



CHAIR JOEL FAJARDO  
VICE CHAIR MARVIN PEREZ  
COMMISSIONER DAVID BERNAL  
COMMISSIONER HECTOR PACHECO  
COMMISSIONER YVONNE PEÑA

## PLANNING & PRESERVATION COMMISSION

### REGULAR MEETING NOTICE AND AGENDA

**JULY 11, 2022 - 6:30 P.M.**

**CITY HALL COUNCIL CHAMBER**

**117 MACNEIL STREET**

**SAN FERNANDO, CALIFORNIA 91340**

**TELECONFERENCE – PURSUANT TO PROVISIONS OF ASSEMBLY BILL 361**

#### **SPECIAL NOTICE REGARDING COVID-19**

**NOTICE OF TELECONFERENCE:** Pursuant to Adopted Resolution No. 8098 by the City Council of the City of San Fernando, effective January 12, 2022, the City of San Fernando's Legislative Bodies may participate via teleconference and/or video in Accordance with Government Code Section 54953 as permitted under the provisions of Assembly Bill 361

#### **PUBLIC PARTICIPATION OPTIONS**

- 1. WATCH THE MEETING:** Pursuant to the Executive Order and given the current health concerns, members of the public can access meetings live on-line, with audio and video via YouTube Live, at: <https://www.youtube.com/c/CityOfSanFernando>
- 2. SUBMIT PUBLIC COMMENT IN PERSON:** Members of the public may provide comments in the City Council Chambers during the Public Comments section of the Agenda by submitting a comment card to the Board Secretary.
- 3. SUBMIT PUBLIC COMMENT VIA EMAIL:** Members of the public may submit comments by email to [MDeSantiago@sfcity.org](mailto:MDeSantiago@sfcity.org) no later than **5:00 p.m. the day of the meeting**, to ensure distribution to the Planning and Preservation Commission prior to consideration of the agenda. Comments received via email will read into the record, limited to three minutes, and made part of the official public record of the meeting.
- 4. CALL-IN TO PROVIDE PUBLIC COMMENT LIVE AT THE MEETING:** Members of the Public may **call-in between 6:30 p.m. and 6:45 p.m.** Comments will be heard in the order received, and limited to three minutes. If necessary, the call-in period may be extended by the Chair.

**Call-in Telephone Number: (669) 900-6833**

**Meeting ID: 896 2370 9376**

**Passcode: 194996**

When connecting to the Zoom meeting, you will be placed in a virtual "waiting area," with your audio disabled, until it is your turn to speak and limited to three minutes. Note: This is audio only.

# PLANNING AND PRESERVATION COMMISSION

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## **CALL TO ORDER/ROLL CALL**

Commissioner Yvonne Peña  
Commissioner Hector Pacheco  
Commissioner David Bernal  
Vice-Chair Marvin Perez  
Chair Joel Fajardo

## **PLEDGE OF ALLEGIANCE**

Led by Vice-Chair Marvin Perez

## **APPROVAL OF AGENDA**

## **DECORUM AND ORDER**

City Commissioners are appointed by City Council and must be free to discuss issues confronting the city in an orderly environment. Public members attending City Commission meetings shall observe the same rules of order and decorum applicable to the City Council ([SF Procedural Manual](#)). Any person making impertinent derogatory or slanderous remarks or who becomes boisterous while addressing a City Commission or while attending a City Commission meeting, may be removed from the room if the Presiding Officer so directs the Sergeant-At-Arms and such person may be barred from further audience before the City Commission.

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

Members of the public may [provide comments in the City Council Chambers](#) during the Public Comments section of the Agenda by submitting a comment card to the Board Secretary.

Members of the public may submit comments by email to [MDeSantiago@sfcity.org](mailto:MDeSantiago@sfcity.org) no later than [5:00 p.m. the day of the meeting](#), to ensure distribution to the Planning and Preservation Commission prior to consideration of the agenda. Comments received via email will be distributed to the Planning and Preservation Commission and read into the record.

Members of the public may provide a [live public comment by calling in between 6:30 p.m. and 6:45 p.m.](#) **CALL- IN INFORMATION: Telephone Number: (669) 900-6833; Meeting ID: 896 2370 9376; Passcode: 194996**

# PLANNING AND PRESERVATION COMMISSION

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## **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.

### **No Items**

## **PUBLIC HEARING**

- 1. Tentative Tract Map 2022-001 for the subdivision of a 9.29-acre parcel (Assessor's Parcel No. 2514-001-062) in The Home Depot Shopping Center located at 12920 Foothill Boulevard, San Fernando, CA 91340 into five parcels for individual ownership.**

Recommend that the Planning and Preservation Commission:

- a. Approved Planning and Preservation Commission Resolution No. 2022-002 recommending to the City Council approval of Tentative Tract Map 2022-001, subject to the conditions of approval attached as Exhibit "A" to the resolution.

## **GENERAL COMMISSION COMMENTS**

## **STAFF COMMUNICATION**

## **ADJOURNMENT**

*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.*

*Michelle De Santiago, Community Development Technician*

*Signed and Posted: July 7, 2022 (3:00 p.m.)*

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

THE CITY OF  
**SAN FERNANDO**







**MEETING DATE: July 11, 2022**

**COMMISSION CONSIDERATION:**

1. CHAIRPERSON TO OPEN THE ITEM AND REQUEST STAFF REPORT
2. STAFF PRESENTS REPORT
3. COMMISSION QUESTIONS ON STAFF REPORT
4. OPEN THE PUBLIC HEARING
5. CLOSE THE PUBLIC HEARING
6. PLANNING AND PRESERVATION COMMISSION DISCUSSION
7. RECOMMENDED ACTION:
  - a. To Approve:  
“I move to recommend approval of Tentative Tract Map 2022-001 to the City Council subject to the conditions of approval attached as exhibit “A” to the resolution”... (Roll Call Vote)
  - b. To Deny:  
“I move to recommend denial of Tentative Tract Map 2022-001 to the City Council, based on the following...” (Roll Call Vote)
  - c. To Continue:  
“I move to continue consideration of Tentative Tract Map 2022-001, to the following date...” (Roll Call Vote)

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

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

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

**ITEM 1:**  
**TENTATIVE TRACT MAP 2022-001**



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

**From:** Kanika Kith, Director of Community Development  
Malinda Lim, Contract Planner

**Date:** July 11, 2022

**Subject:** Tentative Tract Map 2022-001 for the subdivision of a 9.29-acre parcel (Assessor's Parcel No. 2514-001-062) in the Home Depot Shopping Center located at 12920 Foothill Blvd. into five parcels for individual ownership.

**RECOMMENDATION:**

Staff recommends that the Planning and Preservation Commission approve Resolution No. 2022-002 (Attachment "A") recommending to the City Council approval of Tentative Tract Map 2022-001, subject to the conditions of approval attached as Exhibit "A" to the resolution.

**BACKGROUND**

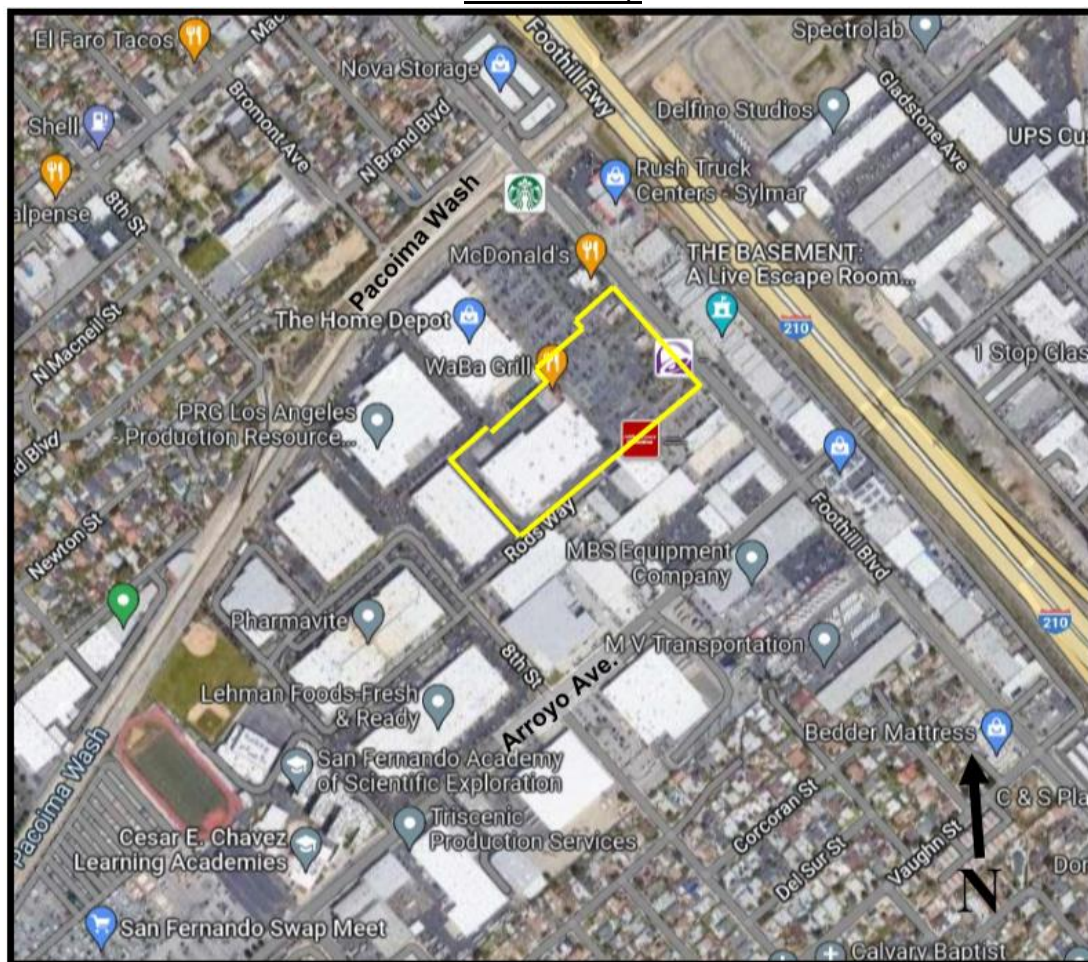
1. On March 3, 1989, a Certificate of Completion was issued to the property owner for completion and compliance pertaining to the development of the shopping center.
2. On May 9, 2022, Kimley-Horn & Associates, Inc. on behalf of property owner, Gryphon Capital, LLC, submitted an application for a Site Plan Review involving the construction of a 460 square-foot outdoor patio dining area and façade improvements at Parcel 1 (multi-tenant building with Starbucks) and construction of a 536 square-foot outdoor patio dining area and façade improvements at Parcel 4 (multi-tenant building with WaBa Grill). This application was approved by staff on May 27, 2022. The approved site plan and rendering showing the façade improvements are included as Attachment D.
3. On May 9, 2022, Kimley-Horn & Associates, Inc. on behalf of the Target Corporation, submitted applications for a façade and site improvements for the former Sam's Club building, and a Tentative Tract Map for subdivision of the site for individual ownership.
4. On June 15, 2022, an application for a façade and site improvements to the former Sam's Club building, involving a 1,340-square-foot addition and a new 963 square-foot canopy to the front of the existing building, and a new 3,168 square-foot carport covering 12 parking stalls was approved by staff. The approved site plan and rendering showing the façade improvement are included as Attachment E.

