing combined square footage of the fellowship hall and sanctuary building.

Also, the project site includes approximately 6,969 square feet of existing landscape areas. The proposed addition to the front of the existing church sanctuary will require for two palm trees and a small area of landscape planter with shrubs to be relocated within the front existing landscape area.

ANALYSIS:

Parking

The existing parking includes 66 on-site parking spaces. The parking facility provides for 44 standard parking spaces, 19 compact parking spaces, and 3 handicap parking spaces. Pursuant to City Code Sections 106-822(b)(6) and 106-822(c)(7), the total existing building floor area of

approximately 8,896 square feet, includes the existing hall and the church, requires 196 on-site parking spaces.

The previous project required approval of a parking variance from City Code Sections 106-822(b) (6) and 106-822(c) (7). The increase of approximately 986 square feet of floor area from the original fellowship hall (built in 1957) to the building built in 2003 is due to the larger size of the restroom, kitchen and office facilities in the new hall as compared to the original hall. The applicant had identified these facilities as being inadequate within the original building. The square footage provided for assembly area within the new hall (built in 2003) was only 70 square feet more than the assembly area square footage in the original hall. The increase in assembly area square footage of 70 square feet was addressed by the increase in the number of on-site parking spaces from 64 to 66. Therefore, it was staff's assessment under Variance 2003-007 that the assembly use of new fellowship hall would be maintained at a level comparable to that of the original hall.

Per Conditional Use Permit 2003-02, staff had determined that the church building and the fellowship hall shall not be used for concurrent public assembly functions. The purpose of restricting public assembly uses to only one building at any one time was to prevent overlap of uses that created on-site and off-site parking demand issues and would limit the demand for off-site parking along either Workman Street or Harding Avenue.

Aesthetics and Building Heights

The existing church sanctuary building is a single story structure with a peak height of 21 feet and 4 inches that includes sloped, pitched, gable type roof. The roof on the front portion of the building is flat with built-up roofing materials and small parapet. The visible roof material is cement tile roof in a light tan color. The proposed exterior building façade includes an exterior stucco finish, ¾ inch wide aluminum reveals, covered arches along all front elevations, multiple arched windows on all front and side building elevations, decorative accent lighting, a tile band that wraps around the front and side elevations (Attachment No. 7). The primary entry way is emphasized by a steep tower with pitched roof on each side.

The existing building height to the top of the existing gable roof pitch is approximately 21 feet, and will remain. The proposed front elevation will include a façade wall to a height of 28 feet and 5 inches. The height and mass of this façade wall is allowable under the City's development standards.

Conditional Use Permit (CUP) Criteria

As the name implies, a CUP allows a city the ability to consider specified uses that might not otherwise be allowed as a permitted use, provided the landowner or business owner meets certain conditions. In this respect, the state zoning law is silent on establishing any criteria for

issuing or denying a CUP. That is left up to local ordinance. As a result, design criteria of the project plays a major role in the decision making process.

The basic goal of the conditional use permit is to allow the full range of land uses required for a community to function, while still giving the community some control over individual situations that could cause conflict. Although usually dealing with the operating conditions of a business, rather than its underlying land use, CUPs are important to California land use planning because it allows the Planning Commission to review the potential impacts associated with the discretionary review of the proposed development.

A conditional use permit is subject to discretionary review by the Planning Commission. Discretionary review is a process that permits the Planning Commission to review individual cases for proposed uses of the land and either attach conditions or deny approval. Conditions imposed on the applicant through the discretionary review process may call for anything reasonably related to the project.

Approval of a conditional use permit is based on the Planning Commission's ability to be reasonably satisfied with the project and satisfied that it possesses certain characteristics that are identified in the form of ten findings of fact. All findings must be justified and upheld in the affirmative for approval of the conditional use permit; only one finding requires a negative response to uphold a denial.

Staff believes that the findings for approval of the conditional use permit can be made in this instance based on the aforementioned discussion, and as explained below.

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

The continued operation of a church use at the subject site within the R-1 (Single Family Residential) zone is a conditionally permitted use, pursuant to City Code Section 106-353(1). The project site has been operated as a church use since the sanctuary building was constructed in 1949 and the current project applicant has operated under a previously approved conditional use permit since 1992. Therefore, the proposed addition to the existing church sanctuary with the existing landscaping areas and parking area improvements are consistent with the zoning requirements for a church use of an R-1 (Single Family Residential) zoned property.

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

The proposed physical upgrades of the site including the addition to the existing church sanctuary and re-landscaping within the front yard areas, existing driveway approaches,

and improved parking facility at the rear and westerly portion of the project site are compatible with the surrounding residential neighborhood. Approval of the existing fellowship hall includes conditions limiting use of the site, at any one time, to either one of the two existing buildings, but not both simultaneously. The use limitation will addresses on-site parking capacity and reduces the need for off-site parking by visitors to the project site. Also, the hours of operation shall be consistent with current church services and the operation of fellowship hall and sanctuary building shall comply with the noise requirements for residential zoned properties as identified in San Fernando Municipal Code Chapter 34, Article II: Noise.

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

The subject site is an approximate 44,967 square feet land that includes the existing fellowship hall and sanctuary building, which have been used as a church use for more than 50 years. The proposed continued operation of the site that includes the construction of the new addition of 355 square feet to the church sanctuary building is consistent with the existing pattern of development on the project site and the proposed parking design. Also the existing location of the fellowship and church sanctuary building will continue to maintain the 24 feet wide vehicle lane for emergency access from either Workman Street or Harding Avenue. Fire safety of the project site will continue requiring a fire alarm and fire sprinkler system approved by the City of Los Angeles Fire Department.

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

The proposed development of a new addition to the sanctuary building at the subject property is consistent with the continued operation of the project site as a church since the existing sanctuary building was first constructed in 1949. The proposed physical upgrades to the front façade of the church sanctuary building would further support continued operation of a church use at the project site with an overall design that is compatible with the adjoining residential land uses and maintain the emergency access to the project site.

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

The project site is currently zoned R-1 (Single Family Residential) and the General Plan Land Use Designation is Low Density Residential. The continued operation of the project site as a church use is consistent with the future land use pattern of the site and surrounding neighborhood as a low density residential development. Also, the proposed landscaping and architectural improvements, subject to the recommended conditions of approval, will provide for significant physical upgrades to the project site

that are more compatible with the residential character of the surrounding neighborhood.

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

The existing use will be adequately served by existing water, sanitation and public utilities that were previously developed for the existing fellowship hall and sanctuary building. Also, any utility upgrades required as part of the proposed construction of a new approximate 355 square feet addition to the sanctuary building and landscaping improvements will be developed in compliance with the requirements of the City Public Works Department (Attachment No. 8). Also, the existing parking facility developed in compliance with the City's adopted Standard Urban Stormwater Mitigation Plan (SUSMP) will be maintained in order to address storm water runoff discharge from the existing non-permeable surfaces associated with the proposed addition of the church sanctuary building.

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

The proposed addition to the church sanctuary building will not impede or obstruct the existing 24 feet wide vehicle lane traversing the project site from Harding Avenue to Workman Street along the site's southerly property line. The vehicle lane will continue to provide access for public and emergency access to the subject property. Also, all three existing driveway approaches provided for ingress and egress to subject site will continue to maintain on-site traffic circulation and the safety of pedestrian traffic traveling on the adjacent public sidewalks along Harding Avenue and Workman Street.

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

The proposed addition to the existing sanctuary building will facilitate accessible use and disabled facilities for the church with a similar intensity of use as that which has existed at the site for approximately 50 years.

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

The continued use of the subject site as a church facility in conjunction with the previous physical upgrades of the fellowship building and parking facility are consistent with the Land Use Element's purpose of "establishing a pattern for compatible land uses to reflect existing conditions and to guide future development". There are similar

church uses in the immediate vicinity of the project site and the proposed improvements would provide for a similar intensity of use as currently exists at the subject property.

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

The approval of a conditional use permit for the continued operation of the church use at the subject property will not be detrimental to the public interest, health, safety, convenience or welfare in that use of the sanctuary building and fellowship hall are for church services consistent with the current operation of the site. The physical upgrades of the site are intended to continue to provide for the contemporary building type that is visually appealing and provides ADA compliant restrooms.

Staff recommends that the project comply with all existing Conditions of Approval previously approved as part of the Planning and Preservation Commission's approval of Site Plan Review 2003-01, Conditional Use Permit 2003-02, Variance 2003-07, as well as Conditional Use Permit 1992-10. In addition, staff recommends the following additional conditions:

- Two (2) new trees, size 36" box or larger, shall be planted onsite to replace the two mature trees removed for the additional proposed construction to the sanctuary building.
- The proposed light grey background color of the building with white trim accents paint scheme of the building shall be incorporated into the remaining sanctuary building in order to maintain visual design consistency.
- In order to address night time safety and security, light fixtures shall be located along all four building elevations.

It is staff's assessment that with implementation of the recommendations noted above, the proposed addition to the sanctuary building will visually upgrade the physical appearance of the project site, enhance disabled access to the church facility, and maintain compatibility with the surrounding residential neighborhood.

Variance Criteria

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

base their decision of approval on five principals that must be applied in the consideration of an application for a variance.

- There must be circumstances surrounding the applicant's situation, limited to the physical conditions of the property, which are unique in that other property in the area does not have the same conditions. The unique circumstances must cause hardship to the property owner to justify the authorization of a variance.
- A variance may not, however, be granted if it will adversely affect the interest of the public or the interests of other residents and property owners within the vicinity of the premises in questions.
- A variance must be consistent with the objectives of the general plan and the zoning ordinance.
- The mere existence of a peculiar situation that will result in unnecessary hardship to the applicant if the ordinance is enforced does not necessarily require granting of a variance.

A variance is subject to discretionary review by the Planning and Preservation Commission, which permits the Commission to review individual cases for proposed uses of the land and either attach conditions or deny approval. Conditions imposed on the applicant through the discretionary review process may call for anything reasonably related to the project. These principals are applied in the form of seven findings, which the Planning and Preservation Commission must meet in making their decision. All findings must be justified and upheld in the affirmative for approval of the Variance. Only one finding requires a negative response to uphold a denial.

Staff believes that the findings for approval of the variance can 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:**

Although the current code standards would require 196 on-site parking spaces for the existing facilities on the site, the existing church sanctuary use has functioned for many years on the site with a total of only 66 parking spaces. The proposed addition to the church sanctuary would be functionally similar to the existing use of the property. The site cannot physically accommodate an increase in on-site parking while maintaining the existing use and building functions on the site. Thus a variance in conjunction with the imposed use limitation on the facility is warranted in order to allow continuation of the use in a manner consistent with how it has operated in the past. Literal enforcement of

the parking requirement would be a hardship in that it would preclude the continuation of an existing use at a level similar to its current and past use of the site.

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

The granting of the variance for on-site parking to allow for the proposed addition to the church sanctuary, landscaping and parking area improvements would allow for continued use of the site for church service uses, while physically upgrading the project site in a manner that is compatible with residential type land uses permitted under the City's zoning ordinance and general plan land use designation. The proposed development would also provide for the required traffic lanes for vehicle ingress and egress that would not be detrimental or injurious to the property and are in keeping the pattern of improvements sought for non-residential land uses that are allowed within the R-1 (Single Family Residential) zone.

- **The granting of such variance will not be contrary to or in conflict with the general purposes and intent of this Chapter, nor to the goals and programs of the General Plan:**

The construction of a new addition to the church sanctuary and continued operation of a church use on an R-1 (Single Family Residential) zoned lot are conditionally permitted uses that are consistent with the pattern of development possible on land designated for low density residential land uses allowed under the City's General Plan and is in keeping with the mixture of residential and church uses located in the immediate vicinity of the subject property.

The proposed addition is in keeping with the General Plan's purpose to "establish a pattern for compatible land uses to reflect existing conditions and to guide future development" by allowing for private investment to be undertaken by the applicant in the form of new construction, landscaping, and maintain the existing parking area in order to improve the physical appearance of the site and the adjoining public right of way, and on-site vehicle circulation. The project encourages private investment within a predominantly residential area, while retaining the ability of the project applicant to continue the church use of the site in a manner that is compatible with the residential character of the neighborhood and does not infringe upon the adjoining property owners' and residents' use and enjoyment of their property.

