



THE CITY OF SAN FERNANDO

PLANNING AND PRESERVATION COMMISSION SPECIAL MEETING NOTICE AND AGENDA JULY 24, 2018 – 6:30 P.M.

COUNCIL CHAMBERS
117 MACNEIL STREET
SAN FERNANDO, CA 91340

CALL TO ORDER

ROLL CALL

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

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

July 24, 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) Planning and Preservation Commission Minutes of the June 5, 2018 meeting.**

CONTINUED BUSINESS

None

NEW BUSINESS

- 1) SUBJECT: Large Family Day Care Home 2018-001 (LFDCH 2018-001)**

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- APPLICANT:** Norma E. Ramirez
2051 Eighth Street, San Fernando, CA 91340
(Los Angeles County Assessor's Parcel No. 2513-001-020)
- PROPOSAL:** A request to operate a Large Family Day Care Home at 2051 Eighth Street. The licensed operator of an approved large family day care home is permitted to provide supervision for up to a maximum of fourteen (14) children, pursuant to the provision of Division 10 Article VI of Chapter 106 (Zoning) of the San Fernando City Code.
- RECOMMENDATION:** Staff recommends that the Planning and Preservation Commission approve the request to operate a large family day care home within the R-1 (Single-Family Residential) Zone, pursuant to Planning and Preservation Commission Resolution 2018-005 (Attachment No. 1), including the conditions of approval noted therein as Exhibit "A" to the resolution.
- 2) **SUBJECT:** Tentative Parcel Map 2017-001 (TPM 2017-001)
- APPLICANT:** Jose J. Martinez
8241 Kinsey Street, Northridge, CA 91325
(Los Angeles County Assessor's Parcel No. 2515-028-014)
- PROPOSAL:** The proposed project is a request for the approval of a tentative parcel map to subdivide a 15,800 square foot property into three lots as follow: Parcel 1 will consist of approximately 3,879 square feet and Parcel 2 will consist of approximately 4,909 square feet and Parcel 3 will consist of approximately 4,910 square feet, each. 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 foot by 200 foot lot and is located at the corner of Seventh Street and Macneil Street within the Single-Family Residential (R-1) Zone.
- RECOMMENDATION:** Staff recommends that, subsequent to the presentation and consideration of any public comment, the Planning and Preservation Commission approve Resolution No. 2018-006 (Attachment No. 1) approving Tentative Parcel Map 2017-001 which allows for the subdivision of a 79-

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foot by 200-foot lot or approximately 15,800 square foot property into three lots as follows: Parcel 1 will consist of approximately 3,879 square feet, Parcel 2 will consist of 4,909 square feet, and Parcel 3 will consist of approximately 4,910 square feet for the property at 927 Seventh Street, subject to the conditions of approval attached as Exhibit “A” to the resolution.

3) SUBJECT: Hours of Operation for Alcohol Serving Sit-Down Restaurant Establishments Within the San Fernando Corridors Specific Plan (SP-5) Zone

PRESENTATION: Staff will provide the Planning and Preservation Commission with a status update of Conditional Use Permit approvals associated with alcohol licenses and the modification of the hours of sales and consumption of alcoholic beverages.

RECOMMENDATION: It is recommended that the Planning and Preservation Commission receive and file the Hours of Operation for Alcohol Serving Sit-Down Restaurant Establishment within the San Fernando Corridors Specific Plan (SP-5) Zone.

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

Wednesday, September 5, 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.

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 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
JUNE 5, 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 Vice-Chairperson A. Durham at 6:30 p.m.

ROLL CALL

The following persons were recorded as present:

PRESENT:

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

ABSENT:

Chairperson Theale Haupt and Jennifer Perez-Helliwell

ALSO PRESENT

Community Development Director Timothy Hou, Associate Planner Gerardo Marquez, Planning Intern Samuel Dominguez and Community Development Secretary Michelle De Santiago

APPROVAL OF AGENDA

Commissioner Y. Mejia moved to approve the agenda of the June 5, 2018, meeting. Seconded by A. Montes, the motion carried with the following vote:

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

CONSENT CALENDAR

Y. Mejia requested a minor modification to the draft minutes and moved to approve the minutes of the April 3, 2018, Planning and Preservation Commission Meeting. Seconded by A. Montes, the motion carried with the following vote:

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

UNFINISHED BUSINESS

None

NEW BUSINESS:

- 1) Site Plan Review 2017-019(SPR 2017-019) and Variance 2017-002 (VAR 2017-002) – 456 S. Brand Boulevard - Gensler, Inc. c/o James Spencer – The proposed project is a request for approval of Site Plan Review 2017-019 for a parking lot reconfiguration, and Variance 2017-002 in order to allow for a portion of the required off-street parking spaces for the property located at 456 S. Brand Boulevard to be satisfied by an off-site parking agreement. The subject site is currently used as a Citibank commercial bank institution. The subject site consists of a parcel containing the off-street surface parking lot and a second parcel improved with in approximately 5,986 sq. ft. commercial building. In aggregate, the two parcels total approximately 20,445 sq. ft. of land. The subject site is located along the east side of the 400 block of South Brand Blvd., between Hollister Street and Coronel Street, within the C-1 (Limited Commercial) Zone.

STAFF PRESENTATION

T. Hou gave the staff presentation recommending that the Planning and Preservation Commission approve Site Plan Review 2017-009 and Variance 2017-002 which allows for a portion of the required off-street parking spaces to be satisfied by an off-street parking agreement for the property at 456 S. Brand Blvd., pursuant to Planning and Preservation Commission Resolution 2018-005 and attached conditions of approval attached as Exhibit “A” to the resolution. Additionally he stated that the representative for Citibank is in the audience if the Commission has any questions.

PUBLIC COMMENT

Francisco Uribe – 522 S. Brand Blvd., asked the commission about future development on the parking lot that Citibank is no longer available and if it was or is part of the Elks Lodge.

Chris Uribe – 522 S. Brand Blvd., asked if they will be informed once a proposal comes to the City, such as the letter that was received for tonight’s meeting.

T. Hou indicated that a Public Hearing Notice will be sent to the property owner within the 500 feet radius of the project proposal or you can speak to Michelle De Santiago and request to be put on our mailing list and you will received any future agenda items by electronic mail.

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COMMISSION DISCUSSION

Y. Mejia asked for clarification on the parking spaces “reserved for Citibank” or just allotted and to be used by Citibank?

James Spencer from Gensler, Inc., clarified that there will be signage indicating that the parking spaces are specifically reserved for use by Citibank.

A. Durham asked if there is a written document confirming the use of the parking lot by Citibank.

T. Hou indicated that Attachment No. 6 of the report is the parking agreement.

Subsequent to discussion, Commissioner Y. Mejia moved to approve Site Plan Review 2017-009 and variance 2017-002. Seconded by Commissioner A. Montes, the motion carried with the following vote:

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

2) Discussion Regarding City Procedure for Determination of Public Convenience or Necessity for Alcoholic Beverage Control (ABC) License Issuance

T. Hou informed the commission regarding the requirements set forth by ABC regarding the Determination of Public Convenience or Necessity that according to the City Code requires that the decision come from the Planning and Preservation Commission.

Y. Mejia stated that she doesn’t want to slow down the process when it comes to being business friendly. She indicated that she would still like to opportunity to have some input with regards to interact with future potential businesses.

A. Montes indicated that she would not like to relinquish all control with regards to the review process, she would still like to see the proposals come before the commission.

A. Durham stated that he too would like to continue to have beer, wine, and liquor requests come before the commission. Additionally he would like to request that the licenses per tract only reflect licenses in the city limits for a more accurate number.

T. Hou stated that the intent is not to be impedance, that it is the city’s intent to encourage new businesses and streamline the application process. In conclusion Mr. Hou indicated that based on the feedback by the Commission the process will remain where all of Determination of Public Convenience and Necessity requests from ABC will continue to be presented to the Commission as stated in the San Fernando Municipal Code.

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STAFF COMMUNICATIONS

T. Hou introduced newest member of Community Development, Associate Planner Gerardo “Jerry” Marquez.

COMMISSION COMMENTS

None

PUBLIC STATEMENTS

None

ADJOURNMENT

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

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

7:14 P.M.

Planning Commission Secretary



MEETING DATE: July 24, 2018

COMMISSION CONSIDERATION:

1. VICE-CHAIR 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 Large Family Day Care Home 2018-001 to allow for the operation of a large family day care home at 2051 Eighth Street a Single Family Residential property located in the R-1 zone, pursuant to Planning and Preservation Commission Resolution 2018-005, subject to the conditions of approval attached as Exhibit “A” to the resolution”...(Roll Call Vote)
 - b. To Deny:

“I move to deny Large Family Day Care Home 2018-001, based on the following...” (Roll Call Vote)
 - c. To Continue:

“I move to continue Large Family Day Care Home 2018-001, to the following date...” (Roll Call Vote)

Moved:_____

Seconded:_____

Roll Call:_____

ITEM 1:
Large Family Day Care Home 2018-001
(LFDCH 2018-001)



AGENDA REPORT

To: Planning and Preservation Commission Vice-Chairperson Durham and Commissioners

From: Timothy Hou, AICP, Director of Community Development
Prepared By: Gerardo Marquez, Associate Planner

Date: July 24, 2018

Subject: **Large Family Day Care Home (LFDCH Permit No. 2018-001)**
2051 Eighth St., San Fernando, CA 91340
(Los Angeles County Assessor's Parcel No. APN 2513-001-020)

Proposal: A request to operate a Large Family Day Care Home at 2051 Eighth Street. The licensed operator of an approved large family day care home is permitted to provide supervision for up to a maximum of fourteen (14) children, pursuant to the provision of Division 10 Article VI of Chapter 106 (Zoning) of the San Fernando City Code.

Applicant: Norma E. Ramirez, 2051 Eighth Street, San Fernando, CA 91340

RECOMMENDATION:

City Planning Staff recommends that the Planning and Preservation Commission approve the request to operate a large family day care home within the R-1 (Single-Family Residential) Zone, pursuant to Planning and Preservation Commission Resolution 2018-005 (Attachment No. 1), including the Conditions of Approval noted therein as Exhibit "A".

PROJECT OVERVIEW:

On June 15, 2018, the State of California Department of Social Services issued the applicant, Norma E. Ramirez, a license to operate and maintain a Large Family Day Care Home (LFDCH) at the current residence located at 2051 Eighth Street, under the name of Ramirez, Norma Family Day Care. The applicant's State license (Attachment No. 2), permits the day care supervision of a maximum of 14 children in the residence. A large family day care home is defined as a facility that has the ability to operate and care for up to seven to 14 children under the age of ten years old. This differs from a small family day care home, which only allows for the care of eight or fewer children.

BACKGROUND:

1. Zoning Designation and General Plan: The subject site is located within the R-1 (Single-Family Residential) Zone and has a Low Density Residential (LDR) General Plan Land Use designation.
2. Site Location and Description: The subject corner property is located at the northern side of the 2000 block of Eighth Street, between Hubbard Street and Leach Street within the R-1 (Single-Family Residential) Zone. The site is located in a neighborhood that predominantly contains single-family dwellings.

According to the Los Angeles County Assessor's Office, the 6,820 square foot subject site is currently improved with an approximately 1,579 square foot single family dwelling with a detached 400 square foot garage. The subject site is an interior lot and only accessible by an existing driveway approach located on Eighth Street. In addition, four (4) on-street parking spaces adjacent to the subject site are available to facilitate the pick-up and drop-off of children using the day care facility at the subject site. The subject site is not only improved with a 400 square foot two-car garage, but also provides a 100' long driveway. This driveway will provide adequate stacking of vehicles in order to facilitate the drop-off of children attending the day care and reduces any impact on vehicular circulation on Eighth Street.

3. Environmental Review: This project has been reviewed for compliance with the California Environmental Quality Act (CEQA). Based on that assessment, it has been determined that this proposal is Statutorily Exempt under CEQA, pursuant to Section 15274(a): Family Day Care Home of the CEQA Guidelines and no further environmental assessment is necessary.
4. Legal Notification: On July 12, 2018, a notice of the application for operation of a Large Family Day Care Home Permit was posted at two (2) City Hall bulletin boards. In addition, notices of this application were mailed to all property owners of record within 100 feet radius, (Attachment No. 3), of the subject site on July 12, 2018, pursuant to City Code Section 106-1276(a) and California Government Code requirements and a notice was posted at the subject site. The notice identifies the applicant, describes the project and its location, and gives the earliest possible decision date.
5. Public Comments: As of the date of preparation of this staff report, no comments were received from the public regarding the subject request. Any comments received after the distribution of this report shall be read into the record at the public hearing.

ANALYSIS:

Regulatory Framework. Per City Code Section 106-352, Subsection (4), large family day care homes are allowed as permitted uses in the R-1 (Single Family Residential) Zone in accordance with Division 10 of Article VI of Chapter 106 (Zoning).

California Health and Safety Code Section 1597.46 regulates the operation and permitting of large family day care homes in California. Specifically, this State statute specifies that a city shall not prohibit large family day care homes on lots zoned for single-family dwellings, but shall do one of the following:

1. Classify these homes as a permitted use of residential property for zoning purposes;
2. Grant a nondiscretionary permit to use a lot zoned for a single-family dwelling to any large family day care home that complies with local ordinances prescribing reasonable standards, restrictions, and requirements concerning spacing and concentration, traffic control, parking, and noise control relating to such homes; or,
3. Require any large family day care home to apply for a permit to use a lot zoned for single-family dwellings. The permit shall be granted if the large family day care home complies with local ordinances, if any, prescribing reasonable standards, restrictions, and requirements concerning spacing and concentration, traffic control, parking, noise control relating to such homes, and complies with the fire and life safety standards imposed upon such homes by State law and regulations adopted by the State Fire Marshal. Any noise standards shall be consistent with local noise ordinances and shall take into consideration the noise levels generated by children.

The City's Zoning Code has implemented the use of option three listed above in providing for issuance of large family day care home permits. Pursuant to City Code Section 106-1275, the Planning and Preservation Commission has the authority to review and approve a large family day care home permit application.

In issuing a large family day care home permit, the Planning and Preservation Commission may apply generally applicable conditions pertaining to health and safety, building standards, environmental impact standards, or any other area within the City's jurisdiction. Nuisance abatement, also within the purview of the City, can be applied provided such condition to abate a nuisance does not differentiate large family day care homes from other single-family dwellings unless specifically allowed by State law. These conditions may include standards for spacing and concentration, traffic control, parking and noise control.