**ANALYSIS:**

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 Tentative Tract Map No. 2022-001 for the subdivision of a 9.29-acre site (project site) into five (5) parcels to allow individual ownership and/or sale of each parcel. The project site contains three freestanding businesses (El Pollo Loco, KFC, and Taco Bell), several businesses in a multi-tenant building, and a vacant former Sam's Club building located at 12920 Foothill Blvd. The proposed subdivision would allow each freestanding businesses to have individual ownership of land allocated to their specific business. A drawing showing the proposed subdivision for the Tentative Tract Map is included as Attachment B. A location map with the project site outlined in yellow is provided below.

The Planning and Preservation Commission will provide recommendations to the City Council for the Tentative Tract Map (TTM) application.

Location Map



**General Plan Consistency**

The San Fernando Airport formerly occupied the project site until the adoption of the General Plan in 1987 when it was designated for commercial use. The General Plan Land Use designation of the project site is Commercial (COM), consistent with the existing commercial uses on the project site. The proposed subdivision does not change the existing commercial use of the project site, except for providing an opportunity for individual ownership of the land that the existing businesses are located on, and therefore, is consistent with the General Plan.

**Zoning Compliance**

The zoning for the project site is Precise Development Overlay (PD). According to the development standards listed in the San Fernando Zoning Code Section 106-643, the provisions of the zone to which the PD zone is added shall apply. For this property, the underlying zone for this site is Commercial (C-2) with minimum lot sizes at 5,000 square-feet (0.11 acres) and no lot dimensions requirements. The proposed parcels satisfy the zoning requirements.

Table 1 below provides a breakdown of each proposed parcel.

**Table 1 – Proposed Parcels**

<b>Proposed Parcel Number</b>	<b>Existing/Proposed Use</b>	<b>Required Parcel Size</b>	<b>Proposed Parcel Size</b>
Parcel No. 1	Existing El Pollo Loco	0.11 acres	0.66 acres
Parcel No. 2	Existing Multi-Tenant Building	0.11 acres	0.57 acres
Parcel No. 3	Existing KFC	0.11 acres	0.68 acres
Parcel No. 4	Existing Taco Bell	0.11 acres	0.59 acres
Parcel No. 5	Proposed Target Store	0.11 acres	6.79 acres

**Conditions of Approval**

Conditions of approval for the proposed TTM is included as Exhibit “A” to the resolution. Most of the conditions are standard requirements such as having the applicant acknowledging and accepting the conditions, indemnify the City, and compliance and expiration of the map. There are few conditions relating to improving the existing on-site circulation and ensuring clear maintenance responsibility of the common area and shared access and parking.

***On-Site Circulation Improvements***

Staff has been in discussion with the existing property owner regarding improvements to on-site circulation to address some existing traffic concerns (traffic spill onto Foothill Boulevard, difficulty entering and exiting, etc.) in this shopping center. The property owner informed staff that their authority to modify the existing center to improve on-site circulation is very limited. To address traffic concerns while cognizant to the property owner’s limitation, a condition is included to require the property owner to submit an on-site circulation improvements plan limited to pavement painting and installation of new on-site directional signage to direct traffic flow to appropriate

businesses. The on-site circulation improvements plan will be reviewed and approved by Planning and City Engineer.

*Property Maintenance and Access*

With the proposed division of land and the possibility of five separate property owners, staff has added a condition for the applicant to provide the following for review and approval by the City Engineer:

- a. A Covenants, Conditions, and Restrictions (CC&Rs) and/or a Property Association document showing maintenance and operation of all common areas and facilities, including all on-site signage.
- b. A reciprocal access and parking easements incorporated into the Final Tract Map.

These conditions are included to ensure that the eastern portion of the shopping center would continue to have shared access and parking and be kept in good condition.

**ENVIRONMENTAL REVIEW:**

The project qualifies for exemption to conduct further environmental review under California Environmental Quality Act (CEQA) based on CEQA Guidelines section 15061(b)(3) common sense exemption. The project involves the division of a single parcel into five (5) separate parcels without any changes to the physical environment of the land, which can be said with certainty that it will not have a significant effect on the environment.

**LEGAL NOTIFICATION:**

On July 1, 2022, a public hearing notice was published in the print and online versions of the legal advertisement section of the *San Fernando Sun Newspaper* (Attachment "C"). In addition, on July 1, 2022, a public hearing notice was posted at the Project Site, at the two City Hall bulletin boards, and at the local branch of the Los Angeles County Library at 217 N. Maclay Avenue. Notices of the public hearing for this TTM request were also mailed to all property owners of record within a 500-foot radius of the Project Site.

**PUBLIC COMMENTS:**

As of the date of preparation of this staff report, no comments were received from the public regarding this project. Any comments received after the distribution of this report shall be read into the record at the public hearing.

**CONCLUSION:**

Staff recommends that the Planning and Preservation Commission recommend approval to the City Council of Tentative Tract Map No. 2022-001, subject to conditions of approval include as Exhibit “A” to Resolution No. 2022-002.

**ATTACHMENTS:**

- A. Planning and Preservation Commission Resolution No. 2022-002
  - Exhibit “A”: Conditions of Approval
- B. Proposed Tentative Tract Map
- C. Public Notice and Vicinity Map
- D. Approved Parcel 1 & 4 Façade & Site Improvements Plans
- E. Approved Target Façade & Site Improvements Plans





**RESOLUTION NO. 2022-002**

**A RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO, CALIFORNIA, RECOMMENDING TO THE CITY COUNCIL APPROVAL OF TENTATIVE TRACT MAP 2022-001 FOR THE CREATION OF FIVE NEW PARCELS LOCATED AT 12920 FOOTHILL BOULEVARD (APN: 2514-001-062)**

**WHEREAS**, an application, Tentative Tract Map No. 2002-0-01, has been filed by Kacie Won of Kimley-Horn & Associates, Inc. representing the property owner (“Applicant”), to request approval to subdivide a 9.29-acre site into five parcels for individual ownership and/or sale in The Home Depot shopping center located at 12920 Foothill Blvd. (Assessor’s Parcel Number 2514-001-062); and

**WHEREAS**, the proposed subdivision have been reviewed in accordance with the City’s Subdivision Ordinance (Chapter 78) of the San Fernando Municipal Code; and

**WHEREAS**, the project site is within the Precise Development Overlay (PD) Zone with a based zoning of Commercial (C-2), and the proposed project has been reviewed for compliance with the applicable development standards within both zones; and

**WHEREAS**, the proposed project will not change the exiting commercial uses and is consistent with the commercial land use designation of the General Plan; and

**WHEREAS**, the proposed project is considered a “project” as defined by the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq.; and

**WHEREAS**, the project has been reviewed for compliance with the California Environmental Quality Act (CEQA) and it qualifies for an exemption for further environmental review pursuant to CEQA Guidelines section 15061(b)(3) common sense exemption; and

**WHEREAS**, in accordance with State law, on July 1, 2022, the City of San Fernando Community Development Department published a legal notice concerning the proposed project in the *San Fernando Sun*, a local newspaper of general circulation, regarding the City of San Fernando Planning and Preservation Commission meeting of July 11, 2022, and mailed the notice to property owners located within a 500-foot radius of the project site; and

**WHEREAS**, on July 11, 2022, the Planning and Preservation Commission conducted a duly noticed public hearing, at which time public testimony was taken concerning the proposed Tentative Tract Map in conformance with the City’s Subdivision Ordinance (Chapter 78) of the San Fernando Municipal Code, General Plan, and development standards within the Precise Development Overlay (PD) Zone and Commercial (C-2) Zone.

**NOW, THEREFORE, THE PLANNING AND PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO, CALIFORNIA, DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:**

### **SECTION 1: ENVIRONMENTAL REVIEW FINDINGS**

This project has been reviewed by the City for compliance with the California Environmental Quality Act (CEQA). The project involves the division of a single parcel into five (5) separate parcels without any changes to the physical environment of the land and could be said with certainty that it will not have a significant effect on the environment. As such, the proposed project is exempt from CEQA review pursuant to CEQA Guidelines section 15061(b)(3) "Common sense" exemption.

### **SECTION 2. FINDINGS FOR TENTATIVE TRACT MAP**

Pursuant to San Fernando Subdivision Ordinance (Chapter 78), the following findings shall be made for approval of a Tentative Tract Map:

Finding 1: The proposed tentative tract map is consistent with the City's General Plan.

Evidence: The General Plan Land Use designation of the project site is Commercial (COM), consistent with the existing commercial uses on the project site. The proposed subdivision does not change the existing commercial use of the project site, except for providing an opportunity for individual ownership of the land that the existing businesses are located on, and therefore, is consistent with the General Plan.

Finding 2: The proposed tentative tract map is in compliance with the development standards in the City's Zoning Code and any applicable specific plan.