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

The proposed addition to the sanctuary building and improved physical amenities without providing the required number of parking spaces is intended to maintain on-site vehicle circulation, enhance disabled facilities and accessibility, and produce an overall design of the site that is consistent with the purpose and intent of the R-1 (Single Family Residential) zone.

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

The approximate 157 feet wide by 285 feet deep lot is suitable to accommodate the existing non-residential development in that the addition to the sanctuary building of approximate 355 square feet and the fellowship hall, which adds no additional pew seating, will not significantly impact current on-site and off-site parking demand.

- **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 sanctuary building and new addition will be adequately served by existing water, sanitation and public utilities that were previously developed for the fellowship hall and sanctuary building. Also, any utility upgrades required as part of the proposed construction of a new approximate 355 square feet to the sanctuary building and landscaping will be developed in compliance with the requirements of the City Public Works Department. Also, the proposed parking shall be developed in compliance with the City's adopted Standard Urban Storm water Mitigation Plan (SUSMP) in order to address storm water runoff discharge from the existing non-permeable surfaces associated with the proposed development of the project site.

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

The proposed addition to the existing sanctuary building and the existing 24 feet wide vehicle lane traversing the project site from Harding Avenue to Workman Street along the site's southerly property line will continue to provide public and emergency access to the subject property. Also, existing driveway approaches provide ingress and egress to the subject site for emergency access, also each driveway approach provides for on-site traffic circulation and the safety of pedestrians traffic traveling on the adjacent public sidewalks along Harding Avenue and Workman Street.

CONCLUSION:

In light of the analysis, it is staff's assessment that the proposed construction of an approximate 355 square feet addition to the church sanctuary building would enhance the existing

conditions of the project site via a façade improvement and enhanced disabled facilities and accessibility. The proposed limitation on simultaneous use of the two facilities would preclude an intensification of the use of the site beyond what is existing. The proposed additions are compatible with the residential neighborhood in the immediate vicinity.

Staff recommends that the Planning and Preservation Commission approve Site Plan Review 2015-017, Conditional Use Permit 2016-001, and Variance 2016-001, allowing for the proposed construction of an approximate 355 square feet to the sanctuary building for continued operation for church services at 925 Harding Avenue, pursuant to Planning Commission Resolution 2018-003 and Conditions of Approval attached as Exhibit "A".

Attachments:

1. Planning and Preservation Commission Resolution 2018-003 and Exhibit "A": Conditions of Approval
2. Application
3. Planning and Preservation Commission Resolution 2003-19
4. Vicinity Map
5. Project Site Photos
6. Planning Commission Resolution 1077 and Exhibit "A": Conditions of Approval (1992)
7. Site Plan, Floor Plans, and Elevations
8. Public Works Department: Development/Improvement Review Checklist

RESOLUTION NO. 2018-003

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN FERNANDO APPROVING SITE PLAN REVIEW 2015-017, CONDITIONAL USE PERMIT NO. 2016-001 AND VARIANCE 2016-001 WHICH AMEND AND MODIFY PREVIOUSLY APPROVED SITE PLAN REVIEW 2003-01, CONDITIONAL USE PERMIT 1992-10 AND VARIANCE NO. 2003-07, RESPECTIVELY, TO ALLOW FOR THE CONSTRUCTION OF AN APPROXIMATELY 355 SQUARE FOOT SINGLE STORY ADDITION TO THE EXISTING CHURCH SANCTUARY FACILITY AT 925 HARDING AVENUE AND TO ALLOW FOR THE CONTINUED OPERATION OF A CHURCH USE AT THE SUBJECT FACILITY

WHEREAS, on January 20, 1993, the San Fernando Planning and Preservation Commission ("Commission") approved Resolution No. 1077 approving Conditional Use Permit No. 1992-10 allowing Saint George Church ("Applicant") to operate a church use at the subject site without requiring additional on-site parking spaces.

WHEREAS, on November 4, 2003, the Commission also approved Resolution No. 2003-19 which approved (i) Site Plan Review 2003-01 and Variance (Case No. Variance 2003-07) allowing for the construction of an approximately 4,606 square foot single story building to be used as a congregation fellowship hall without providing the required number of on-site parking spaces for an R-1 (Single Family Residential) zoned lot; and (ii) a modification to Conditional Use Permit No. 1992-10 to allow for the continued operation of a church use at the subject site.

WHEREAS, a new application has been filed by Applicant, with the City pursuant to City Code Sections 106-822(b)(6) and 106-822(c)(7) for a modification to the existing variance to allow for the construction of an approximate 355 single story addition to the existing church sanctuary, again, without providing the required number of on-site parking spaces for a church assembly-type use within the R-1 (Single Family Residential) zone for an approximate 44,967 square feet lot located at 925 Harding Avenue; and,

WHEREAS, an application has also been filed by Applicant, with the City pursuant to City Code Section 106-353(1) to allow for the continued operation of a church use within the R-1 (Single Family Residential) zone by modifying previously approved Conditional Use Permit 2003-19 for the project site located 925 Harding Avenue; and,

WHEREAS, an environmental assessment was performed for the Project, pursuant to the California Environmental Quality Act ("CEQA"). Based on that assessment, the project has been determined to be Categorically Exempt under Class 32 (In-fill Development Projects) of the City's adopted Local CEQA Guidelines.

WHEREAS, the Planning Commission has considered all of the evidence presented in connection with the project, written and oral at the public hearing held on April 3, 2018.

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

SECTION 1: Pursuant to Zoning Ordinance Section 106-295, the Planning Commission finds that the following findings for Variance 2016-01 have been justified and upheld in the affirmative because of the recommended conditions of approval of the on-site parking variance including the proposed operating procedures, site improvements and on and off-site safety measures the Planning Commission finds that:

- 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:**

Although the current code standards would require 196 on-site parking spaces for the existing facilities on the site, the existing church sanctuary use has functioned for many years on the site with a total of only 66 parking spaces. The proposed addition to the church sanctuary would be functionally similar to the existing use of the property. The site cannot physically accommodate an increase in on-site parking while maintaining the existing use and building functions on the site. Thus a variance in conjunction with the imposed use limitation on the facility is warranted in order to allow continuation of the use in a manner consistent with how it has operated in the past. Literal enforcement of the parking requirement would be a hardship in that it would preclude the continuation of an existing use at a level similar to its current and past use of the site.

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

The granting of the variance for on-site parking to allow for the proposed addition, landscaping and parking area would allow for continued use of the site for church services and accessory uses, while physically upgrading the project site in a manner that is compatible with residential type land uses permitted under the City's zoning ordinance and general plan land use designation. The proposed development would also provide for the required traffic lanes for vehicle ingress and egress that would not be detrimental or injurious to the property and are in keeping the pattern of improvements sought for non-residential land uses that are allowed within the R-1 (Single Family Residential) zone.

- 3. The granting of such variance will not be contrary to or in conflict with the general purposes and intent of this Chapter, nor to the goals and programs of the General Plan:**

The construction of new addition to the church sanctuary and continued operation of a church use on an R-1 (Single Family Residential) zoned lot are conditionally permitted uses that are consistent with the pattern of development possible on land designated for low density residential land uses allowed under the City's General Plan and is in keeping with the mixture of residential and church uses located in the immediate vicinity of the subject property.

The proposed development is in keeping with the General Plan's purpose to "establish a pattern for compatible land uses to reflect existing conditions and to guide future development" by allowing for private investment to be undertaken by the applicant in the form of new building construction, new landscaping, and the redesign of the existing parking area in order to improve the physical appearance of the site and the adjoining public right of way, and on-site vehicle circulation. The project encourages private investment within a predominantly residential area, while retaining the ability of the project applicant continue the church use of the site in a manner that is compatible with the residential character of the neighborhood and does not infringe upon the adjoining property owner's and resident's use and enjoyment of their property.

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

The proposed addition to the sanctuary building and improved physical amenities without providing the required number of parking spaces is intended to maintain on-site vehicle circulation, enhance disabled facilities and accessibility, and produce an overall design of the site that is consistent with the purpose and intent of the R-1 (Single Family Residential) zone.

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

The approximate 157 feet wide by 285 feet deep lot is suitable to accommodate the existing non-residential development in that the addition to the sanctuary building of approximate 355 square feet and the fellowship hall, which adds no additional pew seating, will not significantly impact current on-site and off-site parking demand.

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 sanctuary building and new addition will be adequately served by existing water, sanitation and public utilities that were previously developed for the fellowship hall and sanctuary building. Also, any utility upgrades required as part of the proposed construction of a new approximate 355 square feet to the sanctuary building and landscaping will be developed in compliance with the requirements of the City Public Works Department. Also, the proposed parking shall be developed in compliance with the City's adopted Standard Urban Storm water Mitigation Plan (SUSMP) in order to address storm water runoff discharge from the existing non-permeable surfaces associated with the proposed development of the project site.

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

The proposed addition to the existing sanctuary building and the existing 24 feet wide vehicle lane traversing the project site from Harding Avenue to Workman Street along the site's southerly property line will continue to provide public and emergency access to

the subject property. Also, existing driveway approaches provide ingress and egress to the subject site for emergency access, also each driveway approach provides for on-site traffic circulation and the safety of pedestrians traffic traveling on the adjacent public sidewalks along Harding Avenue and Workman Street.

SECTION 2: Pursuant to Zoning Ordinance Section 106-145, the Planning Commission finds that the following findings for Conditional Use Permit 2003-02 have been justified and upheld in the affirmative because of the recommended conditions of approval regarding operating procedures, site improvements and on and off-site safety measures the Planning Commission finds that:

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

The continued operation of a church use at the subject site within the R-1 (Single Family Residential) zone is a conditionally permitted use, pursuant to City Code Section 106-353(1). The project site has been operated as a church use since the sanctuary building was constructed in 1949 and the current project applicant has operated under a previously approved conditional use permit since 1992. Therefore, the proposed addition to the existing church sanctuary with the existing landscaping areas and parking area improvements are consistent with the zoning requirements for a church use of an R-1 (Single Family Residential) zoned property.

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

The proposed physical upgrades of the site including the addition to the existing church sanctuary and re-landscaping within the front yard areas, existing driveway approaches, and improved parking facility at the rear and westerly portion of the project site are compatible with the surrounding residential neighborhood. Approval of the existing fellowship hall includes conditions limiting use of the site, at any one time, to either one of the two existing buildings, but not both simultaneously. The use limitation will addresses on-site parking capacity and reduces the need for off-site parking by visitors to the project site. Also, the hours of operation shall be consistent with current church services and the operation of fellowship hall and sanctuary building shall comply with the noise requirements for residential zoned properties as identified in San Fernando Municipal Code Chapter 34, Article II: Noise.

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

The subject site is an approximate 44,967 square feet land that includes the existing fellowship hall and sanctuary building, which have been used as a church use for more than 50 years. The proposed continued operation of the site that includes the construction of the new addition of 355 square feet to the church sanctuary building is consistent with the existing pattern of development on the project site and the proposed parking design. Also the existing location of the fellowship and church sanctuary building will continue to maintain the 24 feet wide vehicle lane for emergency access from either Workman

Street or Harding Avenue. Fire safety of the project site will continue requiring a fire alarm and fire sprinkler system approved by the City of Los Angeles Fire Department.

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

The proposed development of a new addition to the sanctuary building at the subject property is consistent with the continued operation of the project site as a church since the existing sanctuary building was first constructed in 1949. The proposed physical upgrades to the front façade of the church sanctuary building would further support continued operation of a church use at the project site with an overall design that is compatible with the adjoining residential land uses and maintain the emergency access to the project site.

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

The project site is currently zoned R-1 (Single Family Residential) and the General Plan Land Use Designation is Low Density Residential. The continued operation of the project site as a church use is consistent with the future land use pattern of the site and surrounding neighborhood as a low density residential development. Also, the proposed landscaping and architectural improvements, subject to the recommended conditions of approval, will provide for significant physical upgrades to the project site that are more compatible with the residential character of the surrounding neighborhood.

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

The existing use will be adequately served by existing water, sanitation and public utilities that were previously developed for the existing fellowship hall and sanctuary building. Also, any utility upgrades required as part of the proposed construction of a new approximate 355 square feet addition to the sanctuary building and landscaping improvements will be developed in compliance with the requirements of the City Public Works Department. Also, the existing parking facility developed in compliance with the City's adopted Standard Urban Stormwater Mitigation Plan (SUSMP) will be maintained in order to address storm water runoff discharge from the existing non-permeable surfaces associated with the proposed addition of the church sanctuary building.