Staff Assessment. It is City Planning Staff's assessment that the operation of a large family day care home at this location will not have an adverse effect on neighboring properties or the neighborhood. Moreover, Conditions of Approval applicable to the operation of the facility (as noted in Exhibit "A" of Attachment No. 1) shall be consistent with current standards applicable to operation of such facilities.

Pursuant to the recommended Conditions of Approval, the applicant is required to use the driveway along Eighth Street as the designated drop-off and pick-up area for the LFDCH. Also, as

listed in the Conditions of Approval, the applicant/day care operator shall reside on the single-family residence and comply with all State, Federal and local regulations, applicable to similar LFDC facilities.

The applicant's compliance with all the noted Conditions of Approval and additional State requirements, will ensure that the number of children present on-site will not impede or cause significant effects on the surrounding neighborhood. In addition the applicant has worked at a child development center located in Los Angeles Mission College since 2011. Ms. Ramirez has had the opportunity to work with toddlers and has also assisted as a classroom lead. She has been recognized as an attentive caregiver that provides support for infant and toddler development.

In light of the above analysis, it is Staff's assessment that the proposed operation, subject to the Conditions of Approval recommended by staff, will maintain use of a large family day care home facility at the subject site in a manner that is compatible with surrounding residential land uses.

Findings. Staff has reviewed the proposed operation of a large family day care home, subject to conditions of approval at this location with respect to the findings that are currently required for issuance of large family day care home permits. It is staff's assessment that the findings for approval of the proposed operation of a large family day care home permit can be made in this instance based on the aforementioned discussion, and as explained below.

- **The proposed use is properly designed and complies with the requirements of the zone in which it is proposed.**

According to the Los Angeles County Assessor's Office, the subject site is currently improved with an approximately 1,579 square foot single family dwelling with a detached 400 square foot garage in the R-1 (Single-Family Residential) Zone. The existing residence will continue to be the primary use of the property and the Large Family Day Care Home (LFDCH) facility will be an accessory permitted use as allowed under the City's Zoning Ordinance. The applicant's State license permits the day care supervision of a maximum of 14 children in the residence.

Pursuant to the California Health and Safety Code, the LFDCH shall be considered as an accessory use within a single-family residence and site and shall not be differentiated from other similar single-family residences located within the R-1 Zone. Furthermore, the recommended conditions of approval require continued compliance with applicable City Zoning Ordinance development standards for similarly zoned residential properties. In addition, as a condition of approval, outdoor activity is permitted to begin no earlier than 8:00 a.m. each day, in conformance with Division 1, Article II of Chapter 34 (noise regulations) of the San Fernando City Code. It is staff's assessment that the proposed operation of the LFDCH facility is properly designated and is a permitted accessory use at the subject site within the R-1 (Single-Family Residential) Zone and therefore this finding can be made in this case.

- **The proposed use, with any conditions to be imposed, is in harmony with the various elements or objectives of the general plan and is not economically or aesthetically detrimental to existing or previously approved uses or structures within the surrounding area.**

The proposed operation of an LFDCH at the subject site is an approved accessory use to the single-family residential land use that is principally permitted within the R-1 (Single-Family Residential) Zone. The applicant's State license permits the day care supervision of a maximum of 14 children in the residence this operation of a LFDCH facility at the subject site will continue to be in conformance with the various elements and objectives of the General Plan Land Use, Housing and Circulation Element by ongoing compliance by the applicant with the recommended Conditions of Approval. The proposed use will not create any deficiencies or variances with regards development standards within the R-1 (Single-Family Residential) Zone. Additionally, this proposed LFDCH will be in accordance with goal 1.0 policy 1.2 of the Housing Element in the General Plan. The proposed use in the existing single-family dwelling unit will not have any exterior improvements and will preserve the character, scale, and quality of established residential neighborhoods. Therefore, it is Staff's assessment that this finding can be made in this case.

- **The proposed use is compatible with other uses and structures in the surrounding area.**

The subject property 2051 Eighth Street and the surrounding neighborhood are developed and occupied as single-family residential and multiple family dwelling land uses. The single-family residence located on an R-1 (Single-Family Residential) zoned parcel will continue to be the primary use of the subject property and the LFDCH facility will be an accessory use. There will be no physical changes to the residential dwelling or site as part of the proposed operation pursuant to the Conditions of Approval. The LFDCH will continue to use the existing residence and designated play area without any physical alterations based on City Building and Safety and State Fire Marshall inspections, which noted the building and open spaces sufficient to support the proposed use.

The existing and proposed uses of the subject site comply with the requirements for similarly zoned R-1 (Single-Family Residential) zoned properties. In addition, ongoing compliance with the recommended Conditions of Approval will provide continued compatibility of the existing and proposed uses with surrounding residential land uses through implementation of reasonable standards, restrictions, and requirements regarding traffic control, parking, noise control and fire and life safety. Thus, it is Staff's assessment that this finding can be made in this case.

- **The proposed use shall be conducted only by the residents of the proposed location.**

The LFDCH will be operated and maintained by Norma E. Ramirez (doing business as “Ramirez, Norma Family Child Care”) who is the owner of the residence and the state licensed operator. Thus, it is Staff’s assessment that this finding can be made in this case.

- **There are no other operations within 500 feet of the existing facility.**

Review of City and State records have identified no other permitted large family day care home within a 500-foot radius of the subject site. Thus, it is Staff’s assessment that this finding can be made in this case.

CONCLUSION:

In light of the foregoing analysis and findings, it is Staff’s assessment that the proposed operation of an LFDCH permit at 2051 Eighth Street is consistent with General Plan and the applicable City zoning regulations. It is Staff’s determination that approval is warranted in order to allow a suitable alternative for parents with children seeking day care in the community. Therefore, Staff recommends that based on the aforementioned findings of fact that the Planning and Preservation Commission approve the request to allow the operation and maintenance of a LFDCH permit within the R-1 (Single-Family Residential) zone at 2051 Eighth Street. Planning and Preservation Commission approval is pursuant to Commission Resolution 2018-005 and the attached Conditions of Approval included therein as Exhibit “A”.

ATTACHMENTS:

1. Planning and Preservation Commission Resolution 2018-005
2. California State License
3. Public Notice and Radius Map
4. Project Application and Business Description
5. Site Plan and Floor Plan
6. Project Site Photos

RESOLUTION NO. 2018-005

A RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO APPROVING LARGE FAMILY DAYCARE HOME 2018-001 WHICH ALLOWS FOR THE OPERATION OF AN APPROVED LARGE FAMILY DAY CARE PROVIDING SUPERVISION FOR UP TO A MAXIMUM OF FOURTEEN (14) CHILDREN LOCATED AT 2051 EIGHTH STREET.

WHEREAS, on April 06, 2018, an application was filed by Norma E. Ramirez (“Applicant”) with the City pursuant to City Code Section Division 10 of Article VI of Chapter 106, to request approval from the San Fernando Planning and Preservation Commission (“Commission”) to operate and care for up to seven to 14 children under the age of ten years old in large family day care home within the R-1 (Single-Family Residential) Zone located at 2051 Eighth Street; and,

WHEREAS, an environmental assessment was performed for the Project, pursuant to the California Environmental Quality Act (“CEQA”). Based on that assessment, it has been determined that this proposal is Statutorily Exempt under CEQA, pursuant to Section 15274(a): Family Day Care Home of the CEQA Guidelines and no further environmental assessment is necessary.

WHEREAS, the Commission has considered all of the evidence presented in connection with the project, written and oral, at the public hearing held on July 24, 2018.

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

SECTION 1: Pursuant to Zoning Ordinance Section 106-1274, the Planning and Preservation Commission finds that the following findings for Large Family Day Care 2018-001 have been justified and upheld in the affirmative, the Planning and Preservation Commission finds that:

1. The proposed use is properly designed and complies with the requirements of the zone in which it is proposed.

According to the Los Angeles County Assessor’s Office, the subject site is currently improved with an approximately 1,579 square foot single family dwelling with a detached 400 square foot garage in the R-1 (Single-Family Residential) Zone. The existing residence will continue to be the primary use of the property and the Large Family Day Care Home (LFDCH) facility will be an accessory permitted use as allowed under the City’s Zoning Ordinance. The applicant’s State license permits the day care supervision of a maximum of 14 children in the residence.

Pursuant to the California Health and Safety Code, the LFDCH shall be considered as an accessory use within a single-family residence and site and shall not be differentiated from other similar single-family residences located within the R-1 Zone. Furthermore, the recommended conditions of approval require continued compliance with applicable City Zoning Ordinance development standards for similarly zoned residential properties. In addition, as a condition of approval, outdoor activity is permitted to begin no earlier than

8:00 a.m. each day, in conformance with Division 1, Article II of Chapter 34 (noise regulations) of the San Fernando City Code. It is staff's assessment that the proposed operation of the LFDCH facility is properly designated and is a permitted accessory use at the subject site within the R-1 (Single-Family Residential) Zone and therefore this finding can be made in this case.

2. The proposed use, with any conditions to be imposed, is in harmony with the various elements or objectives of the general plan and is not economically or aesthetically detrimental to existing or previously approved uses or structures within the surrounding area.

The proposed operation of an LFDCH at the subject site is an approved accessory use to the single-family residential land use that is principally permitted within the R-1 (Single-Family Residential) Zone. The applicant's State license permits the day care supervision of a maximum of 14 children in the residence this operation of a LFDCH facility at the subject site will continue to be in conformance with the various elements and objectives of the General Plan Land Use, Housing and Circulation Element by ongoing compliance by the applicant with the recommended Conditions of Approval. The proposed use will not create any deficiencies or variances with regards development standards within the R-1 (Single-Family Residential) Zone. Additionally, this proposed LFDCH will be in accordance with goal 1.0 policy 1.2 of the Housing Element in the General Plan. The proposed use in the existing single-family dwelling unit will not have any exterior improvements and will preserve the character, scale, and quality of established residential neighborhoods. Therefore, it is Staff's assessment that this finding can be made in this case.

3. The proposed use is compatible with other uses and structures in the surrounding area.

The subject property 2051 Eighth Street and the surrounding neighborhood are developed and occupied as single-family residential and multiple family dwelling land uses. The single-family residence located on an R-1 (Single-Family Residential) zoned parcel will continue to be the primary use of the subject property and the LFDCH facility will be an accessory use. There will be no physical changes to the residential dwelling or site as part of the proposed operation pursuant to the Conditions of Approval. The LFDCH will continue to use the existing residence and designated play area without any physical alterations based on City Building and Safety and State Fire Marshall inspections, which noted the building and open spaces sufficient to support the proposed use.

The existing and proposed uses of the subject site comply with the requirements for similarly zoned R-1 (Single-Family Residential) zoned properties. In addition, ongoing compliance with the recommended Conditions of Approval will provide continued compatibility of the existing and proposed uses with surrounding residential land uses through implementation of reasonable standards, restrictions, and requirements regarding traffic control, parking, noise control and fire and life safety. Thus, it is Staff's assessment that this finding can be made in this case.

4. The proposed use shall be conducted only by the residents of the proposed location.

The LFDCH will be operated and maintained by Norma E. Ramirez (doing business as “Ramirez, Norma Family Child Care”) who is the owner of the residence and the state licensed operator. Thus, it is Staff’s assessment that this finding can be made in this case.

5. There are no other operations within 500 feet of the existing facility.

Review of City and State records have identified no other permitted large family day care home within a 500-foot radius of the subject site. Thus, it is Staff’s assessment that this finding can be made in this case.

BE IT FURTHER RESOLVED that based upon the foregoing, the Planning and Preservation Commission hereby approves Large Family Day Care Home 2018-001 subject to the conditions to be attached as Exhibit “A”.

PASSED, APPROVED AND ADOPTED this 24th Day of July 2018.

ALVIN DURHAM, VICE-CHAIRPERSON

ATTEST:

TIMOTHY HOU, SECRETARY TO THE PLANNING AND PRESERVATION COMMISSION

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

I, TIMOTHY HOU, Secretary to the Planning and Preservation Commission of the City of San Fernando, do hereby certify that the foregoing Resolution was duly adopted by the Planning and Preservation Commission and signed by the Chairperson of said City at a meeting held on the 24th day of July 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. : Large Family Day Care Home 2018-001

PROJECT ADDRESS : 2051 Eighth St., San Fernando, CA 91340
(Los Angeles County Assessor’s Parcel No. APN 2513-001-020)

PROJECT DESCRIPTION: A request to operate a Large Family Day Care Home at 2051 Eighth Street. The licensed operator of an approved large family day care home is permitted to provide supervision for up to a maximum of fourteen (14) children, pursuant to the provision of Division 10 Article VI of Chapter 106 (Zoning) of the San Fernando City Code 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 with in their entirety, as determined by the Community Development Department:

1. Large Family Day Care Home Entitlement. The large family day care home permit is granted for the land described in this application and any attachments thereto, as reviewed by the Planning and Preservation Commission on July 24, 2018, except as herein modified to comply with these Conditions of Approval.
2. Indemnification. The property owner and developer shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City to attack, set aside, void, annul, seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voter of the City, concerning the entitlement application. The duty to indemnify, protect, hold harmless and defend as described in this section above, also includes, without limitation, the duty to pay all reasonable attorney’s fees, City staff time costs and other out-of-pocket expenses incurred by the City in the course of the property owner’s or developer’s defense of any effort attack, set aside, void, annul, recover monetary damages resulting from an approval of the City, or any agency or instrumentality thereof. City shall promptly notify both the property owner and developer of any claim, action, or proceeding to which this condition is applicable and shall further cooperate fully in the defense of the action. The City reserves its right to take any and all action the City deems to be in the best interest of the City and its citizens in regard to such defense. The property owner and developer shall defend, indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending, any document (such as an environmental impact report or related environmental assessment) if made necessary through the initiation of the project.
3. General Conditions. In addition to those conditions of approval, which the Planning and Preservation Commission may otherwise impose, the large family day care home shall be subject to the following general conditions:

1. The applicant/operator of the large family day care home and any future operator shall reside on the property, and the subject property shall be maintained as a single-family dwelling. The operator shall be validly licensed, and shall comply with all requirements of applicable federal, state and local law, ordinances, or regulations (ie., California Health and Safety Code, State Fire Marshall, City of Los Angeles Fire Department, San Fernando City Code, etc.) for operation of a large family day care home at this location.
 2. Pursuant to Division 10 Article VI (Large Family Day Care Home Permit) of the San Fernando City Code (Chapter 106) and the Conditions of approval, the operator is allowed to provide licensed care for up to 14 children at the project address in conformance with California Health and Safety Code Section 1597.46.
 3. The applicant/operator is permitted to operate 24 hours per day, seven days per week. Outdoor activity is permitted to beginning no earlier than 8:00 a.m. each day.
 4. The applicant/operator shall provide all patrons with written notification of the parking limitations on Eighth Street and encourage the compliance with all parking, speed and traffic regulations. As of July 24, 2018 the speed limit on that block is 25 MPH and there are parking restrictions on Thursday and Friday from 8:00 a.m. to 10:00 a.m. due to street sweeping.
 5. There shall be no signage on site other than that permitted by the City Code.
 6. The applicant/operator shall provide all patrons with written notification that patrons dropping –off or picking-up children are not permitted to double park on the street at any time and that the driveway for the large family day care home shall be used as the means for dropping-off or picking-up children.
 7. No obstructions on the driveway. Driveway shall be unobstructed and paved surface shall be maintained in good condition.
4. Building Code Requirements. The applicant shall comply with all applicable building and construction requirements of the City of San Fernando’s building codes, as specified by the Community Development Department.
 5. Property Maintenance. The subject site and its immediate surrounding area shall be maintained in a clean, neat, quiet and orderly manner at all times and shall comply with the property maintenance standards as set forth in the San Fernando City Code.
 6. Site Inspections. The Community Development Department shall have the authority to inspect the site to assure compliance with these conditions of approval. The applicant and all successors shall grant the right of access to authorized agents of the City of San Fernando to conduct periodic inspections of the property.
 7. Revocation. Violations of, of noncompliance with, any of these conditions of approval may constitute grounds for revocation this large family day care home permit, subject to City Code Section 106-

1279 (Revocation). If at any time the operation of large family day care home becomes a nuisance, is detrimental to the public health, safety, or welfare, or results in undesirable activities, the Planning and Preservation Commission, after a public hearing, as hereinafter provided, may revoke the large family day care home permit herein granted or may modify and amend the same in such a manner as it may determine necessary to abate the nuisance or preclude the undesirable activities or behaviors.

8. Acceptance. Within thirty (30) days of approval of this large family day care home permit 2018-001, the property owner(s) or their duly authorized representatives shall certify the acceptance of the conditions of approval or modifications thereto by signing a statement using an acceptance affidavit form provided by the Community Development Department that acknowledges acceptance and shall be bound by all of the conditions of project approval.



State of California

Department of Social Services

Facility Number: 197700178

Effective Date: 06/15/2018

Total Capacity: 14

In accordance with applicable provisions of the Health and Safety Code of California, and its rules and regulations; the Department of Social Services hereby issues

this License to

RAMIREZ, NORMA

to operate and maintain a

FAMILY DAY CARE HOME

Name of Facility

RAMIREZ, NORMA FAMILY CHILD CARE
2051 8TH ST
SAN FERNANDO, CA 91340

This License is not transferable and is granted solely upon the following:

MAX. CAP(WHEN THERE IS AN ASSISTANT PRESENT): 12 - NO MORE THAN 4 INFANTS.
CAP 14 - NO MORE THAN 3 INFANTS. 1 CHILD IN KINDERGARTEN OR ELEMENTARY
SCHOOL AND 1 CHILD AT LEAST AGE 6.

Client Groups Served:


CHILDREN / INFANT

Complaints regarding services provided in this facility should be directed to:

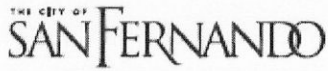
CCLD Regional Office

(661) 789-6944

Pamela Dickfoss
Deputy Director,
Community Care Licensing Division


Authorized Representative of Licensing Agency

POST IN A PROMINENT PLACE



NOTICE OF A
PUBLIC HEARING

THE CITY OF SAN FERNANDO PLANNING AND PRESERVATION COMMISSION

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

DATE: Tuesday, July 17, 2018

TIME: 6:30 p.m.

LOCATION: Council Chambers, 117 Macneil Street, San Fernando, CA 91340

PROJECT LOCATION: 2051 Eighth Street (APN 2513-001-020)

APPLICATION: Large Family Day Care Home Permit (LFDC 2018-001)

APPLICANT: Norma Ramirez, 2051 Eighth Street, San Fernando, CA 91340

PROJECT DESCRIPTION:

An application to operate and maintain a "Large Family Day Care Home" has been submitted to the Community Development Department, pursuant to the provisions of Division 10 of Article VI of Chapter 106 (Zoning) of the San Fernando Municipal Code, to be considered by the Planning and Preservation Commission. If approved, conditions of approval would apply for the use of an existing 1,579 square foot single family dwelling with a detached 400 square foot garage located at 2051 Eighth Street to be used as a "Large Family Day Care Home" providing licensed day care during specified hours for up to a maximum of fourteen (14) children. The house would continue to be used as single-family residence of the day care services provider at all times during and after the hours of operation of the "Large Family Day Care Home."

During the Planning and Preservation Commission meeting on July 17, 2017, there will be an opportunity for members of the public to ask questions and comment on the proposed use.

For further information regarding the proposed use, on the Planning and Preservation Commission meeting you may contact the City of San Fernando Community Development Department, 117 Macneil Street, San Fernando, CA 91340-2993; Telephone: (818) 898-1227, Gerardo Marquez, Associate Planner.

Para información adicional en Español con respeto a esta aplicación, usted puede llamar al departamento de desarrollo de la ciudad de San Fernando, 117 calle Macneil, San Fernando, CA 91340-2993; Teléfono: (818) 898-1227, Gerardo Marquez, Associate Planner.

Timothy Hou, AICP
Community Development Director

PROJECT INFORMATION

2051 8TH ST.
SAN FERNANDO, CA.

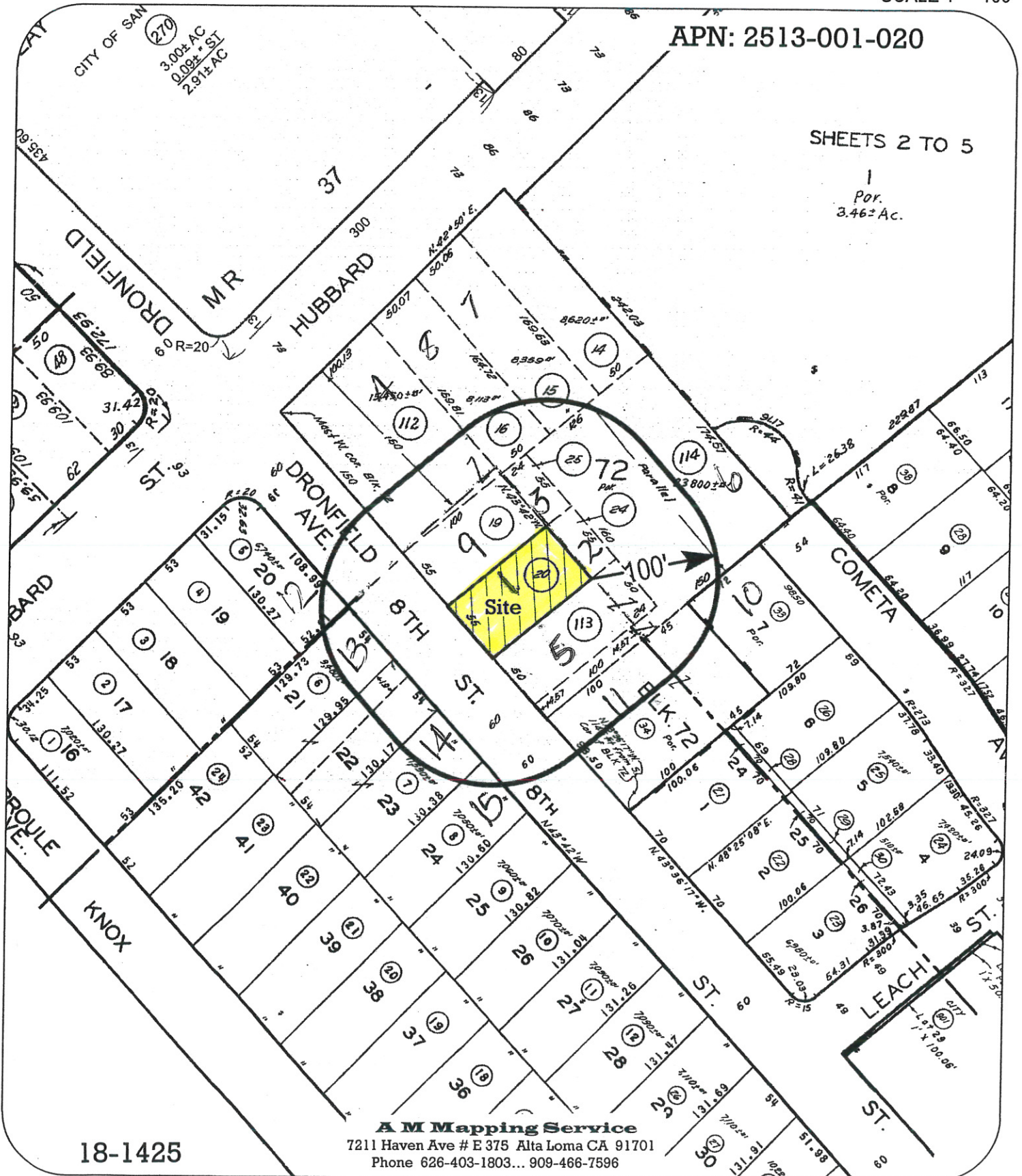


SCALE 1" = 100'

APN: 2513-001-020

SHEETS 2 TO 5

1
Por.
3.46± Ac.



18-1425

LARGE FAMILY DAY CARE HOME PERMIT APPLICATION**APPLICANT INFORMATION**

APPLICANT NAME

Norma E. Ramirez

TELEPHONE NO.

(818) 294-25-98

APPLICANT MAILING ADDRESS

2051 8th St. San Fernando 91340

FAX NO.

APPLICANT EMAIL ADDRESS

nsiller10@hotmail.com

SITE INFORMATION

SITE ADDRESS

2051 8th St. San Fernando CA 91340

LARGE DAY CARE FACILITY DESCRIPTION

The house has 3 bedroom, 2 bathroom, a livingroom, kitchen, dining room, and a proposed playroom. The size are 5,500 sq.ft. and the building 1,578 sq.ft. It has a 2 car garage parking, a front yard and back yard. The play room has his own bathroom and has Fire alarm and Fire extinguisher, and Smoke detector. In each other room there is Smoke detector.

NUMBER OF CHILDREN (INCLUDING THE APPLICANT'S OWN)

12 - 14

HOURS OF OPERATION

7:00 AM - 6:00 PM

ASSESSOR'S PARCEL NUMBER (APN)

2513-001-020

PROPERTY SIZE (IN SQUARE FEET)

5,500 sq. ft.

BUILDING SIZE

1,578 sq. ft.

PARKING AVAILABLE (NUMBER)

PROPERTY OWNER INFORMATION

PROPERTY OWNER NAME

Alejandro Ramirez

PROPERTY OWNER TELEPHONE NO.

(818) 371-09-02

PROPERTY OWNER MAILING ADDRESS

2051 8th St. San Fernando CA 91340

SIGNATURES

APPLICANT SIGNATURE

PROPERTY OWNER SIGNATURE

FOR OFFICE USE ONLY

DATE FILED

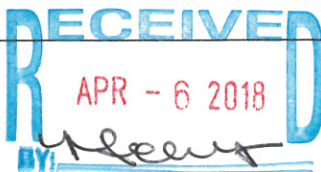
04-06-18

ACCEPTED BY

CASE NO.