Evidence: The zoning for the project site is Precise Development Overlay (PD). According to the development standards listed in the San Fernando Zoning Code Section 106-643, the provisions of the zone to which the PD zone is added shall apply. For this property, the underlying zone for this site is Commercial (C-2) with minimum lot sizes at 5,000 square-feet (0.11 acres) and no lot dimensions requirements. The proposed parcels satisfy the zoning requirements, and therefore, is in compliance with the City's Zoning Code.

### **SECTION 3: RECORD OF PROCEEDING**

The documents and other materials that constitute the record of the proceedings upon which the Planning and Preservation Commission's decision is based, which include, but are not limited to, the environmental documents, staff reports, as well as all materials that support the staff reports for the proposed project and are located in the Community Development Department of the City of San Fernando at 117 Macneil Street, San Fernando, CA 91340. The custodian of these documents is the City Clerk of the City of San Fernando.

#### **SECTION 4: DETERMINATION**

The Project is consistent with the objectives, policies, and general land uses and programs provided in the City's General Plan and the applicable development standards for Precise Development Overlay (PD) Zone and Commercial (C-2) Zone. Therefore, the Planning and Preservation Commission recommends that the City Council approve Tentative Tract Map No. 2022-001, subject to conditions of approval attached hereto as Exhibit "A".

#### **SECTION 5. CERTIFICATION OF THE RESOLUTION**

The Secretary of the Planning and Preservation Commission of the City of San Fernando, California, shall certify to the adoption of this resolution.

**PASSED, APPROVED, AND ADOPTED** this 11th day of July 2022 by the following votes:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

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JOEL FAJARDO, CHAIRPERSON

**ATTEST:**

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KANIKA KITH, SECRETARY TO THE PLANNING  
AND PRESERVATION COMMISSION



**EXHIBIT "A"**  
**CONDITIONS OF APPROVAL**

PROJECT NO.: Tentative Tract Map 2022-001

PROJECT ADDRESS: 12920 Foothill Boulevard, San Fernando, CA 91340  
(Assessor's Parcel No. 2514-001-062)

PROJECT DESCRIPTION: Subdivision of a 9.29-acre parcel within the Home Depot Shopping Center into five (5) parcels to allow individual ownership of each new parcel.

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. Tentative Tract Map Entitlement. The Tentative Tract Map is granted for the land described in this application and any attachments thereto, as reviewed by the Planning and Preservation Commission on July 11, 2022, except as herein modified to comply with these Conditions of Approval.
2. Within thirty (30) days of approval of Tentative Tract Map 2022-001, the applicant shall certify his or her acceptance of the conditions of approval or modifications thereto by signing below that he or she accepts and shall be bound by all of the conditions.

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Applicant's Signature	Date
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Print Name	Date
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3. Indemnification. The property owner and the project applicant, shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City to attack, set aside, void, annul, seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voter of the City, concerning the entitlement application. City shall promptly notify both the property owner and developer of any claim, action, or proceeding to which this condition is applicable and shall further cooperate fully in the defense of the action. The City reserves its right to take any and all action the City deems to be in the best interest of the City and its citizens in regard to such defense. The property owner and developer

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

4. These conditions of approval and the attachments thereto are applicable to the land described in this application and shown on the Tentative Tract Map.
5. The proposed Final Tract 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 Tract Map shall be valid for a period of two (2) years from the date of approval, unless an extension is approved by the Community Development Director. The applicant shall also comply with all other requirements of any applicable federal, state, or local law, ordinance, or regulation.
6. The Final Tract Map shall be prepared in accordance with the policies and procedures of the City of San Fernando. Such map shall be submitted to the Public Works Department and shall be approved for recording by the City Engineer and be recorded with the County Recorder prior to expiration of the Tentative Tract Map.

#### **Prior to Approval of Final Tract Map**

7. The Final Tract Map shall comply with the requirements for subdivision of the site as listed in the attached "Public Works Department Development/Improvement Review Checklist." (See Attachment "1"). Any approved revisions to the proposed Subdivision shall be incorporated into the map prior to approval of the Final Parcel Map.
8. The applicant shall submit an on-site circulation improvements plan showing pavement painting and installation of on-site directional signage to direct traffic flow to appropriate businesses. The on-site circulation improvements plan shall be reviewed and approved by Planning and City Engineer.
9. The applicant shall submit to the City Engineer for review and approval:
  - a. A Covenants, Conditions, and Restrictions (CC&Rs) and/or a Property Association document showing maintenance and operation of all common areas and facilities, including all on-site signage.
  - b. A reciprocal access and parking easements incorporated into the Final Tract Map.

#### **Attachment 1: Public Works Checklist**

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

**PROJECT:**

**Tenant Improvement - TARGET**

**DATE: 4/19/22**

**PROJECT ADDRESS: 12920 Foothill Blvd**

ITEM	REQUIRE?		COMPLIED?	COMMENTS
	YES	NO		
1. Site plan must show:				
a. Existing building or structure	✓			
b. Existing public improvements (concrete sidewalk driveways, curbs and gutters, parkway trees, street lights, hydrants, etc.) including existing and proposed dimensions, square footage, etc.	✓			
c. Existing utilities (gas, sewer, water, storm drains, catch basins, power poles).	✓			
2. Submit offsite improvement plan.	✓			
3. Prior to issuance of building permit:				
a. Pay sewer capital facility charge.	✓			Based on Retail addition: 1,340 sf x \$527*/1,000 sf = <b>\$706.18*</b>
b. Pay water capital facility charge.		✓		Existing 2 inch water meter.
c. Pay water service installation charge.		✓		Existing 2 inch water meter.
d. Pay fire service installation deposit.		✓		Existing 8 inch fire service.
e. Pay fire hydrant installation deposit.		✓		Unless City of Los Angeles Fire Department requires one for proposed development.
f. Pay PW plan check fee	✓			<b>\$340</b>
g. Pay inspection fee (Offsite).		✓		
h. Provide labor and material bond.		✓		
i. Provide performance bond.		✓		
4. Is there existing sewer house connection to property?	✓			
5. Is there existing water service to the property?	✓			
6. Provide separate water service for each building or separate ownership.		✓		
7. Provide separate sewer connection for each building.		✓		
8. Underground all utilities to each unit/building.		✓		
9. Cap off existing sewer connection that will no longer be used.		✓		
10. Replace existing old and substandard water service.		✓		
11. Upgrade existing substandard hydrant to 6-inch wet barrel hydrant (4"X 2.5" outlet).		✓		
12. Install new hydrant per City standard.		✓		
13. Satisfy City of Los Angeles Fire Dept. fire flow requirements.		✓		
14. Provide City approved backflow device for the domestic water service and/or landscape irrigation, and <b>provide proof that said equipment has been tested by a certified tester.</b>	✓			Existing backflow devices (Qty. 2). Provide proof that backflow devices have been tested by certified tester.

**PROJECT ADDRESS:** 12920 Foothill Blvd

ITEM		REQUIRE?		COMPLIED?	COMMENTS
		YES	NO		
15.	Remove existing driveway approach that will no longer be used. Replace depressed curb.		✓		
16.	Construct PCC driveway approach 6-inch thick per City Standard.		✓		
17.	Construct wheel chair ramp per City Standard.		✓		
18.	Remove and replace broken/damaged/deteriorated concrete sidewalk adjacent to property.		✓		
19.	Remove and replace broken curb/gutter adjacent to property.		✓		
20.	Plant parkway trees per City Standard and City Master Tree Plan.		✓		
21.	Construct tree wells per City Standard with tree grates.		✓		
22.	A permit from the Public Works Dept. (Engineering Division) is required for all offsite improvements.		✓		
23.	All on-site pavement shall be minimum of 3-inch AC on 4 inch CAB or 6-inch PCC pavement without soil recommendation.		✓		
24.	Construct trash enclosure, nominal size 5 feet X 9 feet with PCC slab and 6-inch PCC curb with 6-inch PCC apron.		✓		
25.	Verify that clarifier/grease trap intercepts effluent before entry into the sewer lateral.		✓		
26.	Federal NPDES Requirements				
	a. Submit SWPPP Owners' Certification (form OC1 attached) that incorporates construction BMP's in compliance with Federal NPDES.	✓			
	b. Provide a SUSMP that incorporates design elements and facility BMP's in compliance with Federal NPDES.		✓		
27.	Comply with all applicable existing conditions of approval for the proposed development.	✓			
28.	<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> <ul style="list-style-type: none"><li>• Submit <b>Utility Plan</b> showing <b>all existing utilities and any proposed relocations/realignments</b>. Show any proposed relocation of sewer laterals, water service, water meter, and fire hydrant and how they line up with development.</li><li>• Comply with applicable federal NPDES requirements.</li></ul>				

  
PUBLIC WORKS DEPARTMENT

4/19/27  
DATE



A map showing the location of the site. The map includes the following labels and features:

- 210 FREEWAY**: A horizontal line at the top of the map.
- FOOTHILL BLVD**: A horizontal line below the freeway.
- MACLAY ST**: A vertical line on the left side of the map.
- ARROYO ST**: A vertical line on the right side of the map.
- PASADENA WAY**: A diagonal line running from the bottom left towards the center.
- CITY OF LOS ANGELES**: Text on the left side of the map.
- CITY OF SAN FERNANDO**: Text on the right side of the map.
- SITE**: A shaded rectangular area located at the intersection of Foothill Blvd and Arroyo St, with an arrow pointing to it from the label.