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

The proposed addition to the church sanctuary building will not impede or obstruct the existing 24 feet wide vehicle lane traversing the project site from Harding Avenue to Workman Street along the site's southerly property line. The vehicle lane will continue to provide access for public and emergency access to the subject property. Also, all three existing driveway approaches provided for ingress and egress to subject site will continue to maintain on-site traffic circulation and the safety of pedestrian traffic traveling on the adjacent public sidewalks along Harding Avenue and Workman Street.

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

The proposed addition to the existing sanctuary building will facilitate accessible use and disabled facilities for the church with a similar intensity of use as that which has existed at the site for approximately 50 years.

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

The continued use of the subject site as a church facility in conjunction with the previous physical upgrades of the fellowship building and parking facility are consistent with the Land Use Element's purpose of "establishing a pattern for compatible land uses to reflect existing conditions and to guide future development". There are similar church uses in the immediate vicinity of the project site and the proposed improvements would provide for a similar intensity of use as currently exists at the subject property.

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

The approval of a conditional use permit for the continued operation of the church use at the subject property will not be detrimental to the public interest, health, safety, convenience or welfare in that use of the sanctuary building and fellowship hall are for church services consistent with the current operation of the site. The physical upgrades of the site are intended to continue to provide for the contemporary building type that is visually appealing and provides ADA compliant restrooms.

BE IT FURTHER RESOLVED that based upon the foregoing, the Planning Commission hereby approves Site Plan Review 2015-017, Variance 2016-001, and Conditional Use Permit 2016-001, subject to the conditions to be attached as Exhibit "A".

PASSED, APPROVED AND ADOPTED this 3rd Day of April 2018.

THEALE E. HAUPT, CHAIRPERSON

ATTEST:

TIMOTHY HOU, SECRETARY TO THE PLANNING COMMISSION

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

I, TIMOTHY HOU, Secretary to the Planning Commission of the City of San Fernando, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission and signed by the Chairperson of said City at a meeting held on the 3rd day of April 2018; and that the same was passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

TIMOTHY HOU, SECRETARY TO THE PLANNING COMMISSION

EXHIBIT "A"
CONDITIONS OF APPROVAL

PROJECT NO. : **Site Plan Review 2015-017, Conditional Use Permit 2016-001, and Variance 2016-001**

PROJECT ADDRESS : 925 Harding Avenue (APN: 2516-005-007)

PROJECT DESCRIPTION : The project is a request for approval of a Site Plan Review and modification to an existing conditional use permit to: 1) rehabilitate an existing church sanctuary building by adding 355 square feet to the front entrance and reconfigure the on-site restrooms facilities and ADA ramps; 2) modification of existing variance to allow construction to the sanctuary building while providing the existing 66 on-site parking spaces. The establishment is currently operated under Conditional Use Permit 2003-02, and Variance 2003-07 which allows for use of the church sanctuary and fellowship hall with 66 on-site parking spaces. The subject site is located at 925 Harding Avenue within the (single family residential) R-1 zone.

The following conditions shall be made a part of the approval of the project, and shall be complied with in their entirety:

1. The proposed construction to rehabilitate an existing church sanctuary building by adding 355 square feet to the front entrance and to reconfigure the on-site restroom facilities and ADA ramps shall be developed and maintained in compliance with the site plan, floor plan, and elevation drawings, etc., except as modified to comply with the following conditions approved by the Planning and Preservation Commission at their April 3, 2018 meeting.
2. Due to the proposed number of parking spaces on the site, the church building and the fellowship hall building may not be used for concurrent public assembly functions. That is, public assembly functions on the site must be limited to only one building or the other at any one time, and such assemblies may not be conducted in both buildings at the same time.
3. The architectural treatment of the building shall be consistent with the plans reviewed by the Planning and Preservation Commission on April 3, 2018, except as modified to comply with the following conditions approved by the Planning and Preservation Commission at their April 3, 2018 meeting. Design revisions pursuant to approval by the Planning and Preservation Commission shall be incorporated in the final construction drawings submitted for structural plan check application. All proposed treatments shall be reviewed and approved

by the Community Development Director prior to structural plan check.

4. The construction shall be designed to minimize the amount of noise that could potentially emanate from the building's interior and adversely impact the residents of the surrounding neighborhood. All on-site events shall comply with the City's Noise Ordinance, including a reduction in the noise levels between the hours of 10:00 PM and 7:00 AM.
5. The Planning and Preservation Commission shall review Conditional Use Permit 2016-001 within one year to assess the project applicant's compliance with the conditions of approval.
6. A demolition permit shall be obtained from the Building Safety Supervisor to demolish any existing structures on the site. The demolition shall comply with all applicable building and safety code requirements and clearance shall be obtained from the Air Quality Management District (AQMD) prior to demolition.
7. A construction plan shall be submitted as part of plan check review to be reviewed and approved the Public Works Department. The construction plan shall note the location of all on-site utility facilities as well as trash containers, construction vehicle parking and the staging area for debris removal and drop off of materials. Construction hours shall comply with the current San Fernando Municipal Code Standards for construction in residential zones.
8. A landscape and irrigation plan shall be submitted to the San Fernando Community Development Department for review and approval prior to installation and planting of landscaping material. The landscape plan shall be in substantial compliance with the total landscape area noted on the approved site plan submitted and approved at the April 3, 2018 Planning and Preservation Commission meeting, including but not limited to the proposed perimeter landscaping (i.e. planters and tree wells). Two (2) new trees, size 36" box or larger, shall be planted onsite to replace the two mature trees removed for the additional proposed construction to the sanctuary building.
9. Security lighting should be incorporated into the overall design in a way that will illuminate the parking area. The lighting shall be shielded to prevent glare and the spillover of light onto the adjoining residential properties, and should also be designed to be architecturally compatible with the proposed building design.
10. The building shall be equipped with fire alarm and automatic fire sprinkler system subject to review and approval by the City of Los Angeles Fire Department.
11. The owners and all successors of the subject property shall comply with the graffiti removal and deterrence requirements of the City of San Fernando.

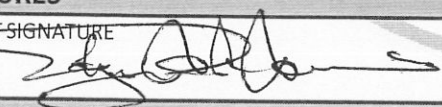
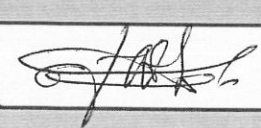
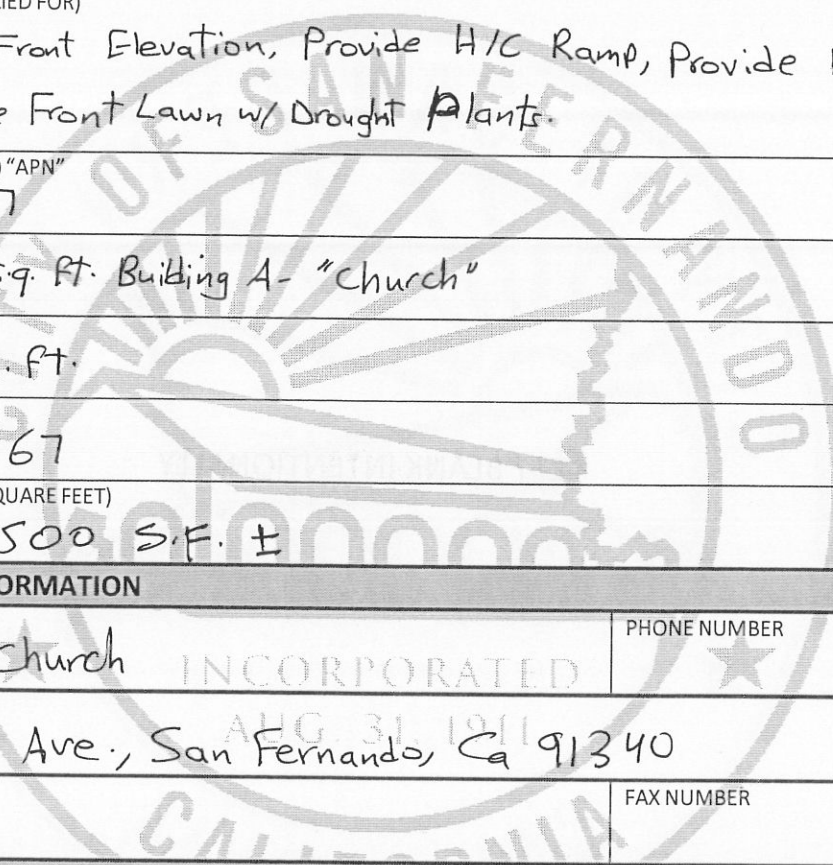
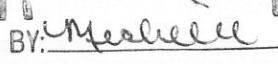
12. Prior to issuance of a Certificate of Occupancy, the Planning Division shall inspect the site to assure compliance with the Conditions of Approval.
13. All requirements of the National Pollutant Discharge Elimination System (NPDES) shall be complied with and an NPDES permit shall be obtained prior to any occupation or use of the site.
14. The proposed light grey background with white trim accents paint scheme of the building shall be incorporated into the remaining sanctuary building in order to maintain visual design consistency.
15. In order to address night time safety and security, light fixtures shall be located along all four sanctuary building elevations.
16. Minor modifications to the design of the project and to these conditions of approval may be approved by the Community Development Director, except that if the Community Development Director determines that a proposed modification would entail any significant change to the project or conditions of approval, such a modification shall require review and approval by the San Fernando Planning Commission.
17. Within thirty (30) days of approval of the project, the applicant shall certify his or her acceptance of these conditions of approval by signing a statement that he or she accepts and shall be bound by all of the conditions.
18. In addition to the conditions noted in items 1 through 17, the project shall comply with the “Exhibit A: Conditions of Approval” previously approved as part of the Planning and Preservation Commission’s approval of Site Plan Review 2003-01, Conditional Use Permit 2003-02 and Variance 2003-07.
19. In addition to the conditions noted in items 1 through 18, the project shall comply with the “Exhibit A: Conditions of Approval” previously approved as part of the Planning Commission’s approval of Conditional Use Permit 1992-10.

I have read and understand the above conditions of Site Plan Review 2015-017, Conditional Use Permit 2016-001, and Variance 2016-001 and agree to meet all conditions.

Date

Representative of St. George Church, 925 Harding Avenue

SITE PLAN REVIEW APPLICATION

APPLICANT INFORMATION		
APPLICANT NAME Habitant Classique Inc.		PHONE NUMBER 626- 88 380-8028
MAILING ADDRESS 109 E. Arrow Hwy., San Dimas, Ca 91773		
EMAIL ADDRESS habitantusa@hotmail.com		FAX NUMBER 909 394-2001
PROJECT INFORMATION		
SITE ADDRESS 925 Harding Ave.		
REQUEST (WHAT IS BEING APPLIED FOR) T.I. Remodel Front Elevation, Provide H/C Ramp, Provide H/C uni-Sex bathroom, Replace Front Lawn w/ Drought Plants.		
ASSESSORS PARCEL NUMBER(S) "APN" 2516-005-007		
BUILDING SIZE 4290 Sq. Ft. Building A- "Church"		
BUILDING ADDITION (IF ANY) 335 Sq. Ft.		
PARKING AVAILABLE (NUMBER) 67		
LANDSCAPING PROVIDED (IN SQUARE FEET) 8,500 S.F. ±		
PROPERTY OWNER INFORMATION		
PROPERTY OWNER NAME St. George Church		PHONE NUMBER
MAILING ADDRESS 925 Harding Ave., San Fernando, Ca 91340		
EMAIL ADDRESS		FAX NUMBER
SIGNATURES		
APPLICANT SIGNATURE 		PROPERTY OWNER SIGNATURE St. George Church 
FOR OFFICE USE ONLY		
DATE FILED	ACCEPTED BY	
CASE NO. SPR2015 017	ZONING	GPA
<div style="text-align: right;"> RECEIVED  JUL - 8 2015 BY:  </div>		

RESOLUTION NO. 2003-19

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN FERNANDO APPROVING SITE PLAN REVIEW 2003-01 AND VARIANCE (CASE NO. VARIANCE 2003-07) FROM SECTIONS 106-822(b)(6) AND 106-822(c)(7) OF THE CITY CODE ALLOWING FOR THE CONSTRUCTION OF AN APPROXIMATE AN APPROXIMATE 4,606 SQUARE FEET SINGLE STORY BUILDING THAT WOULD BE USED AS A CONGREGATION'S FELLOWSHIP HALL WITHOUT PROVIDING THE REQUIRED NUMBER OF ON-SITE PARKING SPACES FOR AN R-1 (SINGLE FAMILY RESIDENTIAL) ZONED LOT AT 925 HARDING AVENUE. ALSO, THE RESOLUTION APPROVES A MODIFICATION OF CONDITIONAL USE PERMIT 1992-10 TO ALLOW FOR THE CONTINUED OPERATION OF A CHURCH USE AT THE SUBJECT SITE UNDER CONDITIONAL USE PERMIT 2003-02.