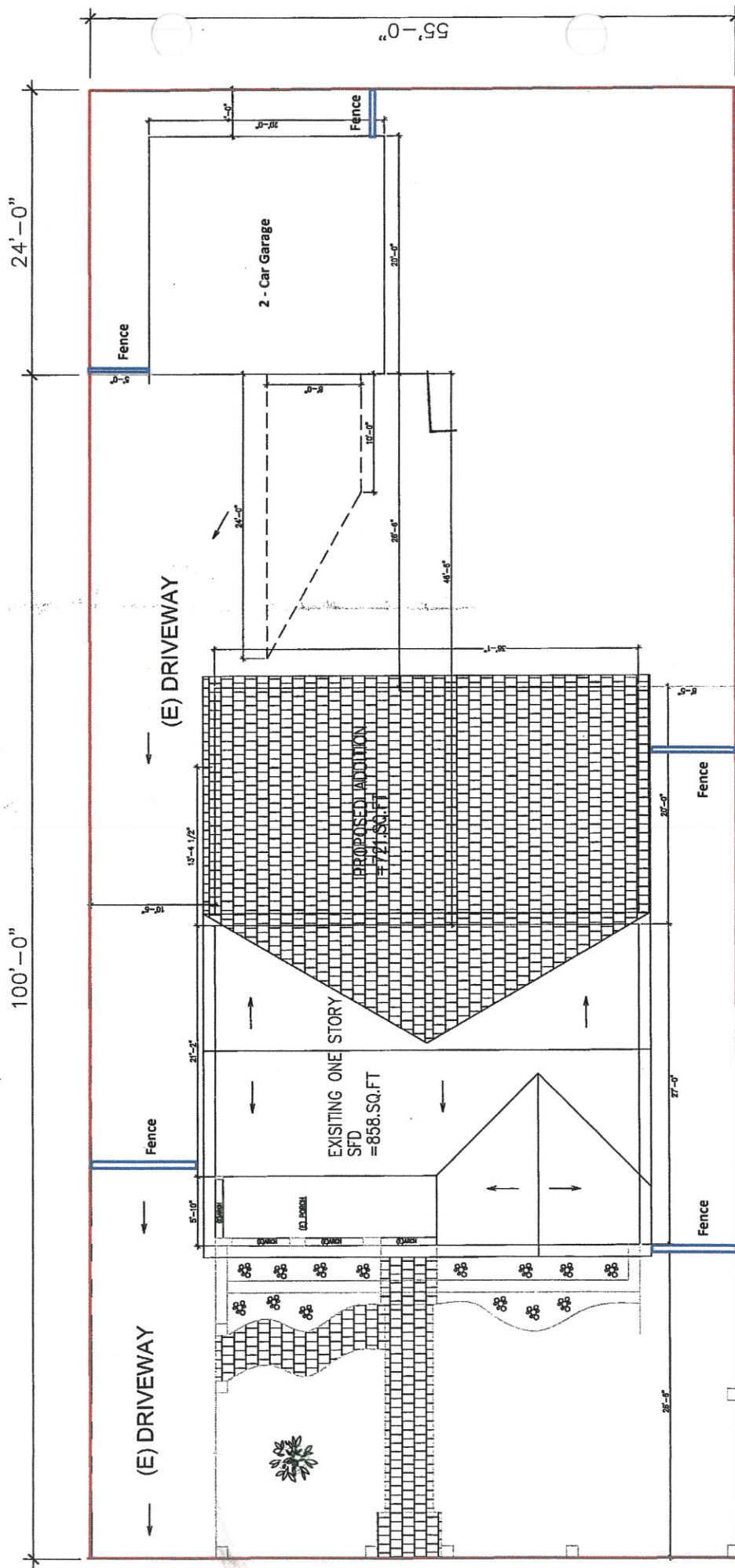
ZONING

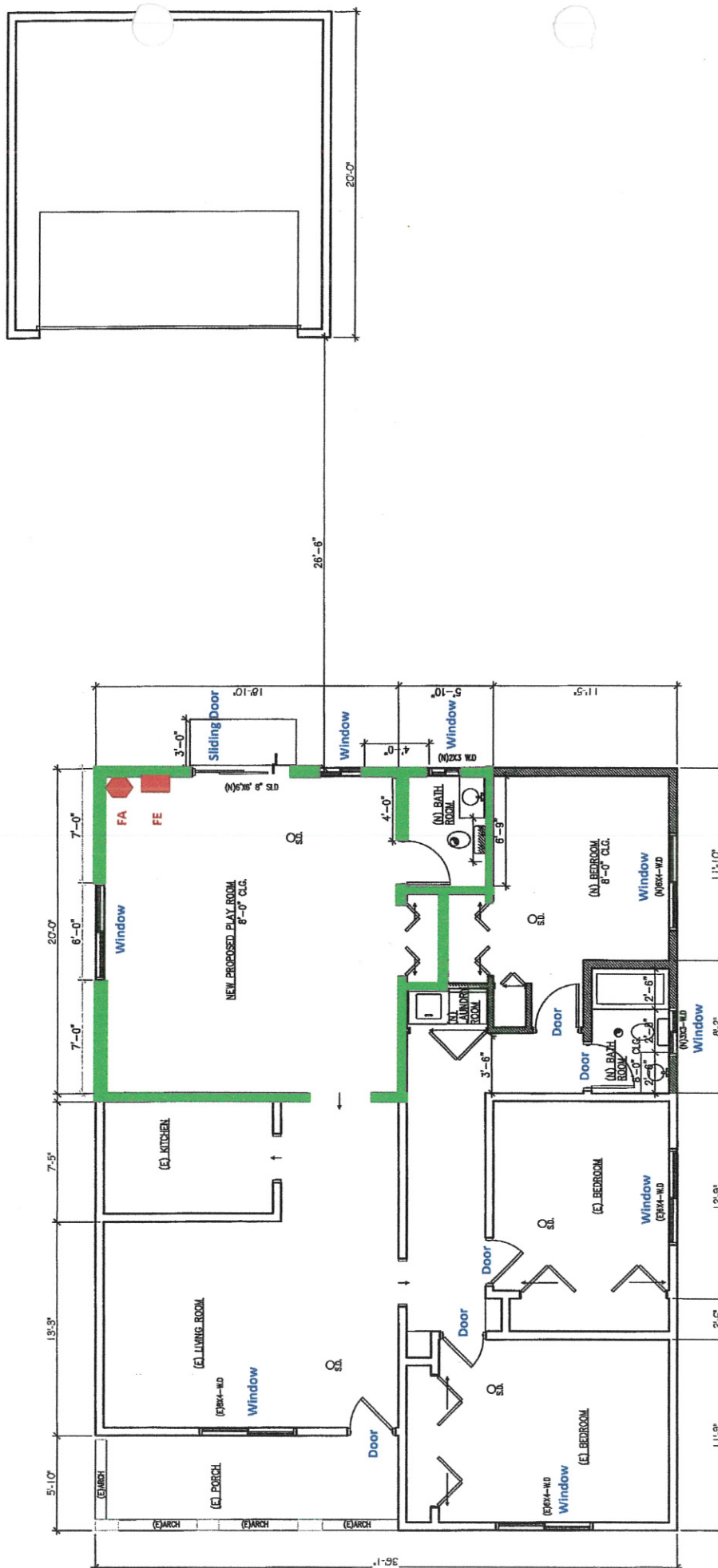
GPA

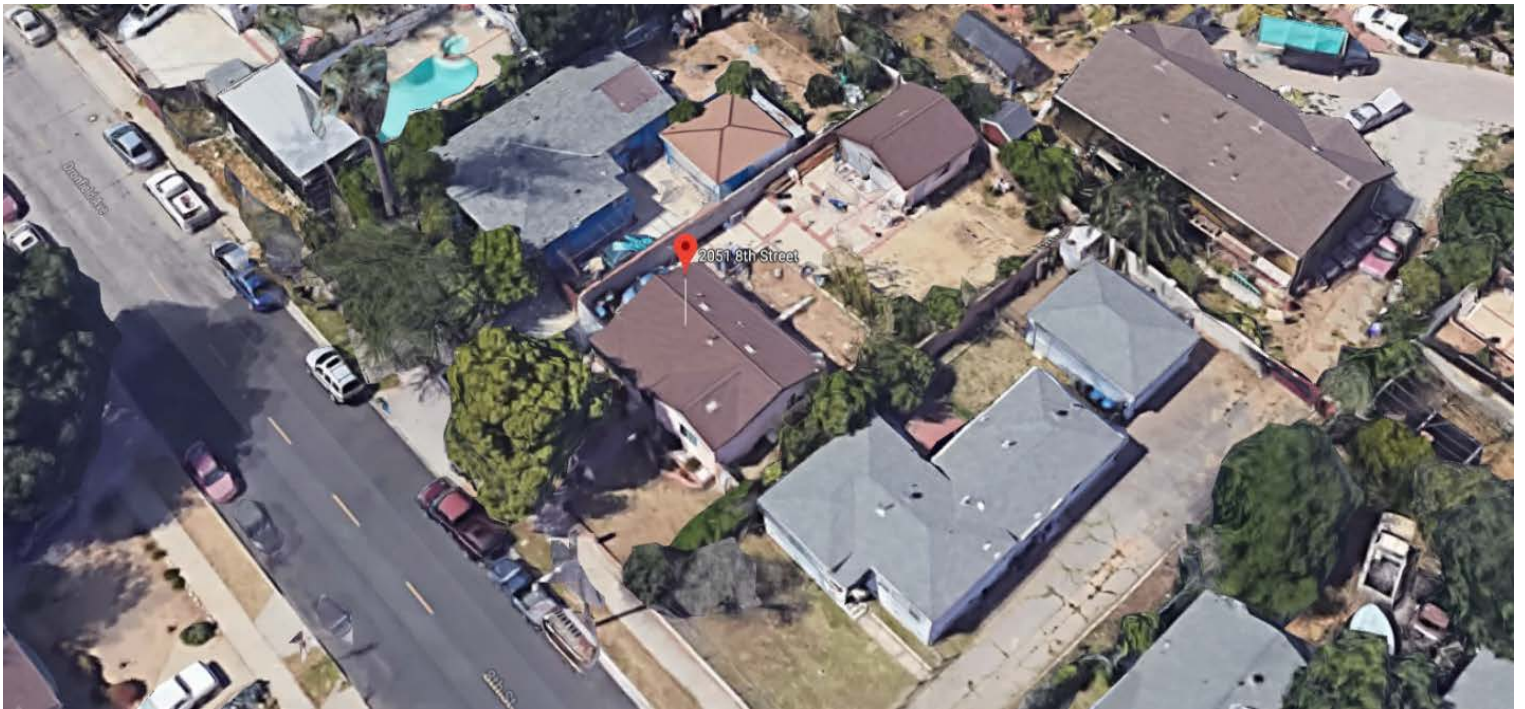


LFDH-2018-001

Applicant has decided to withdraw application will start with Small Family Day Care.







Ariel view 2051 Eighth Street



Street view from Eighth Street



View of existing driveway



MEETING DATE: July 24, 2018

COMMISSION CONSIDERATION:

1. VICE-CHAIR 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 Tentative Parcel Map 2017-001 allowing for the subdivision of a 79 foot by 200 foot lot into three lots; at 927 Seventh Street, pursuant to Planning and Preservation Commission Resolution 2018-006, subject to the conditions of approval attached as Exhibit “A” to the resolution”...(Roll Call Vote)
 - b. To Deny:

“I move to deny Tentative Parcel Map 2017-001, based on the following...” (Roll Call Vote)
 - c. To Continue:

“I move to continue Tentative Parcel Map 2017-001, to the following date...” (Roll Call Vote)

Moved:_____

Seconded:_____

Roll Call:_____

ITEM 2:

Tentative Parcel Map 2017-001 (TPM 2017-001)



AGENDA REPORT

To: Planning and Preservation Commission Vice-Chairperson Durham and Commissioners

From: Timothy Hou, Director of Community Development
Gerardo Marquez, Associate Planner

Date: July 24, 2018

Subject: **Tentative Parcel Map 2017-01 (TPM No. 74153)**
927 Seventh Street, San Fernando, CA 91340
(Los Angeles County Assessor's Parcel No.: 2515-028-014)

Proposal: The proposed project is a request for the approval of a tentative parcel map to subdivide a 15,800 square foot property into three lots as follow: Parcel 1 will consist of approximately 3,879 square feet and Parcel 2 will consist of approximately 4,909 square feet and Parcel 3 will consist of approximately 4,910 square feet, each. 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 foot by 200 foot lot and is located at the corner of Seventh Street and Macneil Street within the Single-Family Residential (R-1) Zone.

Applicant: Jose J. Martinez, 8241 Kinsey Street, Northridge, CA, 91325

RECOMMENDATION:

Staff recommends that, subsequent to the presentation and consideration of any public comment, the Planning and Preservation Commission approve Resolution No. 2018-006 (Attachment No. 1) approving Tentative Parcel Map 2017-001 which allows for the subdivision of a 79-foot by 200-foot lot or approximately 15,800 square foot property into three lots as follows: Parcel 1 will consist of approximately 3,879 square feet, Parcel 2 will consist of 4,909 square feet, and Parcel 3 will consist of approximately 4,910 square feet for the property at 927 Seventh Street, subject to the conditions of approval attached as "Exhibit A" to the resolution.

PROJECT OVERVIEW:

The proposed project is a request for approval of Tentative Parcel Map 2017-001 which allows for the subdivision of a 79-foot by 200-foot lot or approximately 15,800 square foot property into three lots as follows: Parcel 1 will consist of approximately 3,879 square feet, Parcel 2 will

consist of 4,909 square feet, and Parcel 3 will consist of approximately 4,910 square feet for the property at 927 Seventh Street in addition to a dedication to the public right of way. On April 26, 2017, Julio J. Martinez, submitted a Tentative Parcel Map application (Attachment No. 2) seeking to allow for the subdivision of a single lot into three separate single family residential lots. In addition, the applicant would also be dedicating a portion of the lot to the city which will be designated for sidewalk and parkway public right of way improvements.

The project consists of the subdivision of a lot, approximately 15,800 square feet, into three lots as follows: Parcel 1 will consist of approximately 3,879 square feet, Parcel 2 will consist of 4,909 square feet, and Parcel 3 will consist of approximately 4,910 square feet. The project site is currently improved with a single-family residence that will be demolished to accommodate the proposed new lot development along with a sidewalk and parkway public right of way dedication of approximately 2,104 square feet. The project site is located at the corner of Seventh Street and Macneil Street within the Single-Family Residential (R-1) Zone.

This project will be utilizing the currently adopted definition of lot area, Ordinance No. 1675, (Attachment 3) to meet the minimum development standards for a single family residential zoned lot. The current definition provides the methodology for calculating lot area, within the R-1 single family residential zone, by allowing the total area within lot lines up to the midpoint of all immediately abutting streets, alleys or highways be assumed towards the total lot area.

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, staff has adopted a mitigated negative declaration for the project. The environmental analysis notes possible short term impacts during the construction phase of the project which will be mitigated in order to provide less than a significant impact on the environment. The public review period for the Negative Declaration was from December 27, 2017 and ended on January 17, 2018.

EXISTING CONDITIONS:

1. Location: The project site at 927 Seventh Street is a corner lot with street frontage along its southerly and easterly property lines facing Seventh Street and Macneil Avenue, respectively (Attachment No. 4). Similarly zoned R-1 (Single Family Residential) lots are located along Macneil Avenue surrounding the project site as well as the project site's northerly, easterly, and southerly property lines. Also, SP-5 (San Fernando Corridor Specific Plan Maclay District) zoned lots are located across an alley to the west of the project site. There is also a 22' wide alley that runs along the northern portion of the project site which will provide access to the future residential developments (Attachment No. 4).

2. Lot Size: The project site consists of a rectangular-shaped lot 79-foot by 200-foot lot, approximately 15,800 square feet, located in the R-1 (Single Family Residential) zone.
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.

ANALYSIS:

1. **General Plan Consistency.** The proposed Tentative Parcel Map development is consistent with the goals and objectives of the San Fernando General Plan Land Use Element by providing new single-family residential development in an R-1 zoned lot, which allows for a single-family dwelling per lot at a density of 0 to 6 dwelling units per acre (San Fernando General Plan Land Use Element Chart IV-1: Current Land Use Element Categories and Implementing Zones, Pg. IV-9). The proposed Tentative Parcel Map project is compatible with the surrounding land uses in the immediate area, which is comprised of existing single family residential dwellings. The density of the proposed project is equivalent to 5.44 dwelling units per acre, which is consistent with the City of San Fernando General Plan.
2. **Lot Design and Calculations.** The newly developed parcels will be rectangular in shape and will all have access to the public right of way. All of the proposed lots will have onsite access exclusively from the alley which is directly adjacent to the project site. This design will ensure no additional driveway aprons along Macneil Avenue and will also provide additional on-street parking. In addition, the applicant has agreed to dedicate a portion of the lot to the city which will be designated for sidewalk and parkway public right of way improvements. Staff applied the City's currently adopted definition of lot area, per Ordinance No. 1675, to meet the minimum development standards for a single family residential zoned lot (Table 1). The current definition provides the methodology for calculating lot area, within the R-1 single family residential zone, by allowing the total area within lot lines up to the midpoint of all immediately abutting streets, alleys or highways be assumed towards the total lot area.