- OWNER**  
GRYPHON CAPITAL, LLC  
133 LOMITA STREET, SUITE A,  
EL SEGUNDO, CA 90245  
(310) 928-0992  
ATTN: CHRIS SHANE  
CSHANE@GCAPINC.COM

**CIVIL ENGINEER**  
KIMLEY-HORN AND ASSOCIATES, INC.  
660 S. FIGUEROA ST., SUITE 2050  
LOS ANGELES, CA 90017  
(213) 261-4040  
ATTN: TONY WONG, P.E.  
TONY.WONG@KIMLEY-HORN.COM

**APPLICANT**  
**TARGET CORP.**  
50 SOUTH 10TH STREET, SUITE 400  
MINNEAPOLIS, MN, 55403  
(612) 761-1558  
ATTN: MATTHEW FLANSBURG  
MATTHEW.FLANSBURG@TARGET.COM

THE TITLE INFORMATION SHOWN HEREON IS PER PRELIMINARY REPORT FOR TITLE INSURANCE NO. NCS-1081283-MPLS DATED AUGUST 26, 2021 AS PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, MINNEAPOLIS, MINNESOTA.  
[TITLE OFFICER: KALLI OSTLIE, TELEPHONE: (612) 305-2043.

NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID PRELIMINARY REPORT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BEVERLY HILLS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 4 OF PARCEL MAP NO. 26147, IN THE CITY OF SAN FERNANDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 300 PAGES 18, 19 AND 20 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

THE BASIS OF BEARINGS USED FOR THIS SURVEY IS THE CENTERLINE OF FOOTHILL BOULEVARD SHOWN AS BEARING S41°19'37"E ON PARCEL MAP NO. 26147, IN BOOK 300, PAGES 19 AND 20 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES.

(R1 = PARCEL MAP NO. 26147 P.M.B. 300/18-20)

- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (BLANKET)
- THE MATTERS CONTAINED IN A DOCUMENT ENTITLED "DISPOSITION DEVELOPMENT AGREEMENT", RECORDED DECEMBER 31, 1986 AS INSTRUMENT NO. 86-184988 OF OFFICIAL RECORDS. SAID DOCUMENT WAS MODIFIED BY A DOCUMENT RECORDED MARCH 4, 1987 AS INSTRUMENT NO. 87-326627 OF OFFICIAL RECORDS.
- "FINAL CERTIFICATE OF COMPLETION", RECORDED MARCH 10, 1989 AS INSTRUMENT NO. 89-376000 OF OFFICIAL RECORDS. (BLANKET)
- THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "COVENANT NOT TO COMPETE", RECORDED JULY 22, 1988 AS INSTRUMENT NO. 88-1157542 OF OFFICIAL RECORDS. (BLANKET)
- A LEASE WITH CERTAIN TERMS, COVENANTS AND PROVISIONS SET FORTH THEREIN

MARCH 7, 1988  
SAN FERNANDO ASSOCIATES PARTNERSHIP, A CALIFORNIA GENERAL PARTNERSHIP. LESSEE  
EL POLLO LOCO, INC., A CALIFORNIA CORPORATION  
RECORDED: JANUARY 26, 1989 INSTRUMENT NO.: 89-134601, OF OFFICIAL RECORDS.

AN AGREEMENT TO AMEND OR MODIFY:  
AS LESSOR: THE SFVS COMPANY, LLC A DELAWARE LIMITED LIABILITY COMPANY  
AS LESSEE: EL POLLO LOCO, INC. A DELAWARE CORPORATION  
DECEMBER 20, 2013  
RECORDING DATE: JUNE 26, 2014  
RECORDING NUMBER: 2014-663563 OF OFFICIAL RECORDS

AN AGREEMENT TO AMEND OR MODIFY:  
AS LESSOR: THE SFVS COMPANY, LLC A DELAWARE LIMITED LIABILITY COMPANY  
AS LESSEE: EL POLLO LOCO, INC. A DELAWARE CORPORATION  
DECEMBER 20, 2013  
RECORDING DATE: DECEMBER 17, 2014  
RECORDING NUMBER: 20141372560 OF OFFICIAL RECORDS  
(BLANKET).

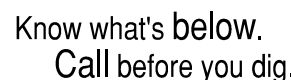
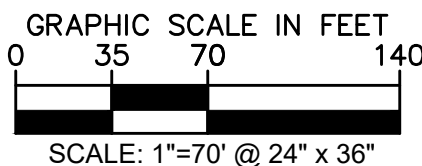
- THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "DECLARATION OF RECIPROCAL EASEMENTS, RESTRICTIONS AND MAINTENANCE OF COMMON AREAS", RECORDED DECEMBER 28, 2000 AS INSTRUMENT NO. 00-2020703 OF OFFICIAL RECORDS. (BLANKET)

 PROPERTY LINE  
 PROPOSE LOT LINE  
 CENTER LINE  
 EXISTING EASEMENT  
 EXISTING LOT LINE

○ DENOTES FOUND MONUMENT AS DESCRIBED ON MAP.

3/4" IRON PIN MONUMENT TO BE SET AT ALL ANGLE POINTS OF THE PROPOSED LOT LINE

- ① AN EASEMENT FOR UTILITIES AND RIGHTS INCIDENTAL THERETO IN THE DOCUMENT RECORDED MARCH 30, 1987 AS INSTRUMENT NO.87-1214963 OF OFFICIAL RECORDS.
- ② AN EASEMENT FOR THE PURPOSE OF WATER, SEWER, STORM DRAIN AND PUBLIC UTILITY AND RIGHTS INCIDENTAL THERETO AS DELINEATED ON OR OFFERED FOR DEDICATION ON PARCEL MAP 18075, RECORDING NUMBER BOOK 192, PAGE 54 AND 55 OF PARCEL MAPS.
- ③ THE MATTERS CONTAINED IN AN DOCUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING DRAINAGE OF EASEMENT",RECORDED APRIL 23, 1992 AS INSTRUMENT NO. 92-725495 OF OFFICIAL RECORDS.
- ④ THE MATTERS CONTAINED IN AN INSTRUMENT ENTITLED "COVENANT AND AGREEMENT REGARDING DRAINAGE OF EASEMENT", RECORDED MAY 11, 1992 AS INSTRUMENT NO. 92-843928 OF OFFICIAL RECORDS.
- ⑤ AN EASEMENT FOR WATER AND SEWER PIPELINES AND INGRESS AND EGRESS AND RIGHTS INCIDENTAL THERETO IN THE DOCUMENT RECORDED NOVEMBER 4, 1993 AS INSTRUMENT NO. 93-2163005 OF OFFICIAL RECORDS.
- ⑥ AN EASEMENT FOR A 30 FOOT EASEMENT FOR THE PURPOSE OF MAINTAINING BUILDING SET BACKS AND RIGHTS INCIDENTAL THERETO IN THE DOCUMENT RECORDED DECEMBER 31, 1986 AS INSTRUMENT NO. 86-1849884 OF OFFICIAL RECORDS.
- ⑦ COVENANTS, CONDITIONS, AND RESTRICTIONS AS SET FORTH IN INSTRUMENT RECORDED DECEMBER 31, 1986 AS INSTRUMENT NO. 86-1849886 , OFFICIAL RECORDS.
- ⑧ AN EASEMENT FOR PUBLIC UTILITIES AND RIGHTS INCIDENTAL THERETO IN THE DOCUMENT RECORDED FEBRUARY 4, 1988 AS INSTRUMENT NO. 88-158476 OF OFFICIAL RECORDS.
- ⑨ AN EASEMENT FOR PUBLIC UTILITY AND RIGHTS INCIDENTAL THERETO, AS DELINEATED ON OR OFFERED FOR DEDICATION ON PARCEL MAP NO. 26147 RECORDING NUMBER BOOK 300 PAGES 18, 19 AND 20 OF PARCEL MAPS.
- ⑩ AN EASEMENT FOR WATERLINE AND RIGHTS INCIDENTAL THERETO GRANTED TO THE CITY OF SAN FERNANDO, RECORDED JULY 11, 2003 AS INSTRUMENT NO. 03-1991239 OF OFFICIAL RECORDS.



DIAL TOLL FREE  
**811**

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

**Kimley»»Horn**

© 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
660 SOUTH FIGUEROA STREET, SUITE 2050, LOS ANGELES, CA 90017  
PHONE: 213-261-4040  
WWW.KIMLEY-HORN.COM



PREPARED UNDER THE SUPERVISION OF:

TONY WONG	RCE#22551	DATE
-----------	-----------	------

KHA PROJECT 195737254	
DATE 03/23/22	
SCALE	AS SHOWN
DESIGNED BY	ZC
DRAWN BY	NJ
CHECKED BY	TW

TENTATIVE TRACT MAP  
NO. xxxxx

CITY OF SAN FERNANDO

SHEET NUMBER

1

OF 1

Plotted By:Jungers, Nicholas Sheet Set:Kha Layout:TTM March 23, 2022 11:34:08am K:\LDT\_LDEV\195737254-Target San Fernando - FlexCAD\PlanSheets\Tentative Tract Map\Target San Fernando TTM.dwg



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**NOTICE OF A PUBLIC HEARING OF  
TENTATIVE TRACT MAP 2022-001  
BY THE CITY OF SAN FERNANDO  
PLANNING AND PRESERVATION COMMISSION**

A public hearing on this matter and associated environmental analysis will be conducted by the City of San Fernando Planning and Preservation Commission Meeting on:

**DATE:** July 11, 2022

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

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

**PROJECT LOCATION:** 12920 Foothill Boulevard (APN: 2514-001-062)

**APPLICATION:** Tentative Tract Map No. 2022-001

**PROJECT DESCRIPTION:**

The proposed Tentative Tract Map No. 2022-001 is for the subdivision of 9.29 acres of land into five (5) parcels to allow individual ownership of each parcel at 12920 Foothill Boulevard (APN: 2514-001-062). The property is zoned Precise Development Overlay (PD) and is located in the Home Depot Shopping Center on Foothill. The Planning and Preservation Commission will review and provide a recommendation to the City Council for the Tentative Tract Map (TTM) application.