WHEREAS, an application has been filed by St. George Church, with the City pursuant to City Code Sections 106-822(b)(6) and 106-822(c)(7) for a Variance to allow for the demolition of an existing approximate 3,620 square feet fellowship hall and subsequent construction of an approximate 4,606 single story building that would then be used as the congregation's fellowship hall without providing the required number of on-site parking spaces for an church assembly-type use within the R-1 (Single Family Residential) zone for an approximate 44,967 square feet lot located at 925 Harding Avenue; and,

WHEREAS, an application has been filed by Saint George Church., with the City pursuant to City Code Section 106-353(1) to allow for the continued operation of a church use within the R-1 (Single Family Residential) zone by modifying previously approved Conditional Use Permit 1992-10 for the project site located 925 Harding Avenue; and,

WHEREAS, an environmental assessment was performed for the Project, pursuant to the California Environmental Quality Act ("CEQA"). Based on that assessment, the project has been determined to be Categorically Exempt under Class 32 (In-fill Development Projects) of the City's adopted Local CEQA Guidelines.

WHEREAS, the Planning Commission has considered all of the evidence presented in connection with the project, written and oral at the public hearing held on November 4, 2003.

WHEREAS, the Planning Commission's findings, conditional approval and recommendations were memorialized in writing in the form of Planning Commission Resolution 2003-19 on November 4, 2003.

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

SECTION 1: Pursuant to Zoning Ordinance Section 106-295, the Planning Commission finds that the following findings for Variance 2003-07 have been justified and upheld in the affirmative because of the recommended conditions of approval of the on-site

parking variance including the proposed operating procedures, site improvements and on and off-site safety measures the Planning Commission finds that:

- 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:**

Although the current code standards would require 196 on-site parking spaces for the existing facilities on the site, the existing church use has functioned for many years on the site with a total of only 64 parking spaces. The proposed uses would replace the existing fellowship hall with a new one that would be functionally similar to the existing use of the property. The site cannot physically accommodate more than a slight increase in on-site parking while maintaining the existing use and building functions on the site. Thus a variance in conjunction with the recommended use limitation on the use of the facility is warranted in order to allow continuation of the use in a manner consistent with how it has operated in the past. Literal enforcement of the parking requirement would be a hardship in that it would preclude the continuation of an existing use at a level similar to its current and past use of the site.

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

The granting of the variance for on-site parking to allow for the proposed new building, landscaping and parking area improvements would allow for continued use of the site for church services and accessory uses, while physically upgrading the project site in a manner that is compatible with residential type land uses permitted under the City's zoning ordinance and general plan land use designation. The proposed development would also provide for the required traffic lanes for vehicle ingress and egress that would not be detrimental or injurious to the property and are in keeping the pattern of improvements sought for non-residential land uses that are allowed within the R-1 (Single Family Residential) zone.

Also, the proposed improvements would provide for a visible link and compatible transition between the project site and the surrounding residential properties, while not adversely impacting the public interest, safety, health or welfare of the community.

- 3. The granting of such variance will not be contrary to or in conflict with the general purposes and intent of this Chapter, nor to the goals and programs of the General Plan:**

The construction of a new fellowship hall and continued operation of a church use on an R-1 (Single Family Residential) zoned lot are conditionally permitted uses that are consistent with the pattern of development possible on land designated for low density residential land uses allowed under the City's General Plan and is in keeping with the

mixture of residential and church uses located in the immediate vicinity of the subject property.

The proposed development is in keeping with the General Plan's purpose to "establish a pattern for compatible land uses to reflect existing conditions and to guide future development" by allowing for private investment to be undertaken by the applicant in the form of new building construction, new landscaping, and the redesign of the existing parking area in order to improve the physical appearance of the site and the adjoining public right of way, and on-site vehicle circulation. The project encourages private investment within a predominantly residential area, while retaining the ability of the project applicant continue the church use of the site in a manner that is compatible with the residential character of the neighborhood and does not infringe upon the adjoining property owner's and resident's use and enjoyment of their property.

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

The proposed development of a new fellowship building and improved physical amenities (i.e., new landscaping and redesigned parking area) without providing the required number of parking spaces is intended to maintain on-site vehicle circulation, to improve the amount of on-site landscaping, and produce an overall design of the site that are consistent with the purpose and intent of the R-1 (Single Family Residential) zone.

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

The approximate 157 feet wide by 285 feet deep lot is suitable to accommodate the proposed non-residential development in that the demolition of an existing approximate 3,620 square feet building used as a fellowship hall and subsequent construction of an approximate 4,606 square feet building that would then be used as the new fellowship hall, coupled with new perimeter landscaping and a redesigned parking area will not significantly impact current on-site and off-site parking demand. The proposed landscaping maximizes the amount of on-site perimeter groundcover while reducing the impact to the existing on-site parking facilities.

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

The proposed use will be adequately served by existing water, sanitation and public utilities that were previously developed for the existing fellowship hall and sanctuary building. Also, any utility upgrades required as part of the proposed construction of a new approximate 4,606 square feet fellowship building and new landscaping improvements will be developed in compliance with the requirements of the City Public Works Department. Also, the proposed parking facility shall be developed in compliance with the City's adopted Standard Urban Stormwater Mitigation Plan (SUSMP) in order to address storm water runoff discharge from the existing non-permeable surfaces associated with the proposed development of the project site.

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

The proposed development including the relocation of the fellowship hall to the west of the existing sanctuary building and the new 24 feet wide vehicle lane that will traverse the project site from Harding Avenue to Workman Street along the site's southerly property line will improve public and emergency access to the subject property. Also, all three proposed driveway approaches provided for ingress and egress to subject site will include stop signs, entry only signs, and emergency access only signs that will improve on-site traffic circulation and the safety of pedestrians traffic traveling on the adjacent public sidewalks along Harding Avenue and Workman Street.

SECTION 2: Pursuant to Zoning Ordinance Section 106-145, the Planning Commission finds that the following findings for Conditional Use Permit 2003-02 have been justified and upheld in the affirmative because of the recommended conditions of approval regarding operating procedures, site improvements and on and off-site safety measures the Planning Commission finds that:

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

The continued operation of a church use at the subject site within the R-1 (Single Family Residential) zone is a conditionally permitted use, pursuant to City Code Section 106-353(1). The project site has been operated as a church use since the sanctuary building was constructed in 1949 and the current project applicant has operated under a previously approved conditional use permit since 1992. Therefore, the proposed demolition of the existing fellowship hall and subsequent construction of a new approximate 4,606 square feet building that would then be used as the fellowship hall in conjunction with the proposed landscaping and parking area improvements are consistent with the zoning requirements for a church use of an R-1 (Single Family Residential) zoned property.

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

The proposed physical upgrades of the site including the demolition of the existing fellowship hall and construction of a new fellowship hall, new landscaping throughout the project, new driveway approaches, and an improved parking facility at the rear/westerly portion of the project site are compatible with the surrounding residential neighborhood. Approval of the proposed fellowship hall includes conditions limiting use of the site, at any one time, to either one of the two buildings. The use limitation will address on-site parking capacity and reduce the need for off-site parking by visitors to the project site. Also, the hours of operation shall be consistent with current church services and the proposed use and operation of fellowship hall and/or sanctuary building shall comply with the noise requirements for residential zoned properties as identified in San Fernando Municipal Code Chapter 34, Article II: Noise.

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

The subject site is an approximate 44,967 square feet that includes the existing fellowship hall and sanctuary building, which have been used as a church use for more than 50 years. The proposed continued operation of the site that includes the construction of the new approximate 4,606 square feet fellowship building is consistent with the existing pattern of development on the project site and the proposed parking redesign and new driveways will improve the on-site parking area. Also the new location of the fellowship building will improve light and air to adjoining residential lots and provide a 24 feet wide vehicle lane for emergency access from either Workman Street or Harding Avenue. Fire safety of the project site will also be improved by requiring the new fellowship building to be equipped with a fire alarm and fire sprinkler system that will be reviewed and approved by the City of Los Angeles Fire Department.

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

The proposed development of a new fellowship hall at the subject property is consistent with the continued operation of the project site as a church since the existing sanctuary building was first constructed in 1949. The proposed physical upgrades of the site would further support continued operation of a church use at the project site with an overall design that is compatible with the adjoining residential land uses and provides for improved emergency access to the project site.

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

The project site is currently zoned R-1 (Single Family Residential) and the General Plan Land Use Designation is Low Density Residential. The continued operation of the project site as a church use is consistent with the future land use pattern of the site and surrounding neighborhood as a low density residential development. Also, the proposed landscaping, parking, and architectural improvements, subject to the recommended conditions of approval, will provide for significant physical upgrades to the project site that are more compatible with the residential character of the surrounding neighborhood.

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

The proposed use will be adequately served by existing water, sanitation and public utilities that were previously developed for the existing fellowship hall and sanctuary building. Also, any utility upgrades required as part of the proposed construction of a new approximate 4,606 square feet fellowship building and new landscaping improvements will be developed in compliance with the requirements of the City Public Works Department. Also, the proposed parking facility shall be developed in

compliance with the City's adopted Standard Urban Stormwater Mitigation Plan (SUSMP) in order to address storm water runoff discharge from the existing non-permeable surfaces associated with the proposed development of the project site.

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

The proposed development including the relocation of the fellowship hall to the west of the existing sanctuary building and the new 24 feet wide vehicle lane that will traverse the project site from Harding Avenue to Workman Street along the site's southerly property line will improve public and emergency access to the subject property. Also, all three proposed driveway approaches provided for ingress and egress to subject site will include stop signs, entry only signs, and emergency access only signs that will improve on-site traffic circulation and the safety of pedestrians traffic traveling on the adjacent public sidewalks along Harding Avenue and Workman Street.

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

The proposed single story fellowship hall building and redesigned parking area to the rear/westerly portion of the project site shall include decorative light fixtures that are compatible with the overall design theme of the new building. The new light fixtures will be designed to include the adequate shielding to focus all lighting on the subject site in order to eliminate any spillover of light on to adjoining residential properties.

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

The continued use of the subject site as a church facility in conjunction with the proposed physical upgrades including the new fellowship building and parking facility are consistent with the Land Use Element's purpose of "establishing a pattern for compatible land uses to reflect existing conditions and to guide future development". There are similar church uses in the immediate vicinity of the project site and the proposed improvements would provide for a similar intensity of use as currently exists at the subject property.

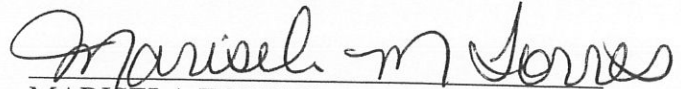
10. The proposed use would not be detrimental to the public interest, health, safety, convenience or welfare.

The approval of a conditional use permit for the continued operation of the church use at the subject property will not be detrimental to the public interest, health, safety, convenience or welfare in that the use of the sanctuary building for church services and use of the new fellowship hall for Sunday school, social hours after Sunday service, and receptions after baptisms, weddings, and funeral services is consistent with the current operation of the site. The physical upgrades of the site associated with the proposed new construction of a fellowship hall, new landscaping, and redesigned on-site parking facility are intended to provide for a contemporary building type that is visually

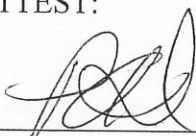
appealing and also to improve on-site vehicle circulation patterns for daily use, and to address emergency vehicle access to the subject site.