TABLE 1

	Minimum Development Standards	Lot 1	Lot 2	Lot 3
Lot Area	7,500 Square Feet	9,019 square feet	7,501 square feet	7,501 square feet
Lot Width	50', 55' for a corner lot	86' 2"	71' 8"	71' 8"
Lot Depth	100'	104' 8"	104' 8"	104' 8"

Given the aforementioned parcel design analysis, staff has determined that the proposed site layout is appropriate, practical and efficient.

The parcel design is appealing and will functionally integrate into the established neighborhood land use pattern. Therefore, it is staff's assessment that the overall parcel design would be consistent with the city's objectives for new residential development in the community.

- 3. Tentative Parcel Map.** In accordance with the provisions established in the Subdivision Map Act, and the City's Subdivision Ordinance (Chapter 78), the applicant has submitted a request for approval of a tentative parcel map for the subdivision of a single family residentially zoned lot. Approval of the parcel map would allow for each dwelling unit to be sold separately. The proposed project is a request for the approval of a tentative parcel map to subdivide a 15,800 square foot property into three lots as followed: Parcel 1 will consist of approximately 3,879 square feet, Parcel 2 will consist of 4,909 square feet, and Parcel 3 will consist of approximately 4,910 square feet, each (Attachment No. 5).

Additionally, through the City's permit processing procedures, other City departments and divisions review and analyze project proposals and recommend appropriate conditions. The Public Works Department has reviewed the project and has recommended several on-site and off-site improvements. All improvements must be completed prior to obtaining an occupancy permit and final parcel map approval.

The City's Municipal Code requires that as a condition of approval of a final tract map or parcel map for a residential subdivision, a subdivider shall dedicate land, or pay a fee in lieu thereof, or do a combination of both to provide for public park and recreational facilities. Therefore, an in-lieu fee ("Quimby" fee) is required, as a condition of approval, for the tentative parcel map. Fees and comments from the public works department shall also be addressed prior to final certificate of occupancy (Attachment No. 6).

CONCLUSION:

In light of the analysis, it is staff's assessment that the proposed subdivision meets all of the minimum development standards for a single family residentially zoned lot. The proposed subdivision will maintain the current makeup of the existing neighborhood, and will provide additional development of single family dwelling units. This supports the housing element goal 1.0 Policy 1.2 which looks to maintain and enhance the quality of existing neighborhoods by maintaining the character of the established neighborhood through the development of new single-family residential units.

Staff recommends that the Planning and Preservation Commission approve Tentative Parcel Map 2017-001 for the property located at 927 Seventh Street, pursuant to Planning Commission Resolution 2018-006 and Conditions of Approval attached as Exhibit "A".

ATTACHEMENTS:

1. Planning and Preservation Commission Resolution 2018-006 and Exhibit "A": Conditions of Approval
2. Tentative Parcel Map Application and Vicinity Map
3. Ordinance No. 1675
4. Project Site Photos
5. Site Plan
6. Public Works Comments/Checklist

RESOLUTION NO. 2018-006

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN FERNANDO APPROVING A REQUEST FOR THE APPROVAL OF A TENTATIVE PARCEL MAP TO SUBDIVIDE A 15,800 SQUARE FOOT PROPERTY INTO THREE LOTS AS FOLLOW: PARCEL 1 WILL CONSIST OF APPROXIMATELY 3,879 SQUARE FEET AND PARCEL 2 WILL CONSIST OF APPROXIMATELY 4,909 SQUARE FEET AND PARCEL 3 WILL CONSIST OF APPROXIMATELY 4,910 SQUARE FEET, EACH. THE PROJECT SITE CONSISTS OF A 79 FOOT BY 200 FOOT LOT AND IS LOCATED AT THE CORNER OF SEVENTH STREET AND MACNEIL STREET WITHIN THE SINGLE-FAMILY RESIDENTIAL ZONE (R-1 ZONE).

WHEREAS, an application has been filed by Julio J. Martinez, with the City to allow the construction of a four-unit residential condominium development. to allow for the subdivision of a single lot into three separate single family residential lots. In addition, the applicant would also be dedicating a portion of the lot to the city which will be designated for sidewalk and parkway public right of way improvements. on an approximate 15,800 square foot site located at 927 Seventh Street within the R-1 (Single Family Residential) zone; and

WHEREAS, notice of public hearing of the Planning Commission of the City of San Fernando to consider the requested tentative parcel map was given in accordance with Government Code §66451.3; and

WHEREAS, notice of said tentative parcel map was submitted to appropriate agencies as required by the subdivision requirements of state law and the San Fernando Municipal Code, with the request for their review, comments, and requirements in accordance with Government Code §66455.7 and 66453); and

WHEREAS, pursuant to Government Code §66452.3, City staff prepared a written report recommending that the proposed subdivision be approved, and served a copy of that report upon the subdivider at least three (3) days prior to the aforementioned hearing; and

WHEREAS, pursuant to Government Code §66412.3, the Planning Commission has considered the effect of the proposed development, on the housing needs of the region in which San Fernando is situated and has balanced these needs against the public service needs of its residents and available fiscal and environmental resources; the approval of the proposed development represents the balance of these respective needs in a manner which is consistent with the City's obligation pursuant to its powers to protect the public health, safety and welfare; and

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 the 24th day of September 2018.

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

SECTION 1: Pursuant to the California Environmental Quality Act (CEQA), staff has adopted a mitigated negative declaration for the project. The environmental analysis notes possible short term impacts during the construction phase of the project which will be mitigated in order to provide less than a significant impact on the environment. The public review period for the Negative Declaration was from December 27, 2017 and ended on January 17, 2018.

SECTION 2: Pursuant to Government Code §66473.5, the proposed development and provisions for its design and improvement are compatible with the objectives, policies, and general land uses and programs provided in the City's General Plan and any applicable specific plan; and

SECTION 3: Pursuant to Government Code §65567, the proposed development and the provisions for its design and improvements are compatible with the objectives, policies, and general land uses and programs provided in the City's local open space plan; and

SECTION 4: Pursuant to Government Code §66474, with the incorporation of those conditions attached as Exhibit "A":

- a. The proposed map is consistent with the applicable general and specific plans as specified in Government Code §65451.
- b. The design and improvements of the proposed subdivision are consistent with the General Plan.
- c. The site is physically suitable for the type of development contemplated by the proposed subdivision.
- d. The site is physically suitable for the proposed density of the development contemplated by the proposed subdivision.
- e. The design of the development and improvements is not likely to cause substantial environmental damage or substantially and unavoidably injure fish or wildlife or their habitat.
- f. The design of the development and improvements is not likely to cause serious public health problems.
- g. The design of the development or the type of improvements will not conflict with easements acquired by the public at large for access through or use of the property within the proposed development.

BE IT FURTHER RESOLVED that based upon the foregoing, the Planning Commission hereby approves Tentative Parcel Map 2017-001, subject to the conditions to be attached as Exhibit "A".

PASSED, APPROVED AND ADOPTED this 24th Day of July 2018.

ALVIN DURHAM, VICE-CHAIRPERSON

ATTEST:

TIMOTHY HOU, SECRETARY TO THE PLANNING AND PRESERVATION COMMISSION

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

I, TIMOTHY HOU, Secretary to the Planning and Preservation Commission of the City of San Fernando, do hereby certify that the foregoing Resolution was duly adopted by the Planning and Preservation Commission and signed by the Chairperson of said City at a meeting held on the 24th day of July 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. : **Tentative Parcel Map 2017-001**
PROJECT ADDRESS : 927 Seventh Street, San Fernando, CA 91340
(Los Angeles county Assessor’s Parcel No.: 2515-028-014)
PROJECT DESCRIPTION : A request for the approval of a tentative parcel map to subdivide a 15,800 square foot property into three lots as follow: Parcel 1 will consist of approximately 3,879 square feet and Parcel 2 will consist of approximately 4,909 square feet and Parcel 3 will consist of approximately 4,910 square feet, each. The project site consists of a 79 foot by 200 foot lot and is located at the corner of Seventh Street and Macneil Street within the Single-Family Residential (R-1) Zone.

Tentative Parcel Map 2017-01 Conditions of Approval:

The following are conditions for approval of the proposed subdivision upon review of the Tentative Parcel Map, and shall be complied within their entirety, as determined by the Community Development Department, prior to approval of the Final Parcel Map:

1. These conditions of approval and the attachments thereto are applicable to the land described in this application and shown on the tentative parcel map.
2. The proposed subdivision and final parcel map shall be in compliance with all of the provisions of Chapter 78 (Subdivisions) of the San Fernando Municipal Code and the State of California Subdivision Map Act (Government Code §66410 et seq.). The tentative parcel map shall be valid for a period of two (2) years from the date of approval, unless an extension is approved by the City of San Fernando. The applicant shall also comply with all other requirements of any applicable federal, state, or local law, ordinance, or regulation.
3. The final parcel map shall be prepared in accordance with the policies and procedures of the City of San Fernando, including final approval by the City Council. Such map shall be submitted to the Community Development Department and shall be approved for recording by the City Engineer and be recorded with the County Recorder prior to expiration of the tentative parcel map.
4. The applicant shall comply with the requirements for subdivision of the site as listed in the attached “Public Works Department Development/Improvement Review Checklist.” (See “Attachment 6”) Also, any approved revisions to the proposed subdivision shall be incorporated into the site plan submitted prior to approval of the final parcel map.

5. The City's residential development fee for parkland acquisition or enhancement ("Quimby fee") shall be paid in full prior to the recording of the final parcel map with the County of Los Angeles. The required development fee is calculated with a formula: land value per square foot times number of dwelling units times 235 square feet per unit. The Community development Department will establish land value by either an independent appraisal (at the applicant's expense) or by the applicant providing the Community Development Department with satisfactory proof of purchase.
6. A grading plan shall be reviewed and approved by the City Engineer. Existing grades abutting neighboring properties shall be maintained, unless otherwise approved by the City Engineer and the Community Development Department.
7. The applicant shall provide the Community Development Department with proof that the Conditions of Approval have been recorded with the Los Angeles County Clerk's Office.
8. Within thirty (30) days of approval of Tentative Parcel Map 2017-001 by the City Council, the applicant shall certify his or her acceptance of the conditions of approval or modifications thereto by signing a statement that he or she accepts and shall be bound by all of the conditions.
9. Indemnification. The property owner and developer shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City to attack, set aside, void, annul, seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voter of the City, concerning the entitlement application. The duty to indemnify, protect, hold harmless and defend as described in this section above, also includes, without limitation, the duty to pay all reasonable attorneys fees, City staff time costs and other out-of-pocket expenses incurred by the City in the course of the property owner's or developer's defense of any effort attack, set aside, void, annul, recover monetary damages resulting from an approval of the City, or any agency or instrumentality thereof. City shall promptly notify both the property owner and developer of any claim, action, or proceeding to which this condition is applicable and shall further cooperate fully in the defense of the action. The City reserves its right to take any and all action the City deems to be in the best interest of the City and its citizens in regard to such defense. The property owner and developer shall also defend, indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending, any document (such as an environmental impact report or related environmental assessment) if made necessary through the initiation of the project.



THE CITY OF
SAN FERNANDO
INCORPORATED
JAN. 26, 1911
CALIFORNIA

Community Development Department

117 Macneil Street San Fernando, CA 91340 · (818) 898-1227 · Fax: (818) 898-7329

Tentative Parcel/Tract Map Application

Applicant Julio Martinez
(Please type or print.)

Site Address 927 7th San Fernando Ca 91340

Request (What is being applied for): Subdivision of existing
15800 SF lot into 3 parcels