**A location map with the project site outlined is provided on the back of this notice.**

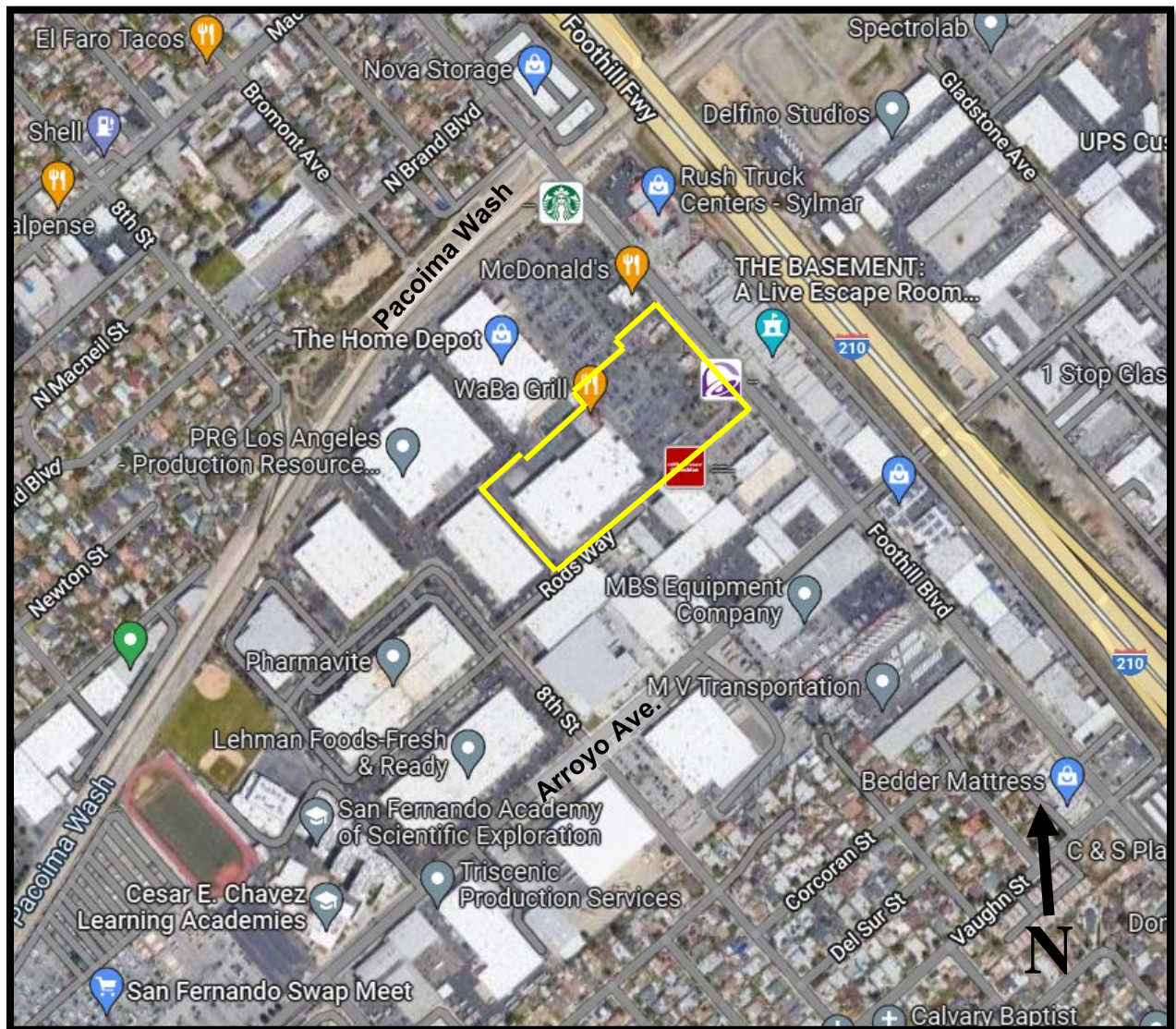
In accordance with the California Environmental Quality Act (CEQA), the project was reviewed for the appropriate environmental analysis in compliance with the requirements of the California Environmental Quality Act (CEQA). Based on that assessment, the project involves the division of a single parcel into five (5) separate parcels without any changes to the physical environment of the land and could be said with certainty that it will not have a significant effect on the environment. As such, the proposed project is exempt from CEQA review pursuant to CEQA Guidelines section 15061(b)(3) common sense exemption.

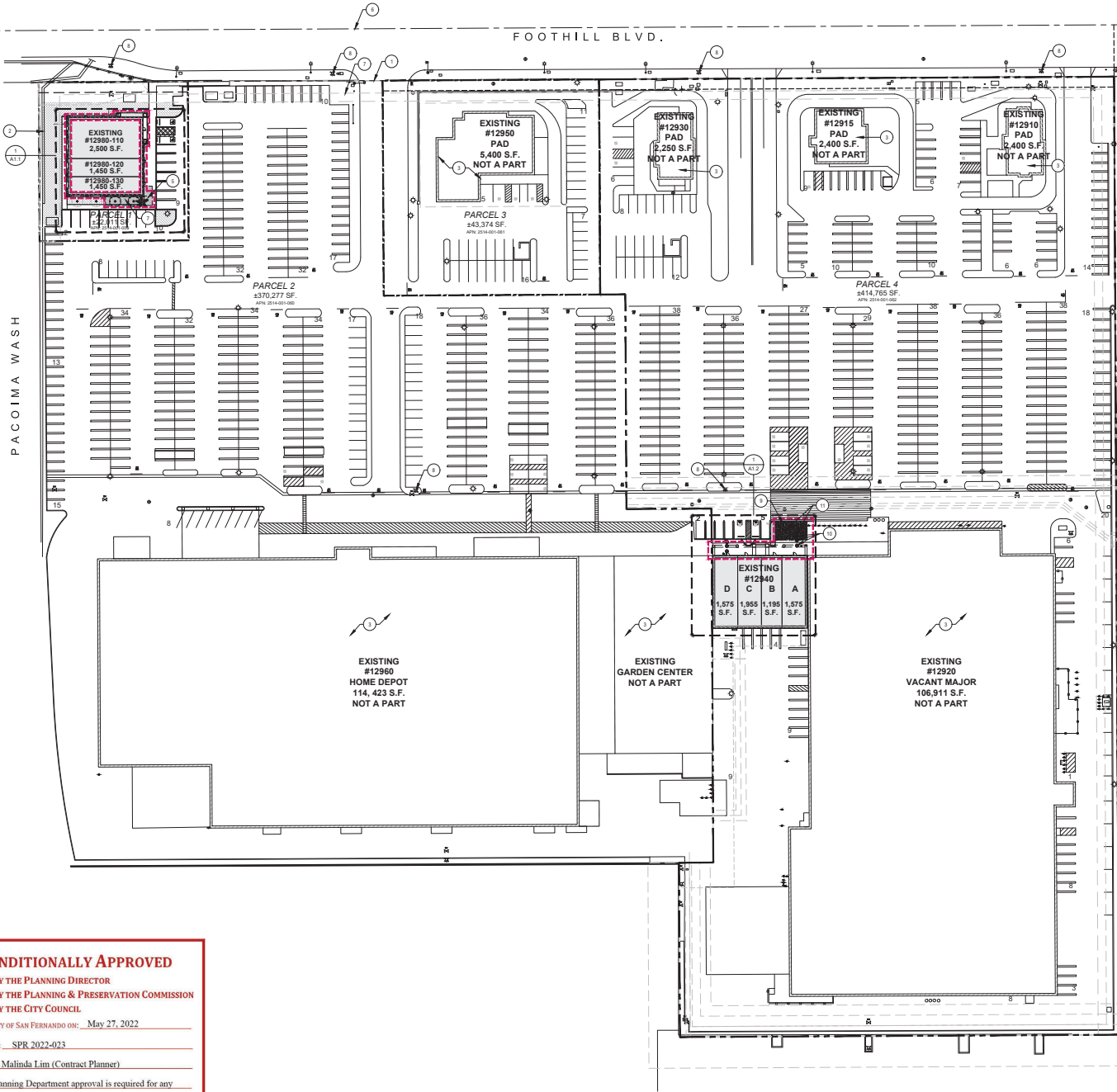
**Interested members of the public may provide verbal comments or written comments regarding any aspect of the project during the meeting on this matter.**

Questions or comments may be emailed to Community Development at [CommunityDevelopment@sfcity.org](mailto:CommunityDevelopment@sfcity.org) or mail to: City of San Fernando, Community Development Department, 117 Macneil Street, San Fernando, CA 91340-2993.