BE IT FURTHER RESOLVED that based upon the foregoing, the Planning Commission hereby approves Site Plan Review 2003-01, Variance 2003-07, and Conditional Use Permit 2003-02, subject to the conditions to be attached as Exhibit "A".

PASSED, APPROVED AND ADOPTED this 4th Day of November 2003.


MARISELA TORRES, CHAIRPERSON

ATTEST:




PAUL DEIBEL, SECRETARY TO THE PLANNING COMMISSION

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

I, PAUL DEIBEL, Secretary to the Planning Commission of the City of San Fernando, do hereby certify that the foregoing Resolution was duly adopted by the Planning Commission and signed by the Chairperson of said City at a meeting held on the 4th day of November 2003; and that the same was passed by the following vote, to wit:

AYES: 4 - R. Chacon, R. Montanez, O. Robledo, and M. Torres
NOES: 0 - None
ABSENT: 0 - None
ABSTAIN: 0 - None



PAUL DEIBEL, SECRETARY TO THE PLANNING COMMISSION

EXHIBIT "A"
CONDITIONS OF APPROVAL

PROJECT NO. : **Site Plan Review 2003-01, Conditional Use Permit 2003-02, and Variance 2003-07**
PROJECT ADDRESS : 925 Harding Avenue
PROJECT DESCRIPTION : A request to demolish an existing 3,620 square feet single story building and construct an approximate 4,606 square feet single story building to be used as a church congregation's fellowship hall, new landscaping totaling approximately 6,969 square feet, and redesigning an existing parking area to accommodate 66 on-site parking space on an approximate 44,967 square feet lot within the R-1 (Single Family Residential) zone.

The following conditions shall be made a part of the approval of the project, and shall be complied within their entirety:

1. The proposed construction of an approximate 4,606 square feet single story building to be used as the congregation's fellowship hall, the required landscaping improvements, and parking area redesign (including the 66 on-site parking spaces and three new driveways) shall be developed and maintained in compliance with the site plan, floor plan, and elevation drawings, etc. (dated November 4, 2003), except as modified to comply with the following conditions approved by the Planning Commission at their November 4, 2003 meeting.
2. Due to the proposed number of parking spaces on the site, the church building and the fellowship hall building may not be used for concurrent public assembly functions. That is, public assembly functions on the site must be limited to only one building or the other at any one time, and such assemblies may not be conducted in both buildings at the same time.
3. The architectural treatment of the building shall be consistent with the plans reviewed by the Planning Commission on November 4, 2003, except as modified to comply with the following conditions approved by the Planning Commission at their November 4, 2003 meeting. Design revisions pursuant to approval by the Planning Commission shall be incorporated in the final construction drawings submitted for structural plan check application. All proposed treatments shall be reviewed and approved by the San Fernando Community Development Director prior to structural plan check.
4. The proposed overall building height shall be reduced by a minimum of five (5) feet in conjunction with modifying the westerly building elevation facing Workman Street as necessary to reduce the size and scale of the building. Staff will work with the project

architect on the final design of the project that shall be reviewed and approved by the Community Development Director prior to submitting building plans for structural plan check.

5. The use of the new fellowship hall shall be limited to activities and functions that are directly related and accessory to the principal use of the property for church services and activities. The fellowship hall may be used for wedding receptions, baptisms, Sunday school, after church service receptions, etc., but shall not be used for commercial purposes including, but not limited to, rental of the hall for banquets, dances, and other reception-only or public assembly-type uses.
6. Provide an operations plan to the Community Development Department for review and approval that identifies the planned hours of operation for weekday and weekend events, with scheduled conclusion of fellowship hall activities by 11:30 PM, and with at least three names and phone numbers of church staff and/or members that can be contacted by residents and/or City staff concerning any complaints. All on-site events shall comply with the City's Noise Ordinance, including a reduction in the noise levels between the hours of 10:00 PM and 7:00 AM.
7. Provide for vehicular and pedestrian ingress and egress from Workman Street to allow for an alternative vehicle traffic route to the subject property. All three driveway approaches to the site shall be maintained open and accessible prior to, during and after church services or fellowship hall assemblies.
8. The construction of the fellowship hall building shall be designed to minimize the amount of noise that could potentially emanate from the building's interior and adversely impact the residents of the surrounding neighborhood.
9. The existing audible alarm shall be replaced with a silent alarm system that will be reviewed and approved by the Community Development Department.
10. The Planning Commission shall review Conditional Use Permit 2003-02 within one year to assess the project applicant's compliance with the conditions of approval.
11. The existing perimeter wall with wrought iron style railing treatment shall be modified to accommodate sliding wrought iron style gates (with safety features as specified by the City's Building and Safety Supervisor) at each of the three proposed driveway entrances and the wrought iron style treatment along Harding Avenue shall be modified to match the existing decorative wrought iron style fence that exists along Workman Street. Also, the concrete block wall shall have a stucco finish applied in a manner consistent with the façade treatment of the new fellowship hall building.

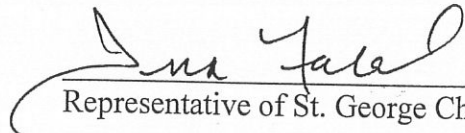
12. The existing sanctuary building shall be repainted in a color scheme that is consistent with the proposed color scheme of the new fellowship hall.
13. A demolition permit shall be obtained from the Building Safety Supervisor to demolish any existing structures on the site, including the existing approximate 3,620 square feet fellowship hall building located along the subject site's southerly property line. The demolition shall comply with all applicable building and safety code requirements and clearance shall be obtained from the Air Quality Management District (AQMD) prior to demolition.
14. A construction plan shall be submitted as part of plan check review to be reviewed and approved the Public Works Department. The construction plan shall note the location of all on-site utility facilities as well as trash containers, construction vehicle parking and the staging area for debris removal and drop off of materials. Construction hours shall comply with the current San Fernando Municipal Code Standards for construction in residential zones.
15. All new utilities shall be placed underground. The required placement underground and relocation of utilities shall be reviewed and approved by the Community Development Department prior to building permit issuance.
16. A landscape and irrigation plan shall be submitted to the San Fernando Community Development Department for review and approval prior to installation and planting of landscaping material. The landscape plan shall be in substantial compliance with the total landscape area noted on the approved site plan submitted and approved at the November 4, 2003 Planning Commission meeting, including but not limited to the proposed perimeter landscaping (i.e. planters and tree wells). The landscape plan shall provide for additional trees at the ends of the south-facing elevation of the proposed new building. The landscaping plan shall also include a minimum of two street trees within each public parkway along Harding Avenue and Workman Street, unless additional trees are required by the City of San Fernando Public Works Department. The size and species of said trees shall be approved by the Tree Commission.
17. Landscaping on the site shall be installed and maintained in a manner consistent with the approved landscape plan that will include shade trees within the designated tree wells located throughout the site. All proposed tree wells and landscaping planters shall be shown as part of the landscape plan for the subject property and approved by Community Development Department. All landscaped areas shall be serviced by an automatic and permanent irrigation system and shall be maintained in a manner consistent with the approved landscape plan. Any unpaved areas shall be landscaped and shall include an automatic irrigation system throughout all landscaped areas.

18. The outdoor trash enclosure shall be relocated away from the southerly property line adjacent to the R-1 (Single Family Residential) zoned property with street frontage along Workman Street. The outdoor trash enclosure area shall be removed and replaced with an additional parking space and landscaping area. The relocated outdoor trash storage area shall be screened from public view by a six-foot tall block wall and fence structure facing any public right of way and/or adjoining residential property. The block wall shall have a finished appearance that is in keeping with the overall design of the new building. The final site plan showing the additional parking spaces, new trash enclosure location, and increased landscaping treatment along the subject site's southerly property line shall be submitted for review and approval by the City of San Fernando Community Development Department.
19. The trash shall be removed on at least a weekly basis, and no trash shall be visible from the public right of way and adjoining residential properties. The trash shall also not obstruct the proposed parking area at the rear of the property and/or inhibit vehicle traffic along the existing driveway located along the subject site's westerly property line. The project applicant shall coordinate with the trash collection company to assure that trash pickup is conducted no earlier than 8:00 a.m.
20. All proposed parking spaces shall be double striped and wheel stops shall be incorporated into the proposed design unless otherwise approved by the Community Development Department. As noted on the site plan, the landscape planter along the southerly property line shall be expanded and take the place of the wheel stop along this property line.
21. The proposed driveway approaches shall include the applicable directional signs (i.e., entry only, stop, do not enter, emergency exit only, etc.). The required direction sign and proposed locations shall be reviewed and approved by the City Engineer.
22. All existing driveway approaches not used for access to the site should be removed and replaced with new sidewalk. Also, all damaged side walk area should be replaced in compliance with the specifications of the Public Works Department.
23. Security lighting should be incorporated into the overall design in a way that will illuminate the parking area. The lighting shall be shielded to prevent glare and the spillover of light onto the adjoining residential properties, and should also be designed to be architecturally compatible with the proposed building design.
24. The building shall be equipped with fire alarm and automatic fire sprinkler system subject to review and approval by the City of Los Angeles Fire Department.
25. The owners and all successors of the subject property shall comply with the graffiti removal and deterrence requirements of the City of San Fernando.

26. Prior to issuance of a Certificate of Occupancy, the Planning Division shall inspect the site to assure compliance with Conditions of Approval.
27. All requirements of the National Pollutant Discharge Elimination System (NPDES) shall be complied with and an NPDES permit shall be obtained prior to any occupation or use of the site.
28. Minor modifications to the design of the project and to these conditions of approval may be approved by the Community Development Director, except that if the Community Development Director determines that a proposed modification would entail any significant change to the project or conditions of approval, such a modification shall require review and approval by the San Fernando Planning Commission.
29. Within thirty (30) days of approval of the project, the applicant shall certify his or her acceptance of these conditions of approval by signing a statement that he or she accepts and shall be bound by all of the conditions.
30. In addition to the conditions noted in items 1 through 29, the project shall comply with the "Exhibit A: Conditions of Approval" previously approved as part of the Planning Commission's approval of Conditional Use Permit 1992-10.

I have read and understand the above conditions of Site Plan Review 2003-01, Conditional Use Permit 2003-02, and Variance 2003-07 and agree to meet all conditions.

1-22-04
Date


Representative of St. George Church, 925 Harding Avenue

VICINITY MAP 925 HARDING STREET











RESOLUTION NO. 1077

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF SAN FERNANDO APPROVING
CONDITIONAL USE PERMIT CU 1992-10

WHEREAS, an application has been filed by St. George Syrian Orthodox Church requesting a Conditional Use Permit to approve a church on property located at 925 N. Harding Avenue; and

WHEREAS, the Planning Commission of the City of San Fernando has considered evidence presented by the applicant, Community Development Department, and other interested parties at the Public Hearing held with respect to the application on January 20, 1993.

NOW, THEREFORE, the Planning Commission of the City of San Fernando Does Hereby Find As Follows:

SECTION 1: The proposed use is one conditionally permitted within the subject zone and complies with all of the applicable provisions of this Title.

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

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

SECTION 4: The proposed use is compatible with the land uses presently on the subject property.

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

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

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

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

SECTION 9: The proposed use is consistent with the objectives, policies, general land uses and programs of the San Fernando General Plan.

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

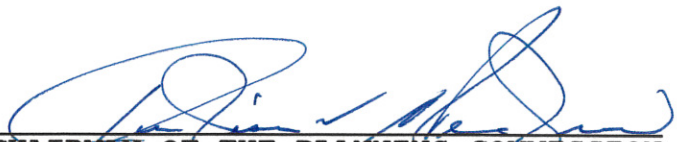
SECTION 11: Pursuant to CEQA Guidelines Section 15063, an Initial Study has been prepared for this project. After reviewing the Initial Study, the proposed Negative Declaration, and all comments received during the public review process, the Planning Commission has determined that the project will not have a significant impact upon the environment. As a result of its review of the aforementioned documents, the Planning Commission hereby approves the Negative Declaration and authorizes the Community Development Director to issue a Notice of Determination pursuant to CEQA Guidelines Section 15075.