Assessor's Parcel Number (APN) 2515-028-014

Property Size (In square feet) 15800

Engineer/Surveyor _____

21308 Pathfinder Road, Suite 909-396-1131

Engineer/Surveyor Address _____

Diamond Bar, Cal 91765

Present use of property R1

Engineer/Surveyor Telephone No. _____

Proposed use subdivision into 3 lots

Applicant's Signature _____

Property Owner's Signature _____

Applicant Telephone No. _____

Property Owner's Name (type or print) _____

Applicant Mailing Address: _____

Property Owner's Mailing Address: _____

18241 Kipzie St

Northridge Ca 91325

Fax Number: _____

Email Address: JulioM711@yahoo.com

OFFICE USE ONLY

Date filed: 4/26/17

Accepted by: H. Quintana

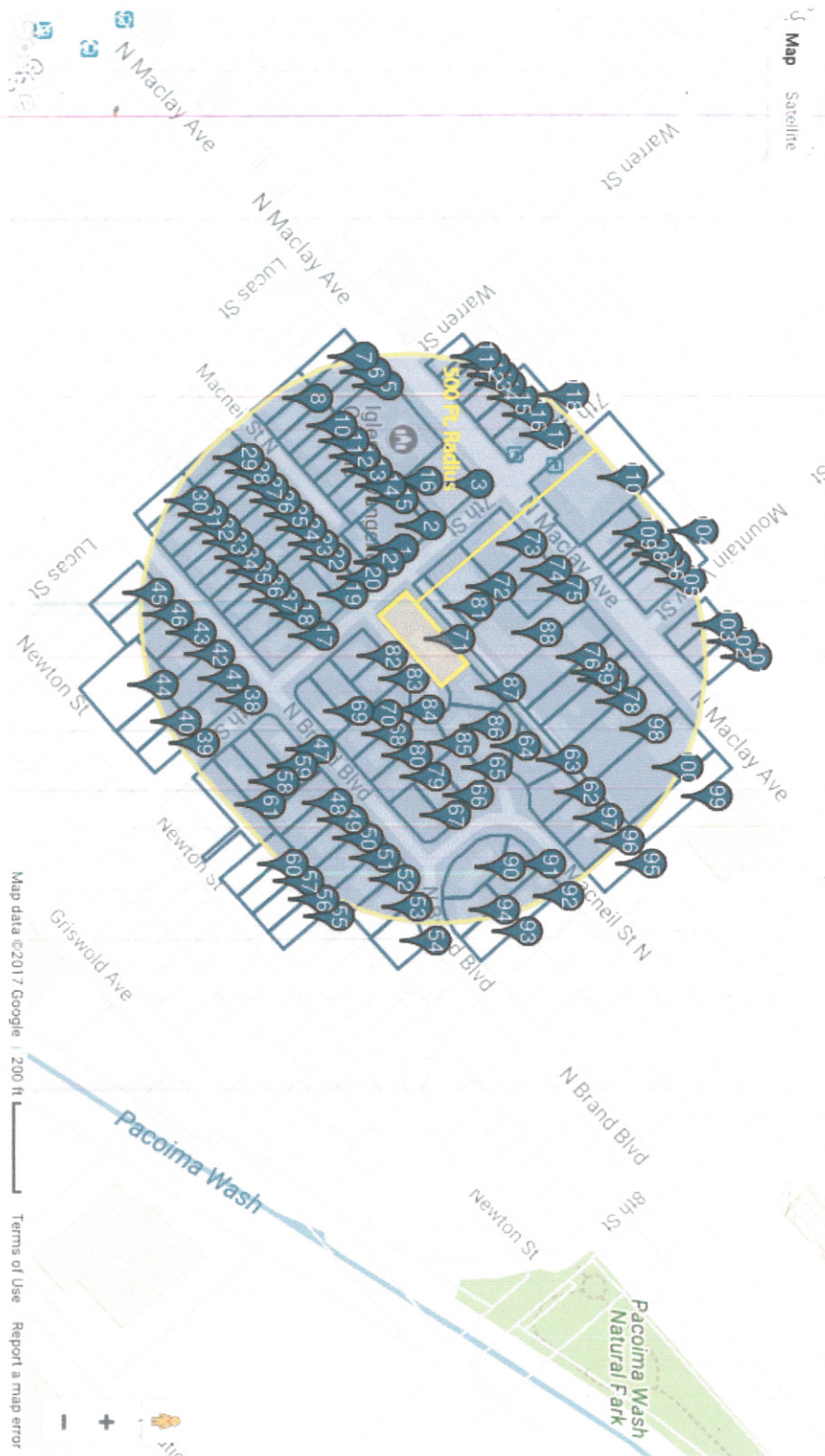
Case Number TPM2017-001

Zoning: R-1 GPA: _____

TPM NO. 74153

RADIUS MAP

SCALE: 1"=200'



SITE ADDRESS:

30050 PACIFIC COAST HWY
MALIBU CA 90265

LEGAL DESCRIPTION:

APN: 2515-028-014

PROPERTY OWNER(S):

L A COUNTY
500 W TEMPLE ST #754
LOS ANGELES CA 90012

MACLAY RANCHO LOT COM ON NE LINE OF SEVENTH ST
SE 276.6 FT FROM MOST W COR OF BLK 101 TH SE ON SD
NE LINE 79 FT WITH A UNIFORM DEPTH OF 200 FT NE AT
R/A PART OF LOT BLK 101

RADIUS: 500 Feet

N.P.S. + ASSOCIATES

Address: 396 W. Avenue 44
Los Angeles, CA 90065
Telephone: (323) 801-6393

Email: contact.npsassociates@gmail.com
Website: npsassociates.com

ORDINANCE NO. 1675

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN FERNANDO, CALIFORNIA 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 R-1 RESIDENTIAL ZONES.

The City Council of the City of San Fernando does hereby ordain as follows:

WHEREAS, the City of San Fernando seeks to refine the methodology for computing lot area for certain residential projects located within the R-1 single family residential zone; and

WHEREAS, the refinements are not intended to apply to non-residential projects or projects located outside of the R-1 single family residential zone; and

WHEREAS, the refinements are not to be applied for the computation of lot area for the establishment of accessory dwelling units within the meaning of Section 106-358 (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.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN FERNANDO DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The definition of the term “lot area” as defined under Section 106-6 (Definitions) of Article I (In General) of Chapter 106 (Zoning) of the San Fernando Municipal Code is hereby amended in its entirety to now state the following:

Lot area means the total area within the lot lines of a lot excluding any street, highway or alley right-of-way, except that in the case of lots in the R-1 single family residential zone, that area up to the midpoint of all immediately abutting streets, alleys or highways which would revert to the lot if the street, highway or alley were vacated may be assumed to be a portion of the lot. The foregoing notwithstanding, the alternative methodology for calculating lot area in the R-1 single family residential zone as set forth in the preceding sentence shall not be used for purposes of (i) any application or request to establish an accessory dwelling unit within the meaning of Section 106-358 (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; or (ii) calculating maximum lot coverage within the meaning of subdivision (6)(a) of Section 106-967 (Residential zoned property) of the San Fernando Municipal Code or any other provision of the same requiring the calculation of maximum lot coverage.

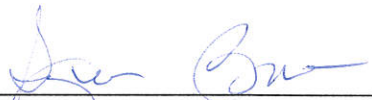
SECTION 2. Effective Date. This Ordinance shall take effect thirty (30) days after its adoption.

SECTION 3. Severability. If any section, subsection, subdivision, paragraph, sentence, clause or phrase of this ordinance, or any part thereof is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portion of this ordinance or any part thereof. The City Council hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause or phrase thereof, irrespective of the fact that any one or more section, subsection, subdivision, paragraph, sentence, clause or phrase be declared unconstitutional. If for any reason any portion of this ordinance is found to be invalid by a court of competent jurisdiction, the balance of this ordinance shall not be affected.

SECTION 4. Certification. The City Clerk shall certify the passage of this Ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause the same to be published as required by law, in a local newspaper of general circulation and which is hereby designated for that purpose.

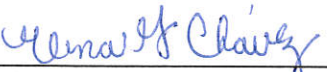
SECTION 5. CEQA. The City Council finds that this Ordinance is not subject to the California Environmental Quality Act (CEQA) pursuant to Sections 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and 15060(c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, because it has no potential for resulting in physical change to the environment, directly or indirectly.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of San Fernando at its regular meeting on this 7th day of May, 2018.




Sylvia Ballin, Mayor

ATTEST:



Elena G. Chávez, City Clerk

APPROVED AS TO FORM:



Richard Padilla, Assistant City Attorney

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

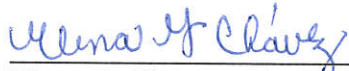
I, ELENA G. CHAVEZ, City Clerk of the City of San Fernando, do hereby certify that the foregoing Ordinance No. 1675 was adopted at a regular meeting of the City Council held on the 7th day of May, 2018, and was carried by the following roll call vote:

AYES: Ballin, Fajardo, Gonzales, Lopez – 4

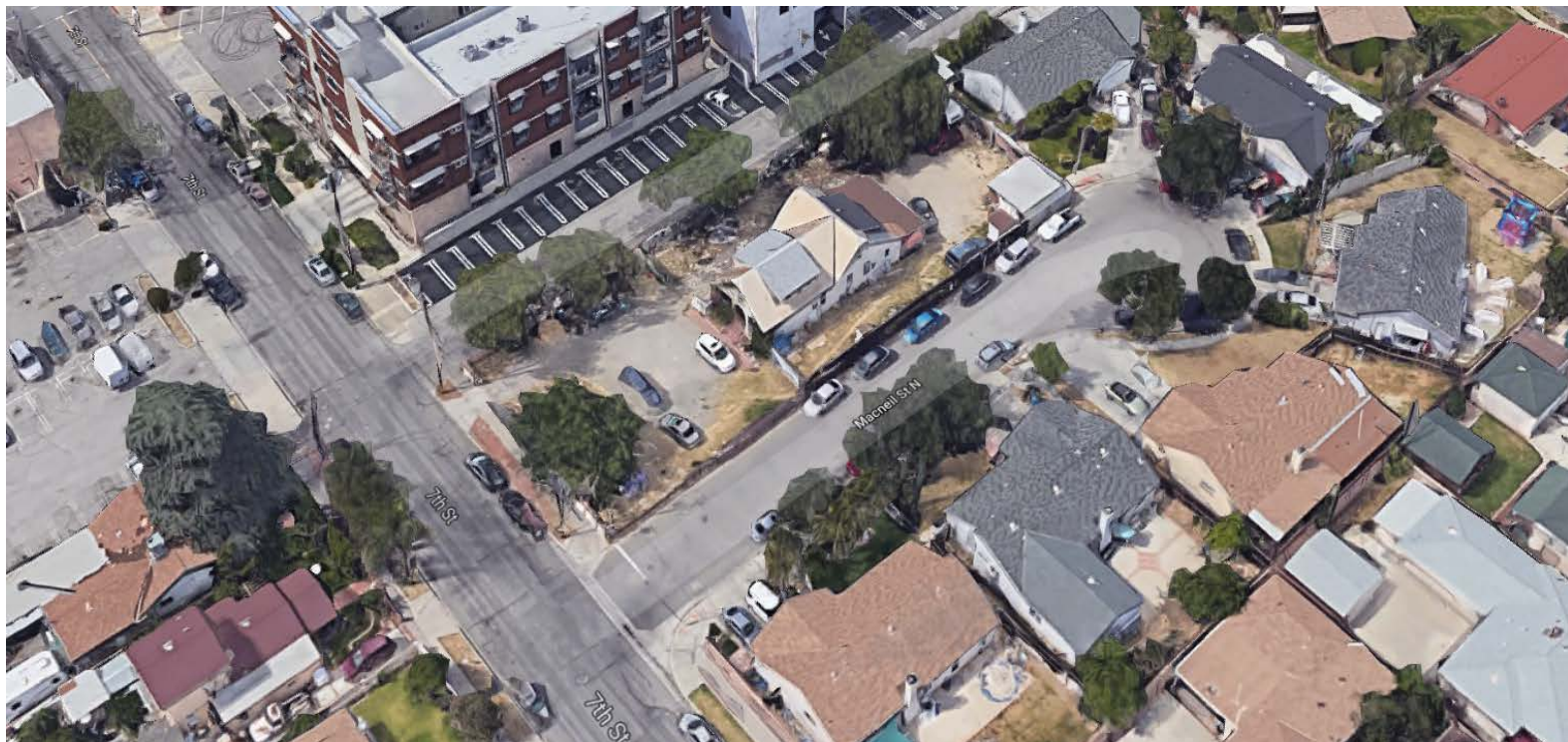
NOES: None

ABSENT: Soto – 1

ABSTAIN: None



Elena G. Chávez, City Clerk



Aerial view of 927 Seventh Street



View of from Seventh Street and Macneil Street



View of the alley abutting 927 Seventh Street



View from the end of Macneil Street

3-LOT SUBDIVISION
RESIDENCE PRELIMINARY DESIGN
927 Seventh Street, San Fernando, CA 91340

Julio Martínez
762 Griswold Ave
San Fernando, Ca 91340

REVISIONS		
#	Description	Date

JOB NO: 151071
DATE: 2017-02-22
DRAWN: EGB
CHECKED: P A PM

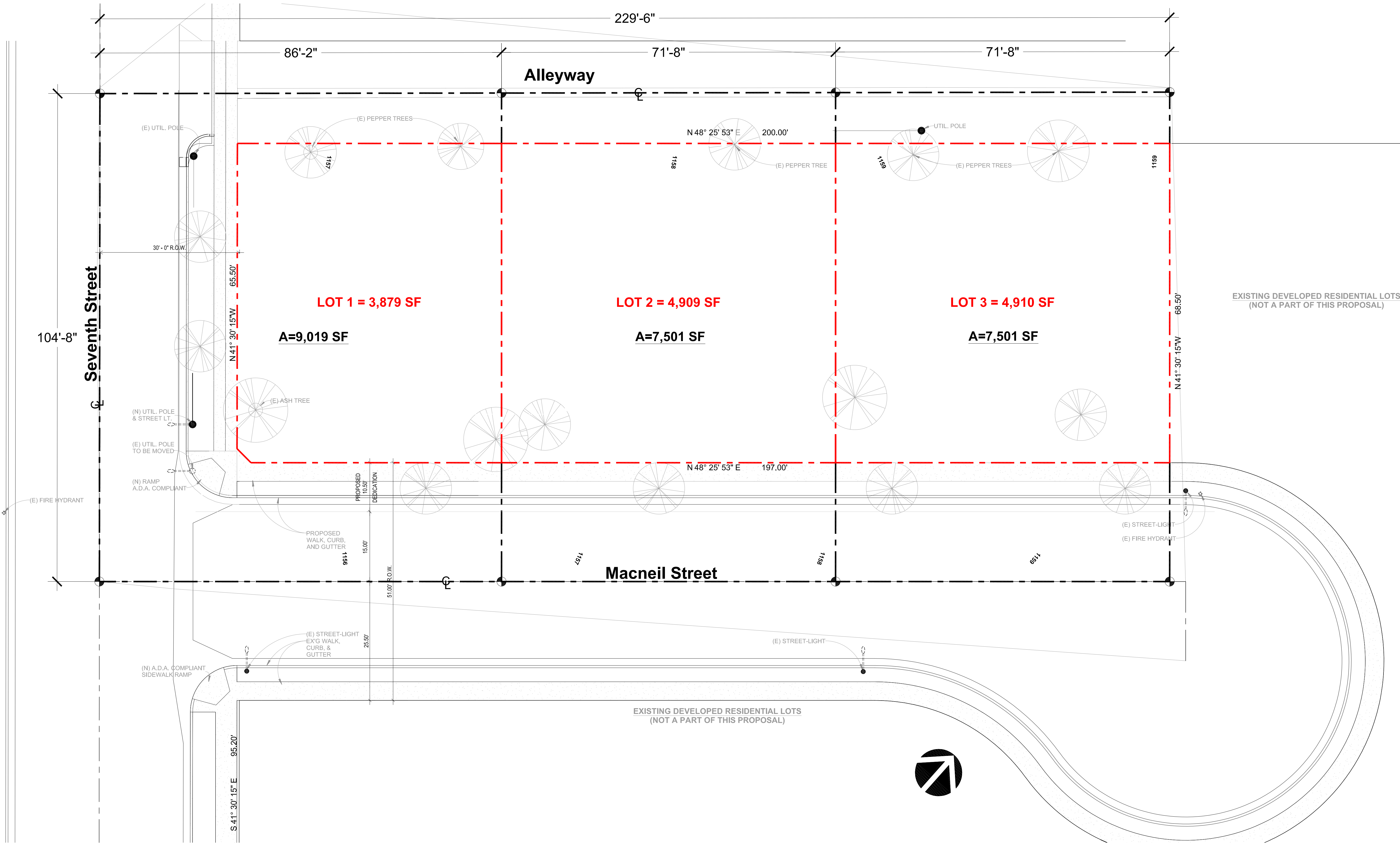
SCALE: 1" = 10'-0"