### Project Location Map





### SITE PREPARATION AND DEMOLITION NOTES:

- EXISTING CONDITIONS ARE FROM SITE PLAN BASED ON FILE RECEIVED BY OWNER.
- THE CONTRACTOR SHALL INSPECT SITE AND VERIFY WITH THE ARCHITECT ITEMS DESIGNATED FOR REMOVAL AND ITEMS TO REMAIN.
- DO NOT SCALE THESE DRAWINGS. SHOULD ANY DIMENSIONAL DISCREPANCIES BE ENCOUNTERED, CLARIFICATIONS BE OBTAINED FROM THE ARCHITECT PRIOR TO COMMENSING ANY EXCAVATION WORK. THE CONTRACTOR SHALL NOTIFY ALL THE UTILITY COMPANIES IN ACCORDANCE WITH THE NOTIFICATION PROCEDURES PROMOTED BY THE RESPECTIVE UTILITY COMPANY.
- THE CONTRACTOR IS TO ENSURE THAT THE LOCAL AUTHORITIES OR RESPECTIVE UTILITY COMPANY TO CONFIRM THE LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY DAMAGE DUE TO FAILURE OF THE CONTRACTOR TO CONTACT THE PROPER AUTHORITIES SHALL BE BORNE BY THE CONTRACTOR. ALL REFUSE, DEBRIS AND MISCELLANEOUS ITEMS TO BE REMOVED, THAT ARE NOT TO BE STOPPED FOR LATER USE ON THE PROJECT OR DELIVERED TO THE OWNER SHALL BE LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR. SALVAGING OF MATERIALS MUST BE APPROVED BY CITIES.
- ALL ITEMS REQUIRING REMOVAL SHALL BE REMOVED TO THE FULL DEPTH TO INCLUDE BASE MATERIAL AND FOOTINGS OR FOUNDATIONS AS APPLICABLE, AND REUSE AS DIRECTED BY THE OWNER OR LEGALLY DISPOSED OF OFF-SITE BY CONTRACTOR.
- AT ALL LOCATIONS WHERE CONCRETE PAVEMENT OR AUTOMATED CONCRETE PAVEMENT ADJUT NEW CONSTRUCTION THE EDGE OF THE EXISTING CURB OR PAVEMENT SHALL BE SAWCUT TO A STRAIGHT CLEAN SMOOTH EDGE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS IN RELATION TO THOSE SHOWN IN THESE DOCUMENTS. CONTRACTOR SHALL CONTACT THE ARCHITECT / ENGINEER SHOULD ANY DISCREPANCIES OR PREVIOUSLY UNKNOWN CONDITIONS BE DISCOVERED. VERIFICATION SHALL BE DONE PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING CONDITIONS THAT ARE DUE TO CONTRACTOR OPERATIONS AND WHICH ARE OUTSIDE THE LIMIT OF WORK.
- ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS. ANY MUD ON PUBLIC WAYS ORIGINATING FROM THE JOB SITE SHALL BE CLEANED BY THE CONTRACTOR. PROVIDE DUST CONTROL AS APPROVED BY THE ARCHITECT.
- REMOVE ALL EXISTING CONSTRUCTION NECESSARY FOR THE COMPLETION OF THE WORK AS SPECIFIED ON THE DRAWINGS, INCLUDING BUT NOT LIMITED TO, ITEMS SHOWN ON THE PLANS WITH DASHED LINES. DISCONNECT AND SEAL ELECTRICAL AND UTILITY SERVICE LINES INTERFERING WITH NEW CONSTRUCTION. POST WARNING SIGNS ON ALL SERVICES WHICH MUST REMAIN ENERGIZED DURING THE PERIOD OF EXCAVATION AND DEMOLITION. DISCONNECT AND CAP MECHANICAL SERVICES IN ACCORDANCE WITH REQUIREMENTS OF LOCAL AUTHORITY HAVING JURISDICTION. NATURAL GAS SUPPLY LINES SHALL BE REMOVED BY THE PROPER AUTHORITY HAVING JURISDICTION OR BY A LICENSED TRADESMAN IN ACCORDANCE WITH PROPER AUTHORITY'S INSTRUCTIONS. REMOVE SEWER AND WATER LINES TO PROPERTY LINE AND CAP TO PREVENT LEAKAGE.
- PROTECT EXISTING STRUCTURE TO REMAIN. SPECIFIED OR UNSPECIFIED WORK THAT MAY DAMAGE EXISTING STRUCTURE THAT WILL REMAIN SHOULD BE REVIEWED WITH THE ARCHITECT BEFORE PROCEEDING WITH THE WORK. PATCH AND REPAIR ANY DAMAGES CAUSED BY THE CONSTRUCTION WORK.
- G.C. TO REFER TO OTHER RELEVANT CONSTRUCTION DOCUMENTS FOR COMPLETE SCOPE OF DEMOLITION.
- G.C. TO REMOVE ALL EXISTING EQUIPMENT RELATED TO THE CURRENT USE. CARRY OUT A SITE / LAND ASSESSMENT FOR CONTAMINANTS AND PROVIDE REMEDIATION.

### LEGEND- DEMO / EXISTING:

- EXTENT AREA LIMITS OF WORK
- EXISTING TO BE REMOVED / DEMOLISHED
- EXISTING TO REMAIN

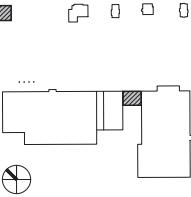
### KEYNOTES:

- (1) PROPERTY LINE
- (E) PERIMETER CMU FENCE TO REMAIN
- (1) BUILDING TO REMAIN, NOT A PART
- (E) EASEMENTS
- (1) DEMOLISH PORTION OF EXISTING CONCRETE PAVEMENT FOR NEW PATIO AREA
- (1) CENTER LINE OF STREET
- (1) REMOVE (E) PLANTS, TREE, LANDSCAPE AND HARDSCAPE, INCLUDING ROOTS AND IRRIGATION WHERE OCCURS
- (1) FIRE HYDRANT TO REMAIN
- (1) DEMOLISH PORTION OF EXISTING CONCRETE PAVEMENT FOR IN-ESTIMATED CONCRETE PATIO AREA, MAINTAIN ADJACENT SLOPE, ALIGN
- (1) SEWER MANHOLES, PROTECT IN PLACE
- (1) UTILITY S/S BOX, PROTECT IN PLACE

### PROJECT NOTES:

- THE PORTION OF THIS SITE PLAN OUTSIDE OF THE SCOPE OF WORK IS EXISTING TO REMAIN AND SHOWN FOR REFERENCE ONLY. SEE ENLARGED SITE PLAN FOR SPECIFIC INFORMATION AND NEW SCOPE OF WORK.
- THIS SITE PLAN IS BASED ON A FILE RECEIVED BY CLIENT AND CIVIL ENGINEER DCA.
- ALL CURB CUTS AND TRAFFIC SIGNALS SHOWN, EXISTING MUST BE VERIFIED.

### KEY PLAN



ARROYO STREET

PACOIMA WASH

FOOTHILL BLVD.

**CONDITIONALLY APPROVED**

☒ BY THE PLANNING DIRECTOR

☐ BY THE PLANNING & PRESERVATION COMMISSION

☐ BY THE CITY COUNCIL

FOR THE CITY OF SAN FERNANDO ON: May 27, 2022

PROJECT NO.: SPR 2022-023

PLANNER: Malinda Lim (Contract Planner)

NOTES: Planning Department approval is required for any changes to the plans.