Pursuant to Title 14, California Code of Regulations, Section 753.5(c)(1), the Planning Commission has determined that, after considering the record as a whole, there is no evidence that the proposed project will have the potential for any adverse affect on wildlife resources or the habitat upon which the wildlife depends. Furthermore, on the basis of substantial evidence, the Planning Commission hereby determines that any presumption of adverse impact has adequately been rebutted, and therefore, pursuant to Fish and Game Code Section 711.2 and Title 14, California Code of Regulations Section 753.5(a)(3), the project is not required to pay Fish and Game Department filing fees.

SECTION 12: Now, therefore, the Planning Commission of the City of San Fernando hereby approves Conditional Use Permit 1992-10, subject to the conditions in Exhibit "A", attached hereto and made of part of this record.

SECTION 13: The Secretary shall certify to the adoption of the Resolution and shall transmit copies to the applicant and the City Council.

PASSED, APPROVED AND ADOPTED THIS 20th day of January,
1993.


CHAIRMAN OF THE PLANNING COMMISSION

ATTEST:


SECRETARY TO THE PLANNING COMMISSION

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

I. HOWARD H. MIURA, Secretary to the Planning Commission of the City of San Fernando, do hereby certify that the foregoing Resolution No. 1077 was duly adopted by the Planning Commission and signed by the Chairman of said City at a meeting held on the 20th day of January, 1993 and that the same was passed by the following vote, to wit:

AYES: Medrano, Arriola, Quist, Torres, Wyatt

NOES: None

ABSENT: None

ABSTAIN: None



SECRETARY TO THE PLANNING COMMISSION

RES0-122.CD

EXHIBIT "A"
CONDITIONAL USE PERMIT 1992-10

1. All church operations shall be conducted in such a manner so is not to disturb neighboring residential properties.
2. The applicant shall comply with all conditions of the attached Public Works checklist.
3. Graffiti Removal and Deterrence - The owners and all successors shall comply with the graffiti removal and deterrence requirements of the San Fernando Building Code on this project as contained in Section 8101(f), 8904.1 and 1707(e), particularly with regard to the following:
 - a. The first nine feet or exterior walls and doors, measured from grade, shall be built and maintained with a graffiti resistant finish consisting of either a hard, smooth, impermeable surface such as ceramic tile, baked enamel or a renewable coating of an approved, anti-graffiti material or a combination of both (1707[e]); and
 - b. The period for compliance with a graffiti removal order issued by the Building and Safety Department is 15 days. If during this period, Owner fails to perform, the City or its contractor is empowered to enter upon the premises to remove such graffiti, with costs accruing to the owner (8904.1); and
 - c. The period for compliance with a subsequent order for a subsequent occurrence is three days (8904.1[b]).
 - d. In addition to a, b and c above, exterior walls of new commercial and residential buildings of other than glass may be covered with clinging vine, screened by oleander trees or similar vegetation capable of covering or screening entire walls up to the height of at least 9 feet, excluding windows and signs.
4. Within thirty (30) days of the approval of this CUP, Applicant shall certify his acceptance of these conditions by signing a statement that he accepts and shall be bound by all of the above conditions.

I have read and understand the above conditions of Conditional Use Permit 1992-10 and agree to meet all conditions.



Mtanous Hannoun
Applicant

Dated: 1-27-93

CITY OF SAN FERNANDO
PUBLIC WORKS DEPARTMENT

DEVELOPMENT/IMPROVEMENT REVIEW CHECK LIST

PROJECT: CUP 92-10 ; ST. GEORGE SYRIAN ORTHODOX CHURCH

DATE: 12/21/92

PROJECT ADDRESS: 925 HARDING AVENUE

REQUIREMENTS		YES	NO	COMMENTS
1.	On-Site plan shows:			
	a. Existing building or structure		✓	
	b. Existing public improvements (concrete sidewalk, curb and gutter, parkway trees, street lights, hydrants).		✓	
	c. Existing utilities (gas, sewer, water, storm drains, catch basins, power poles).		✓	
2.	Is there existing sewer house connection to property?			NO PERMIT ON FILE
3.	Is there existing water service to the property?	✓		
4.	Submit offsite improvement plan.		✓	
5.	Verify availability of sewer allocation.			
6.	Prior to issuance of building permit:			
	a. Pay sewer capital facility charge.	✓		PAY \$2,291.72 *
	b. Pay water capital facility charge.		✓	
	c. Pay water service installation charge		✓	
	d. Pay fire service installation deposit.	✓		IF REQUIRED BY FIRE DEPT.
	e. Pay fire hydrant installation deposit.	✓		PAY \$1,500 DEPOSIT SEE ITEM NOS. 15 & 28 B
	f. Pay plan/map check fee.		✓	
	g. Pay inspection fee.	✓		
	h. Provide labor and material bond.		✓	
	i. Provide performance bond.		✓	
7.	Provide separate water service for each building or separate ownership.		✓	
8.	Provide separate sewer house connection for each building.		✓	

* 2162 SF @ \$1060 / 1000 SF = \$2291.72

REQUIREMENTS		YES	NO	COMMENTS
9.	Underground all utilities to each unit/building	✓		
10.	Cap off existing sewer house connection that will no longer be used.		✓	
11.	Replace existing old and substandard water service.		✓	
12.	Remove existing driveway approach that will no longer be used. Replace depressed curb.		✓	
13.	Remove and replace broken concrete sidewalk adjacent to property.	✓		ON HARDING (WEST END)
14.	Remove and replace broken curb/gutter adjacent to property.	✓		
15.	Upgrade existing substandard hydrant to 6-inch wet barrel hydrant (4"X 2.5" outlet).	✓		
16.	Install new hydrant per City standard.		✓	
17.	Provide City approved backflow device for the domestic water service and/or landscape irrigation, provide proof that said equipment has been tested by a certified tester.	✓		
18.	Satisfy Los Angeles Fire Dept. fire flow requirements.	✓		
19.	Construct PCC driveway approach 6-inch thick per City Standard.		✓	
20.	Improve street as necessary to the satisfaction of the City Engineer.		✓	
21.	Plant parkway trees per City Standard and City Master Tree Plan. 24-inch box minimum.		✓	
22.	Construct tree wells per City Standard with tree grates.		✓	
23.	Comply with all applicable existing conditions of approval for the proposed development.	✓		
24.	A permit from the Public Works Dept. (Engineering Division) is required for all offsite improvements.	✓		
25.	All street structural sections shall be submitted to and approved by the City Engineer.		✓	
26.	All on-site pavement shall be minimum of 3-inch AC on 6-inch PCC pavement without soil recommendation.		✓	
27.	Construct trash enclosure, nominal size 5 feet X 9 feet with PCC slab and 6-inch PCC curb with 6-inch PCC apron.	✓		

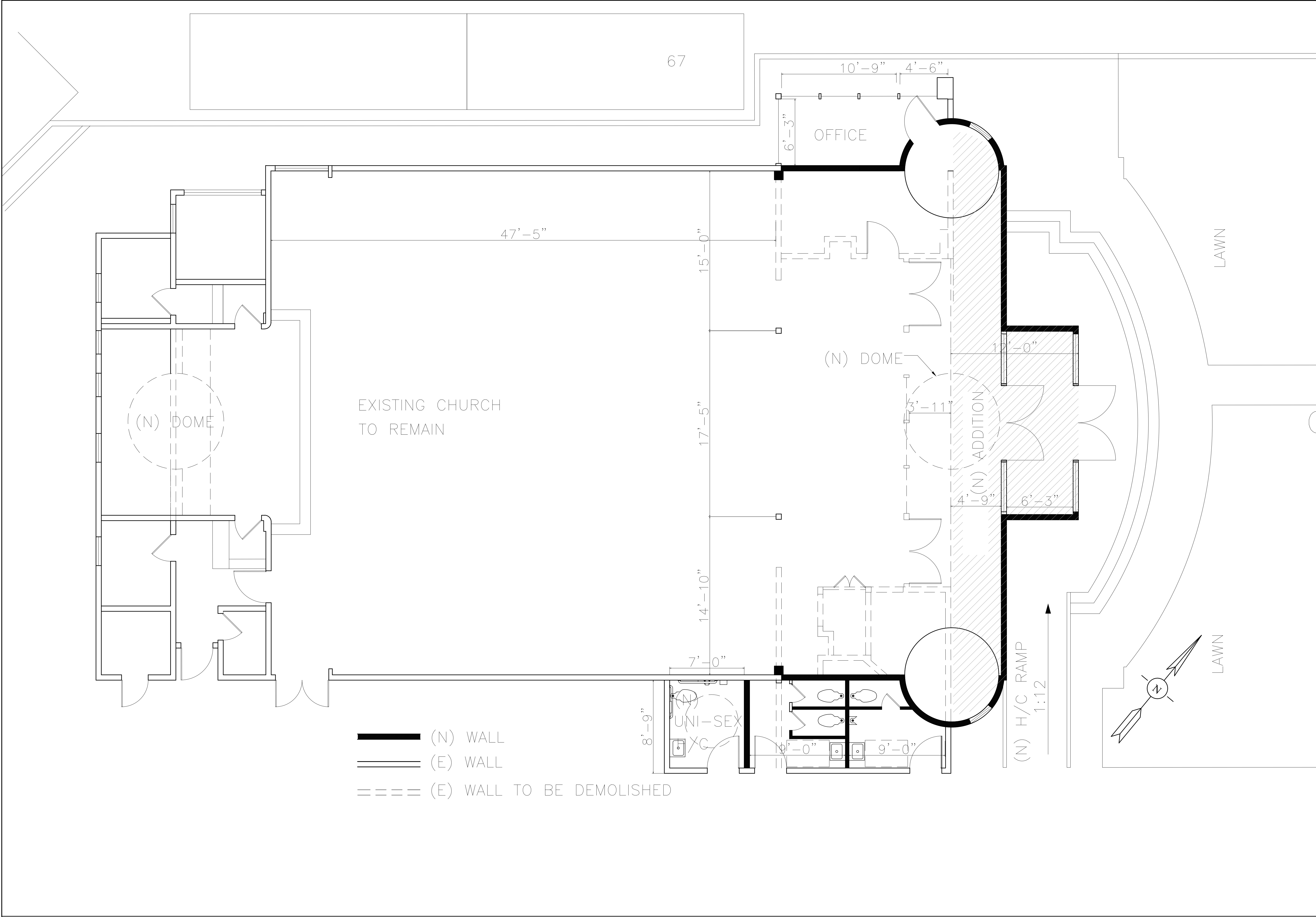
28.

Additional requirements:

- A. THERE IS NO RECORD THAT THE BLDG IS CONNECTED TO THE SEWER MAIN. CONDUCT "DYE TEST". COST - \$250.00. IF NOT CONNECTED, ABANDON LESS POOL AND CONNECT TO SEWER MAIN. PERMIT FROM PUBLIC WORKS DEPT. REQUIRED.
- B. UPGRADE HYDRANT AT WORKMAN ST. & WARREN ST.
- C. PARKING
- 1) DRIVE LANE MIN. WIDTH: ONE-WAY = 13'; TWO-WAY = 24'.
 - 2) DRIVEWAY SHALL BE MARKED ENTRANCE OR EXIT ONLY.
 - 3) PARKING LOT IS IN BAD CONDITION AND SHOULD BE IMPROVED. (REPAVED)