SHEET TITLE:

PROPOSED
SITE PLAN

SHEET NUMBER:

A100



PROPOSED PARCEL LAYOUT & SITE PLAN
1" = 10'-0"

DRAFT

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

PROJECT: SPR 2015-20

Three Single Family Residences

DATE: 11/08/17 (Revised)

PROJECT ADDRESS: <u>927 Seventh Street</u>					
ITEM		REQUIRED?		COMPLIED?	COMMENTS
		YES	NO		
1.	Site plan must show:				
	a. Existing building or structure	✓			
	b. Existing public improvements (concrete sidewalk driveways, curbs and gutters, parkway trees, street lights, hydrants, etc.) including existing and proposed dimensions, square footage, etc.	✓			
	c. Existing utilities (gas, sewer, water, storm drains, catch basins, power poles).	✓			
2.	Submit offsite improvement plan.	✓			See #28.
3.	Prior to issuance of building permit:				
	a Pay sewer capital facility charge.	✓			<p>Developer is given Sewer Capital Facility fee credit for one unit due to existing SFR.</p> <p>Developer must pay Sewer Capital Facility fee for two new additional SFR units: $2 \times \\$1,798^* =$ \$3,596*</p>
	b Pay water capital facility charge.	✓			<p>Upgrade existing galvanized $\frac{3}{4}$" WM service located on 7th Street to copper one Developer may keep the water meter on its current Seventh Street location or request to relocate it to Macneil Street at Developer's expense.</p> <p>No additional water capital fees will be assessed for the existing service.</p> <p>The water capital fee for the additional two $\frac{3}{4}$" WM: $2 \times \\$945^* =$ \$1,890*</p>
	c Pay water service installation charge.	✓			<p>Upgrade existing galvanized $\frac{3}{4}$" WM service located on 7th Street to copper one Developer may keep the water meter on its current Seventh Street location or request to relocate it to Macneil Street at Developer's expense.</p> <p>Water meter installation fee for upgrade of existing $\frac{3}{4}$" WM: \$1,821*</p> <p>The water installation fee for the additional two $\frac{3}{4}$" WM: $2 \times \\$1,821^* =$ \$3,642* Total water installation fees due: \$5,463*</p>
	d Pay fire service installation deposit.		✓		

ITEM		REQUIRED?		COMPLIED?	COMMENTS
		YES	NO		
e	Pay fire hydrant installation deposit.		✓		<i>Unless fire hydrant is required by City of Los Angeles Fire Department.</i>
f	Pay plan check fee (Offsite).	✓			
g	Pay inspection fee (Offsite).	✓			
h	Provide labor and material bond.	✓			<i>Developer shall provide a Public Improvement Bond for off-site improvements of proposed development to the Public Works Department. Public Improvement Bond shall include but not be limited to permit and construction costs incurred for the relocation of the power pole at Seventh Street and N. Macneil Street; construction of new sidewalk, new wheel chair ramp, new parkway (including trees, landscape and irrigation), curb and gutter; street pavement, and street striping, legends, and markings. Public Improvement Bond shall be paid prior to issuance of building permit. Public Improvement Bond shall cover the costs of all these construction items. Amount of bond shall be determined by the Public Works Department.</i>
i	Provide performance bond.		✓		
4.	Is there existing sewer house connection to property?	✓			<i>There is a sewer lateral connection for existing single family residence. Developer may reconnect the new house on the corner of Seventh Street and Macneil to this existing lateral or may cap the existing lateral if developer chooses to run another lateral on Macneil Street.</i> <i>Each of the proposed homes must have their own separate sewer lateral connection. Cross connections or lateral sharing is not allowed, NO EXCEPTIONS.</i>
5.	Is there existing water service to the property?	✓			
6.	Provide separate water service for each building or separate ownership.	✓			<i>Each dwelling unit must have its own water service.</i>
7.	Provide separate sewer connection for each building.	✓			<i>Each dwelling unit must have its own sewer lateral. See #4</i>
8.	Underground all utilities to each unit/building.	✓			<i>Underground all lighting and utilities.</i>
9.	Cap off existing sewer connection that will no longer be used.	✓			
10.	Abandon all existing water service and install new copper ones per plan.	✓			
11.	Upgrade existing substandard hydrant to 6-inch wet barrel hydrant (4"X 2.5" outlet).	✓			
12.	Install new hydrant per City standard.		✓		<i>Unless required by City of Los Angeles Fire Department.</i>
13.	Satisfy City of Los Angeles Fire Dept. fire flow requirements.	✓			<i>Obtain clearance from City of Los Angeles Fire Department.</i>

PROJECT ADDRESS: 927 Seventh Street

DRAFT

ITEM		REQUIRED?		COMPLIED?	COMMENTS
		YES	NO		
14.	Provide City approved backflow device for the domestic water service and/or landscape irrigation, provide proof that said equipment has been tested by a certified tester.		✓		
15.	Remove existing driveway approach that will no longer be used. Replace depressed curb.	✓			<i>Remove existing driveway on Seventh Street and reconstruct with new sidewalk and landscaped parkway.</i>
16.	Construct PCC driveway approach 6-inch thick per City Standard.		✓		<i>Unless garage will no longer be accessed through the alley and developer has submitted plans for new locations of proposed driveways.</i>
17.	Construct wheel chair ramp per City Standard.	✓			<i>Construct new wheel chair ramp with truncated dome per City Standards.</i>

ITEM		REQUIRED?		COMPLIED?	COMMENTS
		YES	NO		
18.	Remove and replace broken/damaged concrete sidewalk adjacent to property.	✓			<p><i>On Seventh Street, remove bricks from parkway and plant visible sod or drought tolerant plants. Proposed parkway landscape other than visible sod, must be submitted to Public Works department for approval prior to any installation. On Seventh Street remove and replace approximately 75 sf of sidewalk</i></p> <p><i>The following will require submittal of plans signed and stamped by a registered engineer and/or landscaped surveyor where applicable.</i></p> <p><i>On Macneil Street, dedicate approximately 10.5 ft x200 ft notch to City of San Fernando and construct new sidewalk, curb & gutter, and street improvements per City Standards. This dedication must be recorded in LA County Assessor's Office. Submit proof to City of said recordation.</i></p> <p><i>Said Right-Of-Way dedication to the City will allow Macneil Street to provide a 4 foot sidewalk, a 3 foot parkway, a 6 inch curb with a 1 foot gutter, an 8 foot street parking lane (including 1 foot gutter), and a 10 foot travel lane on both sides of the 1000 block o N. Macneil Street as noted on Macneil Street Typical Section detail of proposed plan. Permits and construction costs incurred for said work shall be paid at the expense of the Developer.</i></p> <p><i>Said Right-Of-Way dedication to the City will also require the relocation of the power pole located on the corner north of Seventh Street and west of Macneil Street to meet Edison and City Standards. Permits and construction costs incurred for said work shall be paid at the expense of the Developer.</i></p> <p><i>On Macneil Street plant landscape in new parkway per layout and plants approved by Public Works department. Tree species shall be determined by Public Works department.</i></p> <p><i>On Macneil Street construct new street improvement extending it from existing AC to new curb face per approved plans. A minimum 2 inch AC cap will be required. Developer's engineer must sign and stamp proposed street improvements plans.</i></p>

ITEM		REQUIRED?		COMPLIED?	COMMENTS
		YES	NO		
19.	Remove and replace broken curb/gutter adjacent to property.	✓			Remove existing curb on Macneil Street and construct new monolithic curb and gutter on Macneil at new location per City approval and dedication noted in #18, Remove and replace curb and gutter approximately 200 lf.
20.	Plant parkway trees per City Standard and City Master Tree Plan.	✓			Plant <u>2</u> trees on Seventh Street and <u>6</u> trees on Macneil Street. Species of trees shall be determined by Public Works department and planted per City Standards.
21	Construct tree wells per City Standard with tree grates.	✓			Construct landscaped parkway in sidewalk on Seventh Street and Macneil Street.
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.	✓			

PROJECT ADDRESS: 927 Seventh Street

DRAFT

ITEM	REQUIRED?		COMPLIED?	COMMENTS
	YES	NO		
28.				<p>Additional requirements:</p> <p><i>*Sewer and Water Capital and Installation fees are subject to change. The latest fee will be assessed prior to sign off for building permit.</i></p> <p>The addresses for the three new Single Family Residential homes are 1003, 1017, and 1025 Macneil Street.</p> <ul style="list-style-type: none">• For land Subdivision, please submit Parcel Map for review and approval. Final Parcel Map must be recorded and a mylar copy of the recorded Parcel Map must be submitted to Public Works PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.• Submit Utility Plan showing all existing public utilities and any proposed relocations/realignments. Also show any proposed relocation of sewer laterals, water service, water meter, and fire hydrant and how they line up with development.• Submit Off-site Street Improvement Plan with quantities and cost estimate, include all utilities and improvements in the public right-of-way (sidewalk, driveway, curb and gutter, wheel chair ramps, parkway trees, street improvements, striping, etc). Cost Estimate to be prepared by a California Registered Civil Engineer based on mutually agreed unit prices.• Submit ALTA survey and incorporate as part of the project drawings. Perform full property survey. Include any vacation and dedication description.• Submit Grading and Drainage Plan for on-site as well as elevations along the adjacent lots. Show how development will drain to Seventh Street and Macneil Street and how the differential flow will be mitigated.• Submit Soils Report for on-site.• Comply with applicable federal NPDES requirements.• IT IS THE RESPONSIBILITY OF THE DEVELOPER TO SUBMIT ANY STUDIES OR PLANS NOTED ON THIS CHECKLIST PRIOR TO ISSUANCE OF BUILDING PERMIT AND INCORPORATE ALL THESE ITEMS IN THE FINAL SET OF PLANS AND COMPLY WITH SAID REQUIREMENTS PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.


PUBLIC WORKS DEPARTMENT

11/8/17
DATE



MEETING DATE: July 24, 2018

1. VICE-CHAIR TO OPEN THE ITEM AND REQUEST STAFF REPORT
2. STAFF PRESENTS REPORT
3. COMMISSION QUESTIONS ON STAFF REPORT

"I move to Receive and File the Hours of Operation for the Alcohol Serving Sit-Down Restaurant Establishments in the San Fernando Corridor Specific Plan (SP-5) " (Roll Call Vote)

ITEM 3:

Hours of Operation for the Alcohol Serving Sit-Down Restaurant Establishments in the San Fernando Corridor Specific Plan (SP-5)

To: Planning and Preservation Commission

From: Timothy Hou, Director of Community Development
By: Gerardo Marquez, Associate Planner

Date: July 24, 2018

Subject: **Hours of Operation for Alcohol Serving Sit-Down Restaurant Establishments Within the San Fernando Corridors Specific Plan (SP-5) Zone**

This memorandum serves to memorialize and affirm that regulations adopted through the San Fernando Corridors Specific Plan (SP-5) supersede any past conditions of approval previously issued restricting the hours of operation of sit-down restaurants. As a result, SP-5 regulations now in place nullify pre-existing conditions regarding hours of operation for alcohol serving establishments put in place by the City during conditional use permitting processes.

Table 4.1 in SP-5, entitled “Land Use and Permit Requirements,” explicitly states the allowance of, “Alcoholic Beverages for on-site consumption in conjunction with operation of a restaurant (up to Type 47 liquor license)” within five of the six districts of the specific plan, the exception being the General Neighborhood District (Attachment No. 1). Pursuant to Sec. 106-177. – Definitions of the San Fernando Municipal Code, on-site consumption in conjunction with operation of a restaurant will be categorized under “Bona fide public eating place.”

Currently within San Fernando, 46 active alcoholic beverage licenses exist (Attachment No. 2). Of these, 26 are located within the SP-5 Zone. Three of the 26 active alcoholic beverage licenses within the SP-5 Zone have higher license types than 47, and thus their entitlements will not be change. For the remaining 23 active alcoholic beverage licenses within the SP-5 Zone, any prior conditions placed upon the hours of service and consumption are now superseded, as the requirement for a Conditional Use Permit no longer exists.

As a result, the limitation on their hours for service and consumption of alcoholic beverages is governed by California State requirements. California Code Sec. 25631 limits lawful retail sale and consumption of alcoholic beverages to the hours from 6 a.m. to 2 a.m. of the following day. This memo is not intended to modify any other existing condition of approval.

Attachments

1. Excerpt from Table 4.1 – “Land Use and Permit Requirements,” from San Fernando Corridors Specific Plan (SP-5)
2. List – Current Alcoholic Beverages Licenses

TABLE 4.1 - LAND USE AND PERMIT REQUIREMENTS (CONTINUED)

Land Use	District					
	M	D	MUC	AC	WF	GN
Health and Exercise Clubs	P	P	P	–	–	–
Lodging						
Bed-and-Breakfasts	CUP	CUP[7,8]	CUP	–	–	–
Hotels, Motels	CUP	CUP[7,8]	CUP	CUP	–	–
Boardinghouses	–	–	CUP	–	–	–
Offices						
Administrative	P	P	P	P	P[12]	–
Business	P	P	P	P	P[12]	–
Design, including Industrial Design, Architecture, Engineering, Model Making, Planning, Drafting, and Editorial	P	P	P	P	CUP	–
Government	P	P	P	P	–	–
Incubator Business	–	P	P	P	P	–
Medical and Dental	P	P	P	P	–	–
Professional	P	P	P	P	P[12]	–
Social, Cultural or Public Services, including Public and Non-Profit Organizations.	–	P	–	–	P	–
Restaurants						
Alcoholic Beverages for on-site consumption in conjunction with operation of a restaurant (up to Type 47 liquor license)	P	P	P	P	P[13]	–
Bar, tavern, cocktail lounge, (Type 48 liquor license)	CUP	CUP	CUP	CUP	–	–
Craft brewery/distillery, tap room, tasting room, and wine bar	–	P	–	–	–	–

KEY

P	= use permitted by right
CUP	= use requires approval of conditional use permit
–	= use not permitted
M	= Maclay District
D	= Downtown District
MUC	= Mixed-Use Corridor District
AC	= Auto Commercial District
WF	= Workplace Flex District
GN	= General Neighborhood District

NOTES

- [1] Along Truman Street only: Auto repair activity is required to be conducted entirely within an enclosed building.
- [2] Heavy Industrial uses allowed only along the south side of First Street.
- [3] Use Permitted by Right along south side of First Street.
- [4] A minimum of 60% of street frontage shall be occupied by business uses with retail-type shopfronts.
- [5] Use permitted only on parcels that face Hubbard Avenue
- [6] Use not permitted within 200 feet of railroad right-of-way.
- [7] Use permitted only within Downtown Residential Overlay and only on upper floors.
- [8] Lobbies providing entrance to upper floor Residential and Lodging facilities may occur on the ground floor.
- [9] Drive-up window allowed subject to a conditional use permits and provided it will not interfere with pedestrian traffic or service along public streets.
- [10] Commercial uses shall maintain hours of operation between seven o'clock (7:00) A.M. and eleven o'clock (11:00) P.M.
- [11] Within Neighborhood Service Overlay Areas: Use permitted only on ground floor.
- [12] Allowed as accessory use to uses permitted or conditionally permitted in Workplace Flex District.
- [13] Use allowed only along north side of Truman Street and south side of First Street.