EXISTING / DEMO SITE PLAN

SCALE: 1" = 40'-0" 1

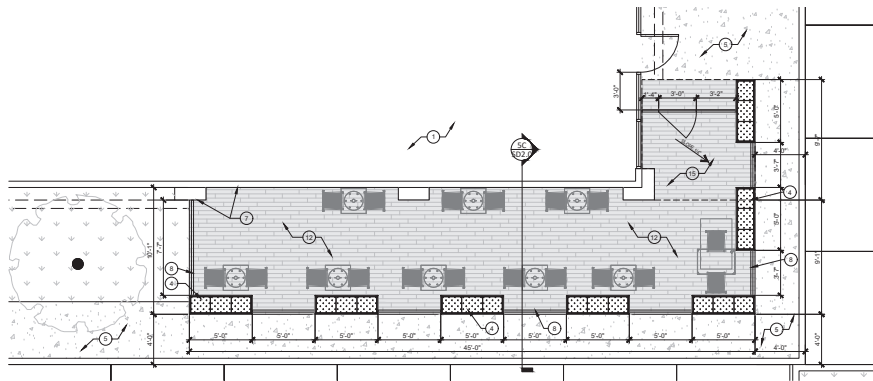
**DLR Group**  
Civil Group

**SAN FERNANDO- FACADE RENOVATION**  
GC SAN FERNANDO, LLC  
12400 FOOTHILL BLVD., SUITE 100  
SAN FERNANDO, CA 91342

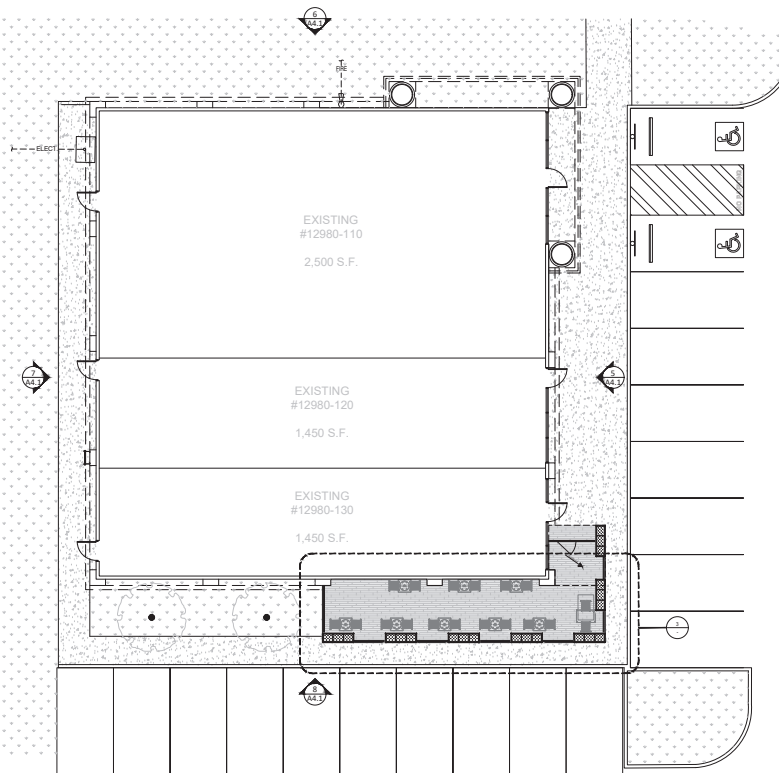
CONSTRUCTION DOCUMENTS  
05/20/2021

SD0.1

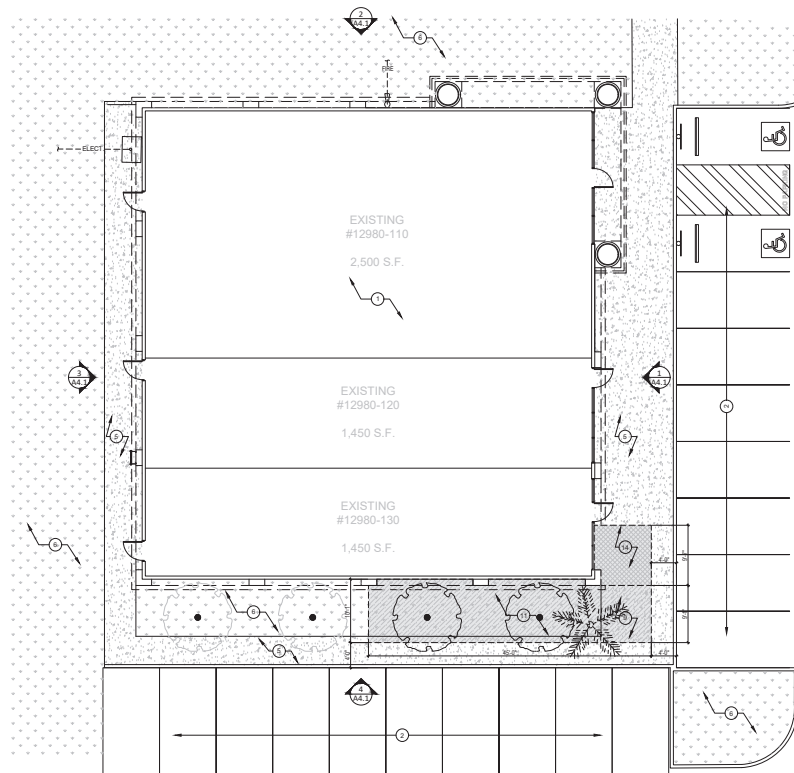




3  
A1.1  
ENLARGED PATIO PLAN  
1/4" = 1'-0"



2  
A1.1  
PROPOSED- FLOOR PLAN PARCEL 1  
1/8" = 1'-0"



1  
A1.1  
EXISTING / DEMO- FLOOR PLAN PARCEL 1  
1/8" = 1'-0"

## CONDITIONALLY APPROVED

- ☒ BY THE PLANNING DIRECTOR
- ☐ BY THE PLANNING & PRESERVATION COMMISSION
- ☐ BY THE CITY COUNCIL

FOR THE CITY OF SAN FERNANDO ON: May 27, 2022

PROJECT NO.: SPR 2022-023

PLANNER: Malinda Lin (Contract Planner)

NOTES: Planning Department approval is required for any changes to the plans.

## PLAN GENERAL NOTES:

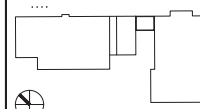
- A. EXISTING WALLS & COLUMNS TO BE CLEANED / PREPARED, PATCH / REPAIR AND SEAL TO RECEIVE IN/PAINT AS INDICATED ON PLANS.
- B. EXISTING PLASTER FINISH AT SOFFITS TO BE CLEANED / PREPARED, PATCH / REPAIR AND SEAL TO RECEIVE IN/PAINT FINISH AS INDICATED ON PLANS.
- C. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.

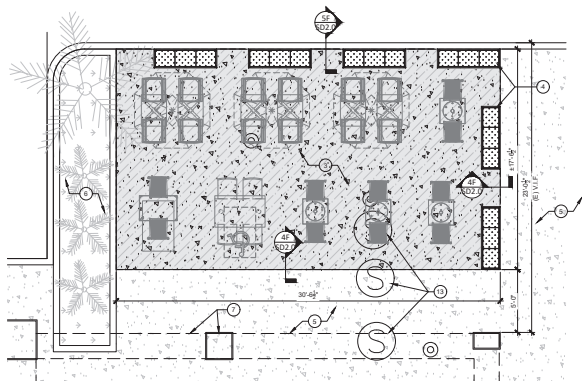
12980-110 -	2,500 sq. ft.
12980-120 -	1,450 sq. ft.
12980-130 -	1,450 sq. ft.
PARKING -	22 STALLS
PROPOSED PATIO -	±502 sq. ft.

## PLAN KEY NOTES

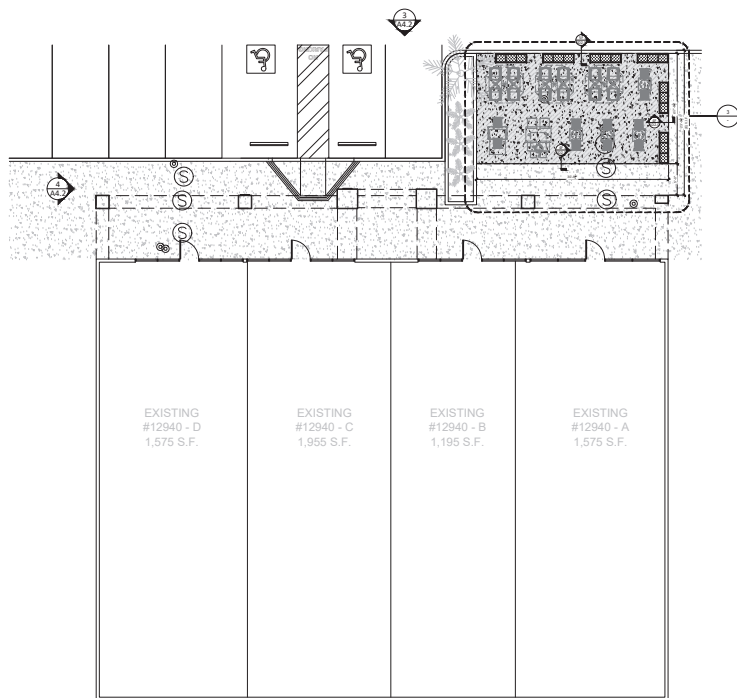
- (E) BUILDING TO REMAIN
- (P) PARKING TO REMAIN
- (N) STAMPED CONCRETE FLOOR AT (N) PATIO AREA TO MAINTAIN ADJACENT SLOPE, ALIGN 3A / S20.0
- (N) PLANTER BOXES, TOURNESOL BOULEVARD, RECTANGULAR, IPE WOOD, BV 60168 FRPWOOD 80X150X10" OR EQUAL - 2A / S20.0
- (E) SIDEWALK TO REMAIN
- (E) PLANTER & TREES TO REMAIN
- PREP (E) EXT. WALLS & COLUMNS TO RECEIVE (N) PAINT FINISH PATCH / REPAIR AS NEEDED. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
- (N) 42" HIGH ALUM. RAILING, 3E / S20.0
- DEMOLISH PORTION OF EXISTING CONCRETE PAVEMENT FOR (N) STAMPED CONCRETE PATIO AREA, MAINTAIN ADJACENT SLOPE, ALIGN
- DEMOLISH PORTION OF EXISTING CONCRETE PAVEMENT FOR (N) STAMPED CONCRETE PATIO AREA, MAINTAIN ADJACENT SLOPE, ALIGN
- REMOVE (E) PLANTS, TREES, LANDSCAPE AND HARDSCAPE, INCLUDING ROOTS AND IRRIGATION WHERE OCCURS FOR (N) PATIO AREA.
- (N) STAMPED CONCRETE FLOOR AT (N) PATIO AREA - 3A / S20.0
- (E) SEWER MANHOLE, PROTECT IN PLACE
- DEMO HATCHED PORTION INDICATES PART OF (E) CONCRETE TO RECEIVE 1/4" SLOPE
- HATCHED PORTION INDICATES CONCRETE TO HAVE A 1/4" SLOPE.

## KEY PLAN

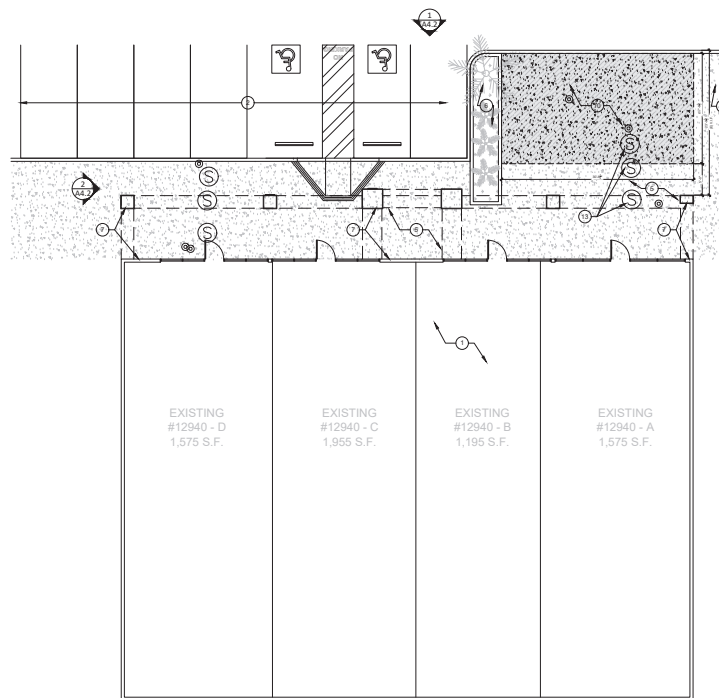




3  
A1.2  
ENLARGED PATIO AREA  
1/8" = 1'-0"



2  
A1.2  
PROPOSED- FLOOR PLAN PARCEL 4  
1/8" = 1'-0"



1  
A1.2  
EXISTING / DEMO - FLOOR PLAN PARCEL 4  
1/8" = 1'-0"

## CONDITIONALLY APPROVED

- X BY THE PLANNING DIRECTOR
- BY THE PLANNING & PRESERVATION COMMISSION
- BY THE CITY COUNCIL

FOR THE CITY OF SAN FERNANDO ON: May 27, 2022

PROJECT NO.: SPR 2022-023

PLANNER: Malinda Lim (Contract Planner)

NOTES: Planning Department approval is required for any changes to the plans.

## PLAN GENERAL NOTES:

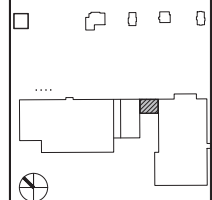
- A. EXISTING WALLS & COLUMNS TO BE CLEANED / PREPARED. PATCH / REPAIR AND SEAL TO RESOLVE (N) PAINT AS INDICATED ON PLANS.
- B. EXISTING PLASTER FINISH AT SOFFITS TO BE CLEANED / PREPARED. PATCH / REPAIR AND SEAL TO RESOLVE (N) PAINT FINISH AS INDICATED ON PLANS.
- C. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.

12940-A -	1,575 sq. ft.
12940-B -	1,195 sq. ft.
12940-C -	1,955 sq. ft.
12940-D -	1,575 sq. ft.
PARKING -	25 STALLS
PROPOSED PATIO -	4535 sq. ft.