M. Murray
PUBLIC WORKS DEPARTMENT

DATE: 12/21/92





HABITANT CLASSIQUE INC.
ARCHITECTURAL, ENGINEERING, CONSTRUCTION SERVICES

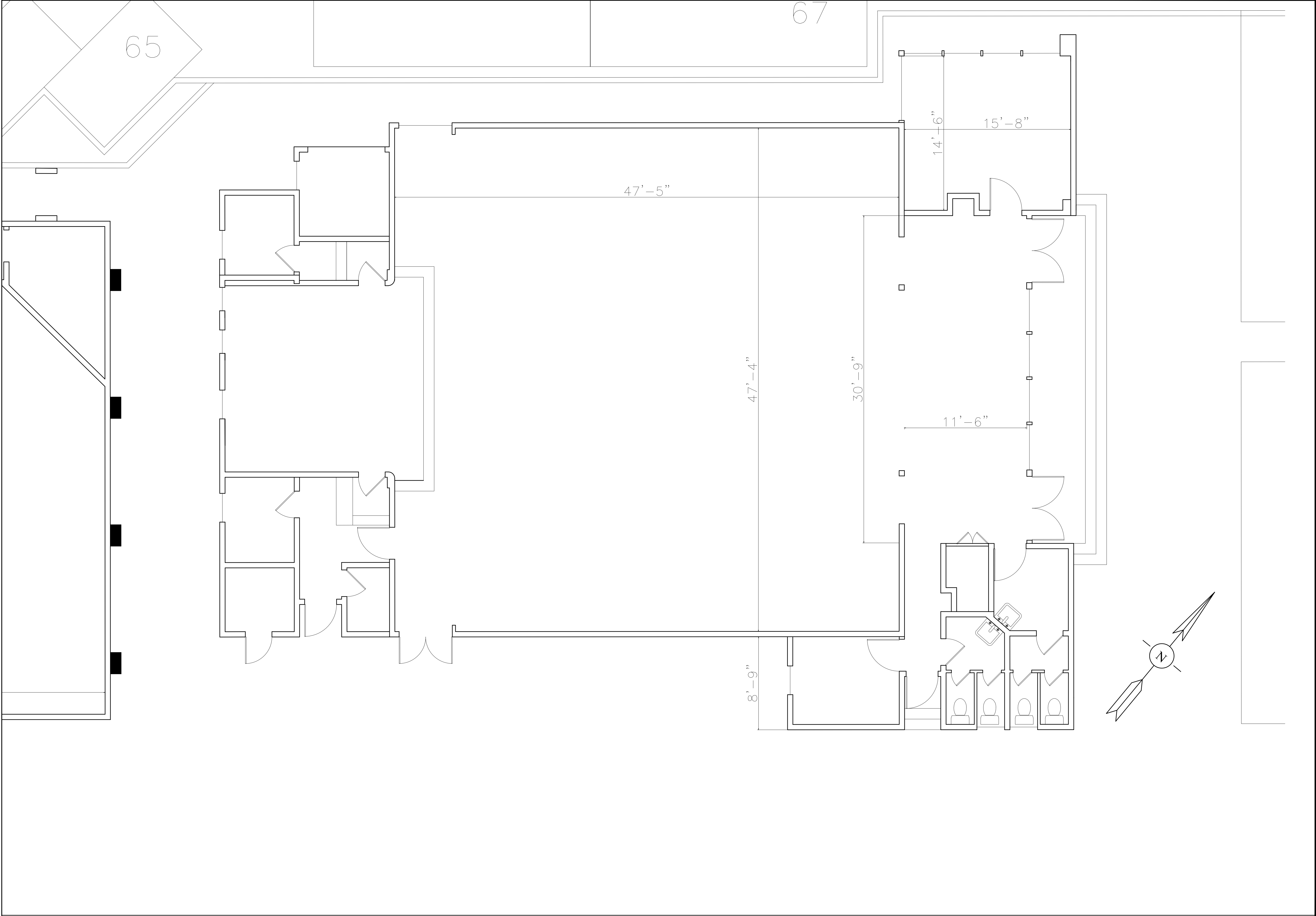
109 E. ARROW HWY., SAN DIMAS, CA 91773
PHONE: (626) 380-8028 FAX: (909) 394-2001

ST. GEORGE CHURCH
ENTRANCE REMODELING
H/C RAMPS AND RESTROOMS
ADDRESS
925 HARDING AVE.,
SAN FERNANDO, CA 91340

TITLE SHEET

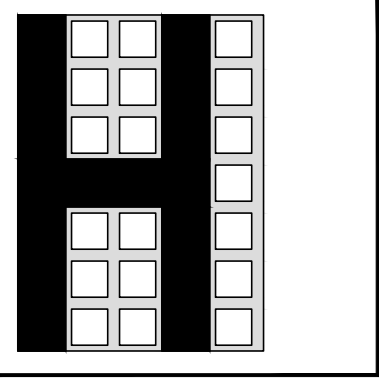
FLOOR PLAN

D	A	T	E
JOB NO.		1421	
BID SET		____/____/____	
PLAN CHECK		____/____/____	
PERMIT SET		____/____/____	
PRINT DATE		04/14/18	
_____	△	____/____/____	
_____	△	____/____/____	
_____	△	____/____/____	
_____	△	____/____/____	



EXISTING FLOOR PLAN

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



HABITANT CLASSIQUE INC.
ARCHITECTURAL, ENGINEERING, CONSTRUCTION SERVICES

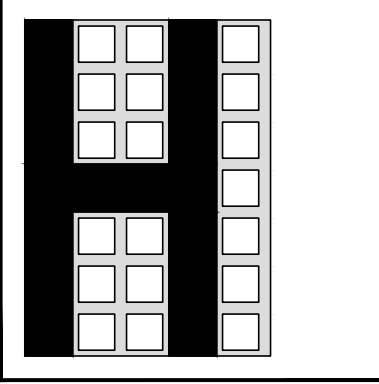
109 E. ARROW HWY., SAN DIMAS, CA 91773
PHONE: (626) 380-8028 FAX: (909) 394-2001

ST. GEORGE CHURCH
ENTRANCE REMODELING
H/C RAMPS AND RESTROOMS
ADDRESS
925 HARDING AVE.,
SAN FERNANDO, CA 91340

TITLE SHEET

EXISTING FLOOR PLAN

D	A	T	E
JOB NO.		1421	
BID SET		____/____/____	
PLAN CHECK		____/____/____	
PERMIT SET		____/____/____	
PRINT DATE		04/14/18	
____	△	____/____/____	
____	△	____/____/____	
____	△	____/____/____	
____	△	____/____/____	



HABITANT CLASSIQUE INC.
ARCHITECTURAL, ENGINEERING, CONSTRUCTION SERVICES

109 E. ARROW HWY., SAN DIMAS, CA 91773
PHONE: (626) 380-8028 FAX: (909) 394-2001

ST. GEORGE CHURCH
ENTRANCE REMODELING
H/C RAMPS AND RESTROOMS
ADDRESS
925 HARDING AVE.,
SAN FERNANDO, CA 91340

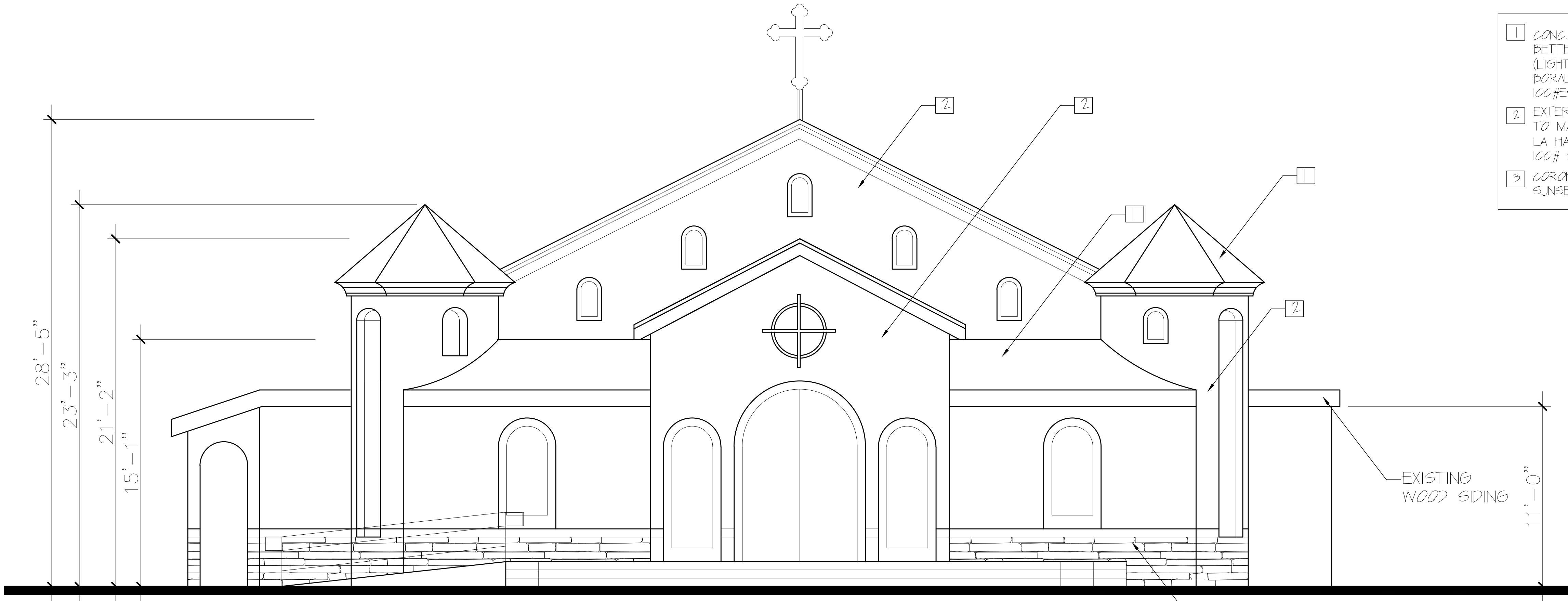
TITLE SHEET

PROPOSED ELEVATIONS

D	A	T	E
JOB NO.		1421	
BID SET		____/____/____	
PLAN CHECK		____/____/____	
PERMIT SET		____/____/____	
PRINT DATE		04/14/18	
_____	△	____/____/____	
_____	△	____/____/____	
_____	△	____/____/____	
_____	△	____/____/____	