CITY OF SAN FERNANDO - CURRENT ALCOHOLIC BEVERAGE LICENSES - 2018

Revised 05.29.18

	APN	Address	Name	Resolution/CUP	License Type	License Description	License Number	Census Tract	Comments/Notes	* SIC Code	Zone	ABC Issued Date
1	2522-013-003	465 S. Brand Blvd	Pioneer Market	Legal Non-conforming use	20	Off-sale beer and wine	435668	3203	Market opened in 1988, closed in 1998, new business owner with same name, same use. Open and active as of 7/10/00	Grocery Store/Market - 5411 - Grocery Store	C-1	8.24.00
2	2520-025-001	1119 First St	El 7 Mares Restaurant	CUP 1987-21 RESO 869 12-30-1987	47	On-sale general eating place	535850	3202	Open and active	Restaurant - 5812 - Restaurant/Fast Food/Cafeteria	SP-5	5.14.98
3	2517-015-030	2004-2006 Glenoaks Blvd	Graciana Mexican Restaurant	CUP 1983-01 Res. 734 3/24/1983	41	On-sale beer and wine for eating place	555694	3202	Originally issue date - 9.14.88, transferred with same name. Open and active	Restaurant 5812 - Restaurant/Fast Food/Cafeteria	C-2	2.5.03
4	2517-015-030	2014 Glenoaks Blvd	Rocamar Seafood Restaurant	CUP 1989-02 Res. 945 8/24/1989	41	On-sale beer and wine for eating place	278782	3202	Torres Seafood & Bar-b-que closed in 1993, new business owner and name, same use. Open and active	Restaurant - 5812 - Restaurant/Fast Food/Cafeteria	C-2	12.28.92
5	2517-015-030	2030 Glenoaks Blvd	Tony's Pizza	CUP 1984-02 Res. 776 9/13/1984	41	On-sale beer and wine for eating place	249197	3202	Open and active	Restaurant 5812 - Restaurant/Fast Food/Cafeteria	C-2	8.6.90
6	2517-015-035	2060 Glenoaks Blvd	Smart and Final		21	Off-sale general	541573	3202	Viva Food Market closed in 1988, new business owner and name, same use. Open and active	Grocery Store/Market - 5411 - Grocery Store	C-2	1988
7	2520-024-012	111 Hagar St	VFW Robert G. Morton Post 3834	Legal Non-conforming use	52 & 58	Veterans' club & Caterer Permit	33526	3202	Open and active	Banquet Hall N/A	SP-5	1.1.75
8	2522-022-006	727 Hewitt St	Adobe Market	Legal Non-conforming use	20	Off-sale beer and wine	534818	3201	Open and active, new owner as of 6/1/04	Liquor Store 5411 - Grocery Store	R-1	6.1.04
9	2520-002-026	146 Hubbard Ave	7-Eleven Store #13876	Legal Non-conforming use	20	Off-sale beer and wine	540321	3202	Open and active	Liquor Store - 5331 - Variety Store - Retail	R-3	1.2.04
10	2521-024-032	552-554 Kalisher St	Shree Krishna	Legal Non-conforming use	20	Off-sale beer and wine	342310	3202	Open and active, new owner as of 1998	Grocery Store/Market - 5411 - Grocery Store	R-2	9.4.98
11	2521-036-010	660-666 Kalisher St	El Saltarin	Legal Non-conforming use	20	Off-sale beer and wine	35114	3202	Open and active	Grocery Store/Market - 5411 - Grocery Store	R-2	9.1.76
12	2520-025-012	135-137 N. Maclay Ave	Courthouse Sushi	CUP 1987-06 Res. 850 5/14/1987	41	On-sale beer and wine for bona fide public eating place	592711	3202	Originally issue date - 6.5.87, transferred with same name on 12.22.04. Open and active	Restaurant - 5812 - Restaurant/Fast Food/Cafeteria	SP-5	2.16.05

	APN	Address	Name	Resolution/CUP	License Type	License Description	License Number	Census Tract	Comments/Notes	* SIC Code	Zone	ABC Issued Date
13	2518-031-020	601 N. Maclay Ave	Maclay Mobil	Legal Non-conforming use	20	Off-sale beer and wine	321383	3202	Open and active	Liquor Store - 5541 - Gasoline Station - Retail	SP-5	8.7.96
14	2515-014-025	776 N. Maclay Ave	7-Eleven Store #2133 17889	Legal Non-conforming use	20	Off-sale beer and wine	420341	3202	Originally issued - 1984. Open and active	Liquor Store - 5331 - Variety Store - Retail	SP-5	1.3.05
15	2516-027-005	965 N. Maclay Ave	Ziggy's Meat Market	Legal Non-conforming use	20	Off-sale beer and wine	295754	3203	Norma's Meat Market opened in 1988, closed in 1994, new business owner and name, same use. Open and active,	Grocery Store/Market - 5421 - Meat Market	SP-5	3.14.95
16	2515-017-003	972 N. Maclay Ave	Ed's Market	Legal Non-conforming use	20	Off-sale beer and wine	517841	3203	Originally issued - 1984. New owner as of 2002. Open and active	Grocery Store/Market - 5411 - Grocery Store	SP-5	2.19.02
17	2515-028-037	1024 N. Maclay Ave	Maclay Market	CUP 1989-05 Res. 958 1/11/1990	21	Off-sale general	245767	3203	Open and active	Grocery Store/Market - 5411 - Grocery Store	SP-5	4.4.91
18	2521-019-030	315 San Fernando Mission Blvd.	El Super	CUP 1991-03 Res. 1017 2/28/1991	21	Off-sale general	525173	3203	Tianguis opened in 1991, closed in 1995, new business owner and name, same use. Open and active	Grocery Store/Market - 5411 - Grocery Store	SP-5	10.27.95
19	2521-022-021	455 San Fernando Mission Blvd	Casa Torres	CUP 1997-01 Res. 1158 3/5/1997	47	On-sale general for eating place	346983	3203	Open and active	Banquet Hall - 5812 - Restaurant/Fast Food/Cafeteria	C-1	9.20.99
20	2521-027-010	568 San Fernando Mission Blvd	Raul's Liquor	Legal Non-conforming use	21	Off-sale general	314453	3203	Open and active	Liquor Store - 5921 - Liquor Store	C-1	3.15.96
21	2522-031-024	602 Pico St	American Legion San Fernando Post 176	Legal Non-conforming use	52 & 58	Veterans' club and Caterer Permit	2493	3203	Originally issued - 1982. Open and active	Banquet Hall - N/A	R-2	6.6.95
22	2522-013-017	804 Pico St	Elk's Lodge San Fernando 1539	Legal Non-conforming use	57 & 58	Special on sale general and caterer permit	9379	3203	Open and active	Banquet Hall - 5812 - Restaurant/Fast Food/Cafeteria	C-1	7.26.93
23	2521-030-009	1118 Pico St	Los Camarones Tacos Mariscos	CUP 1984-10 Res. 780 01/10/1985	41	On-sale beer and wine for eating place	484961	3203	Las Delicias Del Costeno opened in 1991, closed in 1995, new business owner and name, same use. Open and active	Restaurant - 5812 - Restaurant/Fast Food/Cafeteria	C-2	1.2.97
24	2521-021-012	1242 Pico St	Carrillos Tortilleria Inc.	Legal Non-conforming use	41	Off-sale beer and wine	550595	3203	Open and active	Restaurant - 5812 - Restaurant/Fast Food/Cafeteria	C-2	7.16.84

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25	2522-002-003	911 San Fernando Rd	Truman House Tavern	CUP 1990-07 Res. 574 8/1/1977	48	On-sale general for public premises	589321	3203	Open and active, prior name Golden Hawk	<i>Bar</i> - 5813 - Tavern/Bar/Cocktail	SP-5	9.27.02
26	2522-003-009	1030 ½" San Fernando Rd	Dona Mercedes Restaurant	CUP 1981-02 Res. 682 10/1/1981	41	On-sale beer and wine for eating place	562927	3203	La Fogata Restaurant opened in 1988, closed 1995, new business owner and name, same use. Open and active as of 2004	<i>Restaurant</i> - 5812 - Restaurant/Fast Food/Cafeteria	SP-5	8.15.03
27	2522-002-014	1047-1049 San Fernando Rd	Los Tres Hermanos	CUP 2010-002 Reso 2010-012 09-08-2010	47	On-sale beer and wine for eating place	211660	3203	Open and active	<i>Restaurant</i> 5812 - Restaurant/Fast Food/Cafeteria	SP-5	2.4.88
28	2521-033-003	1113 San Fernando Rd	El Potro Bar	CUP Res. 574 8/1/1977	48	On-sale general for public premises	298168	3203	Carter's Place opened in 1988, closed in 1994, prior name San Fernando Place, Open and active, as of 2004	<i>Bar</i> - 5813 - Tavern/Bar/Cocktail	SP-5	8.14.94
29	2612-006-029	1542 San Fernando Rd	Hub Liquor	Legal Non-conforming use	21	Off-sale general	541255	3203	Open and active	<i>Liquor Store</i> 5921 - Liquor Store	SP-5	10.17.91
30	2612-005-018	1648 San Fernando Rd	Majer's Liquor	Legal Non-conforming use	21	Off-sale general	522595	3203	Open and active	<i>Liquor Store</i> 5921 - Liquor Store	SP-5	12.3.96
31	2522-016-006	739 Truman St	James Restaurant	Legal Non-conforming use	40	On-sale beer	16256	3203	On 5.6.96 the sale of wine in addition to the current sale of beer was denied pursuant to Variance 1996-01. Open and active	<i>Restaurant</i> - 5812 - Restaurant/Fast Food/Cafeteria	SP-5	1984
32	2522-001-003	901 Truman St	Cork N Jug Liquor Jr Market	Legal Non-conforming use	21	Off-sale general	468440	3203	Open and active	<i>Grocery Store/Market</i> - 5921 - Liquor Store	SP-5	12.23.02
33	2522-001-003	1009 Truman St	El Pescador Restaurant	Reso 2015-002 CUP 2014-002 02/03/2012	47	On-sale beer and wine for eating place	585686	3203	Open and active	<i>Restaurant</i> - 5812 - Restaurant/Fast Food/Cafeteria	SP-5	1.25.79
34	2611-009-032	1753 Truman St	HMZ, Inc.	Legal Non-conforming use	20	Off-sale beer and wine	463177	3203	Originally issued - 4.21.04. Open and active	<i>Liquor Store</i> - 5541 - Gasoline Station - Retail	SP-5	4.21.04
35	2612-015-007	757 S. Workman St	Vallarta Market	CUP 1992-02 Res. 1058 4/23/1992	21	Off-sale general	520988	3203	Viva Food Market closed 1993, new business owner and name as of 1993, same use. Open and active	<i>Grocery Store/Market</i> - 5411 - Grocery Store	C-2	3.22.93
36	2515-009-017	622 Glenoaks Blvd.	Mr. Martin		17	Beer and Wine Wholesaler	558096	3202				
37	2519-009-012	452 N. Maclay Ave.	El Abuelo Restaurant	Reso. 550 01/21/1976	41	On Sale beer and wine for eating place	544436	3202			SP-5	

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38	2519-021-030	425 Park Ave	San Fernando Brewing Company	CUP 2016-004 Reso. 2016-10 10/04/2016	23	Samll Beer Manufacturer	541077	3202			M-1	
39	2520-026-014	227 N. Maclay Ave	Papa Juan's fish and Shrimp Tacos	CUP 2017-001 Reso 2017-002 02/07/2017	47	On Sale beer and wince for eating place	558747	3202			SP-5	
40	2519-002-010	110 N. Maclay Avenue	Crab Hub	CUP 2006-02 Reso 2006-10 08/01/2006	41	On Sale beer and wince for eating place	589772	3202			SP-5	
41	2519-002-009	134 N. Maclay Ave	Magaly's Tamales	CUP 2015-04 Reso 2016-002 02/02/2016	41	On Sale beer and wince for eating place	571969	3202			SP-5	
42	2519-019-032	1204 San Fernando Road	CVS Pharmacy	CUP 2016-008 Reso 2017-001 01/03/2017	21	Off-Sale General		3203			SP-5	
43	2521-017-021	1245 San Fernando Road	Quieres Tacos Way Restaurant	CUP 2014-004 Reso 2015-004 05/05/2015	41	On Sale beer and wince for eating place	578720	3203			SP-5	
44	0517-015-043	2050 Glenoaks Blvd.,	Walgreen's	CUP 2013-003 Reso 2013-006 08/13/2013	21	Off-sale general	547977	3202			C-2	
45	2521-034-009	1100 Truman Street	Chipotle Mexican Grill	CUP 2015-001 Reso 2015-001 01/06/2015	41	On Sale beer and wince for eating place		3203			SP-5	
46	20517-015-043	2055 Glenoaks Blvd,	Marisco Camarena	CUP 2014-006 Reso 2015-003 03/04/2015	41	On Sale beer and wince for eating place	552654	3202			C-2	

* SIC = Standard Industry Classification