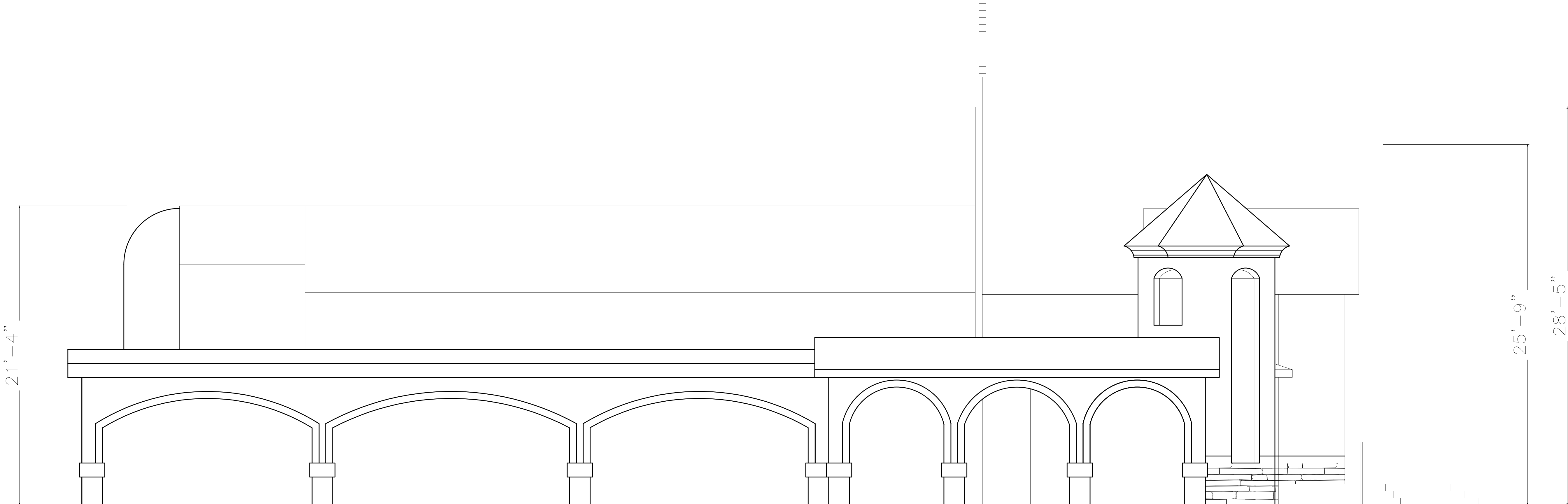
A3.0

S H E E T



PROPOSED FRONT ELEVATION

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



PROPOSED SIDE ELEVATION

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



109 E. ARROW HWY., SAN DIMAS, CA 91773
PHONE: (626) 380-8028 FAX: (909) 394-2000






**ST. GEORGE CHURCH
ENTRANCE REMODELING
H/C RAMPS AND RESTROOMS**

ADDRESS

**925 HARDING AVE.,
SAN FERNANDO, CA 91340**

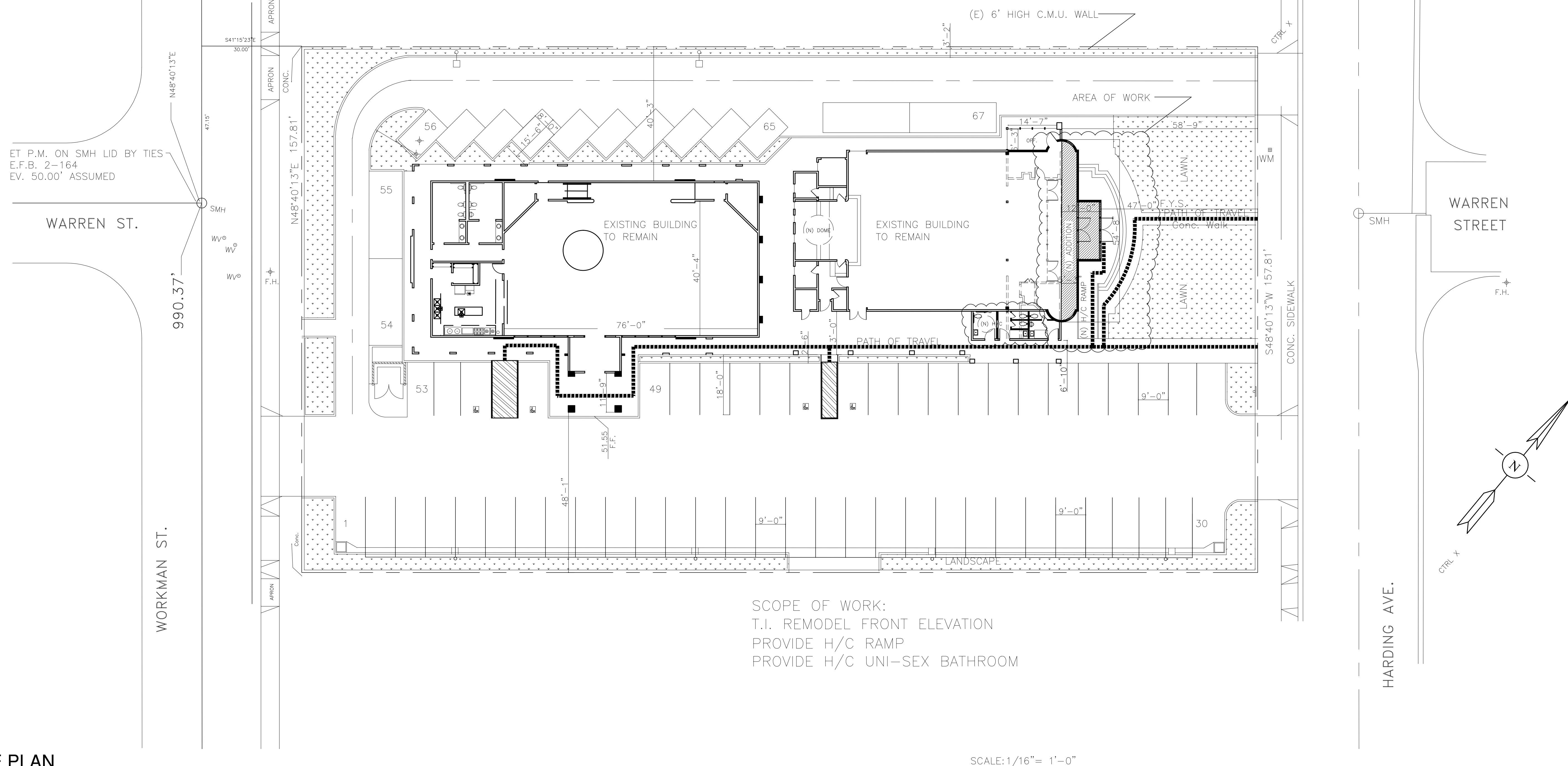
TITLE SHEET

SITE PLAN

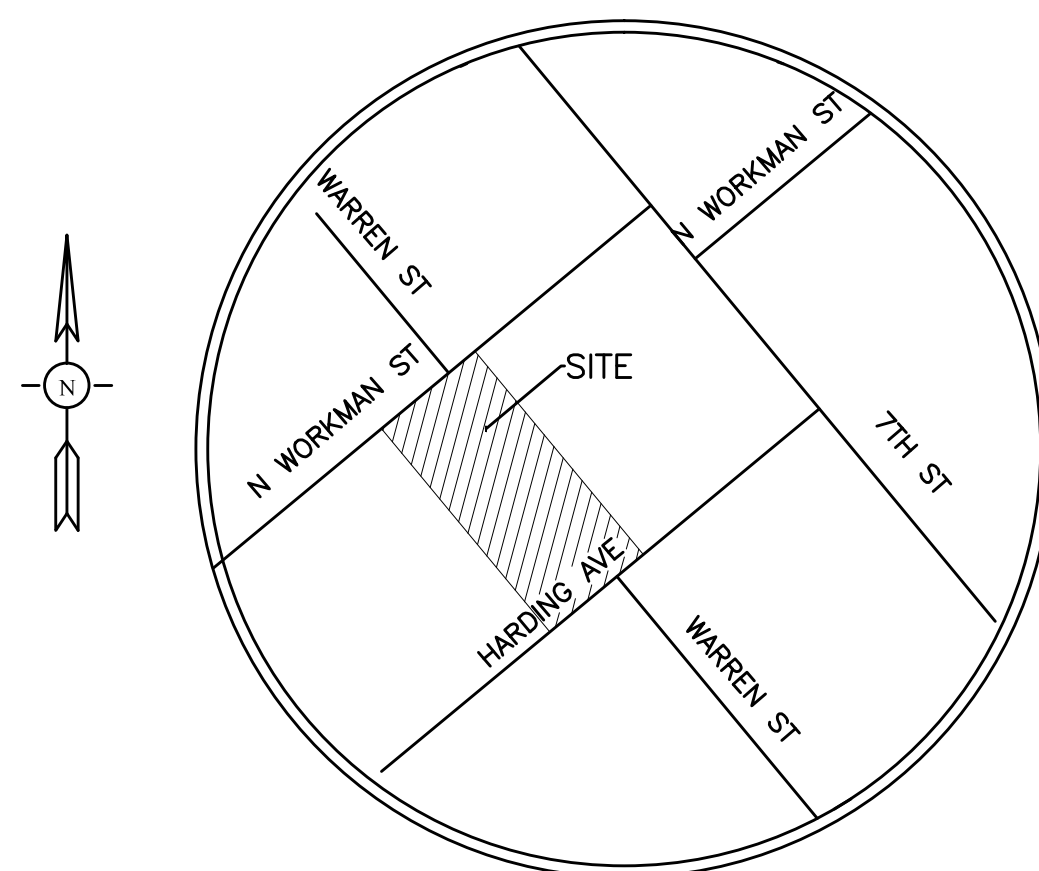
D	A	T	E
JOB NO.		1421	
BID SET		<u> </u> / <u> </u> / <u> </u>	
PLAN CHECK		<u> </u> / <u> </u> / <u> </u>	
PERMIT SET		<u> </u> / <u> </u> / <u> </u>	
PRINT DATE		04/14/15	
<u> </u>			
<u> </u>		<u> </u> / <u> </u> / <u> </u>	
<u> </u>		<u> </u> / <u> </u> / <u> </u>	
<u> </u>			
<u> </u>			

A1.0

S H E E T



SITE PLAN



VICINITY MAP

SCOPE OF WORK:
T.I. REMODEL FRONT ELEVATION
PROVIDE H/C RAMP
PROVIDE H/C UNI-SEX BATHROOM

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

TRA : THE HALL TRACT LOT COM N 48°38' E 157.92 FT FROM MOST S
COR OF LOT 5 TH N 48°38' E 157.81 FT TH N 41°25' W 284.94 FT TH
S 48°38' W TO A PT N 41°30' W 284.94 FT FROM BEG TH S 41°30' E

TO BEG PART OF LOT 5
APN : 2516-005-007

ZONE : B1 / 01165

LEGAL DESCRIPTION

OWNER
ST. GEORGE CHURCH
925 HARDING AVE.,
SAN FERNANDO CA 91340

DEVELOPED BY:
HABITANT CLASSIQUE INC
109 E. ARROW HWY.,
SAN DIMAS, CA 91773
TEL:(626)380-8028

PROJECT DIRECTORY

SITE AREA:	44,998 SQ.FT.
EXISTING BUILDING A	4,290 SQ FT
EXISTING BUILDING B	4,606 SQ FT
<u>PROPOSED ENTRANCE</u>	355 SQ FT
TYPE OF OCCUPANCY	A-3
TYPE OF CONSTRUCTION	TYPE V-N
LANDSCAPED COVERAGE	20 %
TOTAL PARKING REQUIRED	64
TOTAL PARKING PROVIDED	67
INCLUDING HANDICAP PARKING	3+1 VAN ACCESSIBLE
LOT COVERAGE	20.5%

PROJECT DATA

CITY OF SAN FERNANDO PUBLIC WORKS DEPARTMENT
DEVELOPMENT / IMPROVEMENT REVIEW CHECK LIST
PROJECT: SPR 2015-17 Saint George Church DATE: 8/5/15

PROJECT ADDRESS: 925 Harding 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.	✓			
3. Prior to issuance of building permit:				
a. Pay sewer capital facility charge.	✓			<i>Based on the number of additional church seats</i>
b. Pay water capital facility charge.		✓		
c. Pay water service installation charge.		✓		
d. Pay fire service installation deposit.		✓		
e. Pay fire hydrant installation deposit.		✓		
f. Pay plan check fee (Offsite).	✓			
g. Pay inspection fee (Offsite).	✓			
h. Provide labor and material bond.		✓		
i. Provide performance bond.		✓		
4. Is there existing sewer house connection to property?	✓			
5. Is there existing water service to the property?	✓			
6. Provide separate water service for each building or separate ownership.		✓		<i>N/A</i>
7. Provide separate sewer connection for each building.		✓		<i>N/A</i>
8. Underground all utilities to each unit/building.		✓		
9. Cap off existing sewer connection that will no longer be used.		✓		
10. Replace existing old and substandard water service.		✓		
11. Upgrade existing substandard hydrant to 6-inch wet barrel hydrant (4"X 2.5" outlet).		✓		
12. Install new hydrant per City standard.		✓		
13. Satisfy City of Los Angeles Fire Dept. fire flow requirements.	✓			
14. Provide City approved backflow device for the domestic water service and/or landscape irrigation, provide proof that said equipment has been tested by a certified tester.	✓			

PROJECT ADDRESS: 925 Harding Avenue

ITEM		REQUIRED?		COMPLIED?	COMMENTS
		YES	NO		
15.	Remove existing driveway approach that will no longer be used. Replace depressed curb.		✓		
16.	Construct PCC driveway approach 6-inch thick per City Standard.		✓		
17.	Construct wheel chair ramp per City Standard.		✓		
18.	Remove and replace broken/damaged concrete sidewalk adjacent to property.	✓			Remove and replace approximately 25sf.
19.	Remove and replace broken curb/gutter adjacent to property.		✓		
20.	Plant parkway trees per City Standard and City Master Tree Plan. 24-inch box minimum.	✓			Plant <u>3</u> trees along Harding Ave. Species of trees 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 trash enclosure, nominal size 5 feet X 9 feet with PCC slab and 6-inch PCC curb with 6-inch PCC apron.		✓		
25.	Verify that clarifier/grease trap intercepts effluent before entry into the sewer lateral.	✓			
26.	Federal NPDES Requirements				
	a. Provide a SWPPP that incorporates construction BMP's in compliance with Federal NPDES.	✓			See attached BMP's suggested for use during construction.
	b. Provide a SUSMP that incorporates design elements and facility BMP's in compliance with Federal NPDES.		✓		
27.	Comply with all applicable existing conditions of approval for the proposed development.	✓			
28.	Additional requirements: <ul style="list-style-type: none"> • Submit off site improvement plan with quantities and cost estimate. • Submit grading and drainage plan. • Submit utility plan showing all existing 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. • Satisfy NPDES. 				


PUBLIC WORKS DEPARTMENT

8/6/15
DATE