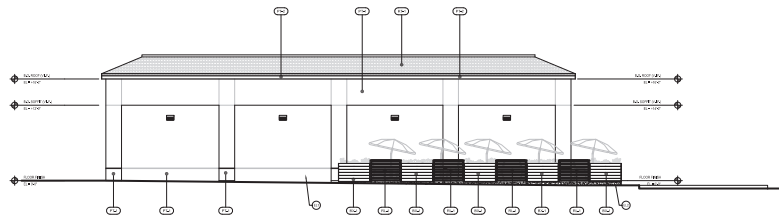
## PLAN KEY NOTES

- 1 (E) BUILDING TO REMAIN
- 2 (E) PARKING TO REMAIN
- 3 (N) STAMPED CONCRETE FLOOR AT (N) PATIO AREA TO MAINTAIN ADJACENT SLOPE, ALIGN 3A / S22.0
- 4 (N) PLANTER BOXES, TOURNESOL BOULEVARD, RECTANGULAR, IPE WOOD, BV #0168 FRPWOOD 80"x18"x18" OR EQUAL - 2A / S22.0
- 5 (E) SIDEWALK TO REMAIN
- 6 (E) PLANTER & TREES TO REMAIN
- 7 PREP (E) EXT. WALLS & COLUMNS TO RECEIVE (N) PAINT FINISH PATCH / REPAIR AS NEEDED. SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
- 8 (N) 4" HIGH ALUM. RAILING, 3E / S22.0
- 9 DEMOLISH PORTION OF EXISTING CONCRETE PAVEMENT FOR (N) STAMPED CONCRETE PATIO AREA, MAINTAIN ADJACENT SLOPE, ALIGN
- 10 DEMOLISH PORTION OF EXISTING CONCRETE PAVEMENT FOR (N) STAMPED CONCRETE PATIO AREA, MAINTAIN ADJACENT SLOPE, ALIGN
- 11 REMOVE (E) PLANTS, TREES, LANDSCAPE AND WINDSCAPE, INCLUDING ROOTS AND IRRIGATION WHERE OCCURS FOR (N) PATIO AREA
- 12 (N) STAMPED CONCRETE FLOOR AT (N) PATIO AREA - 3A / S22.0
- 13 (E) SEWER MANHOLE, PROTECT IN PLACE
- 14 DEMO HATCHED PORTION INDICATES PART OF (E) CONCRETE TO RECEIVE 1/4" SLOPE
- 15 HATCHED PORTION INDICATES CONCRETE TO HAVE A 1/4" SLOPE

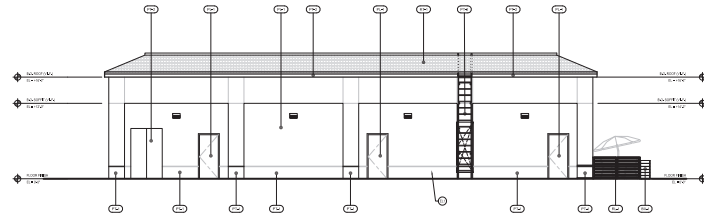
## KEY PLAN



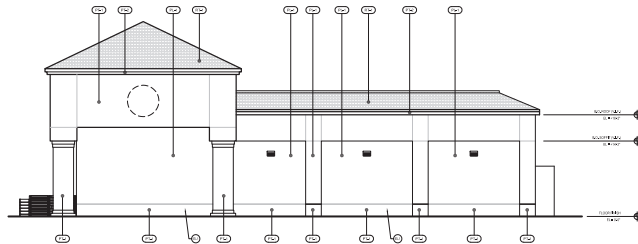




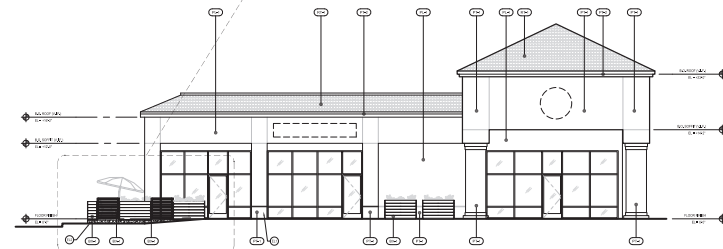
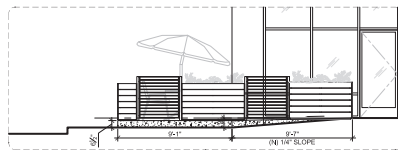
8  
A4.1  
PROPOSED- EXTERIOR ELEVATION PARCEL 1 - WEST  
1/8" = 1'-0"



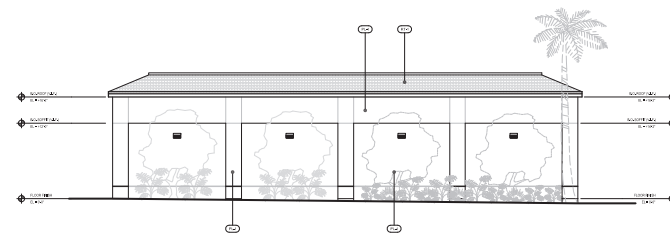
7  
A4.1  
PROPOSED- EXTERIOR ELEVATION PARCEL 1 - NORTH  
1/8" = 1'-0"



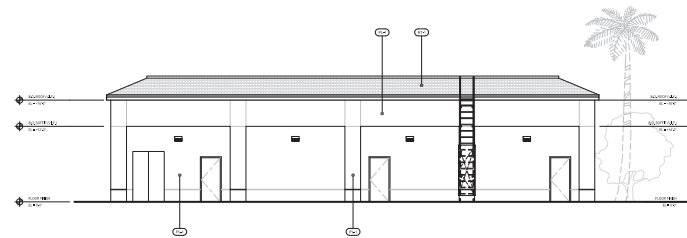
6  
A4.1  
PROPOSED- EXTERIOR ELEVATION PARCEL 1 - EAST  
1/8" = 1'-0"



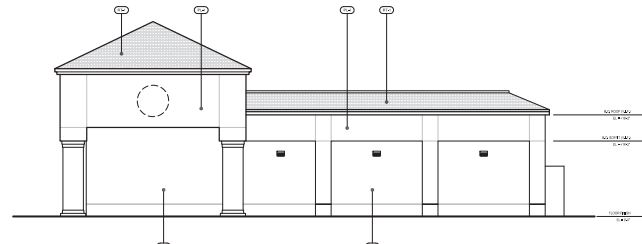
5  
A4.1  
PROPOSED- EXTERIOR ELEVATION PARCEL 1 - SOUTH  
1/8" = 1'-0"



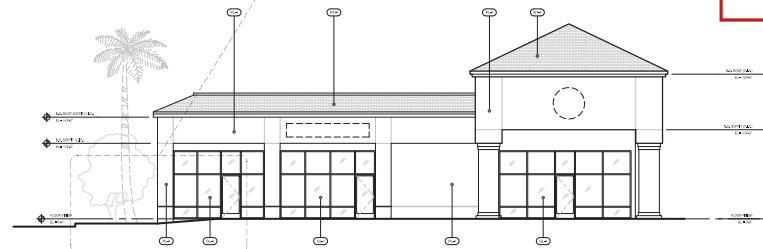
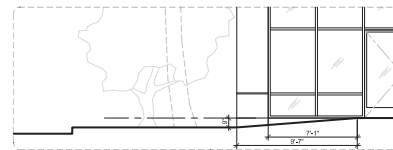
4  
A4.1  
EXISTING- EXTERIOR ELEVATION PARCEL 1 - WEST  
1/8" = 1'-0"



3  
A4.1  
EXISTING- EXTERIOR ELEVATION PARCEL 4- NORTH  
1/8" = 1'-0"



2  
A4.1  
EXISTING- EXTERIOR ELEVATION PARCEL 1 - EAST  
1/8" = 1'-0"



1  
A4.1  
EXISTING- EXTERIOR ELEVATION PARCEL 1 - SOUTH  
1/8" = 1'-0"

## EXT. ELEVATION GENERAL NOTES

- NOTES APPLY TO ALL EXTERIOR ELEVATION SHEETS.
- THE CONTRACTOR SHALL:
- GENERAL NOTES APPLY TO ALL SHEETS.
  - CONTRACTOR SHALL SUBMIT COPIES OF ALL PAINT COLORS AND FINISHES TO OWNER FOR APPROVAL PRIOR TO PAINTING.
  - VERIFY ALL DIMENSIONS AND MATERIALS COORDINATION PRIOR TO INSTALLATION.
  - ALL FINISH MATERIALS ARE FURNISHED BY CONTRACTOR UNLESS NOTED OTHERWISE OTHERWISE.
  - CONTRACTOR TO SUBMIT COPY OF CURRENT MANUFACTURER INSTALLATION INSTRUCTIONS ON ALL RECOMMENDATIONS.
  - ALL FINISHES TO BE IN ACCORDANCE WITH LOCAL CODES AND FIRE RATINGS.
  - LOADING DOCKS AND WINDOWS TO BE PROTECTED IN PLACE.
  - PAINT TO BE APPLIED IN TWO COATS PER 2 COAT SYSTEM. FINISHES TO BE AS NOTED.
  - EXTERIOR WINDOW WALLS, EXTERIOR TIE WALLS, CLAY TILE ROOFS, TRIM & CORNICE TO BE PREPARED FOR PAINT. POWER WASH PATCH REPAIR AS LOCAL CODES REQUIRED FOR NEW PAINT. LOCAL CODES SPECIFIED OR OTHERWISE ELEVATION.

## REFERENCE KEYNOTES

- PL-1 EXISTING PLASTER FINISH TO REMAIN
- RT-1 EXISTING ROOF TILE TO REMAIN
- GL-1 EXISTING ALUM. STOREFRONT SYSTEM TO REMAIN
- PT-1 NEW PAINT, DIFT OF BEST (SW 9166)
- PT-2 NEW PAINT, BETTER SWEET CHOCOLATE (SW 6010)
- ST-1 NEW PORCELAIN TILE AT ALL EXTERIOR EXPOSURE OR TYPICAL
- EX-1 NEW PLASTER FINISH TO REMAIN - 2 COAT SYSTEM. FINISHES TO BE AS NOTED.
- PL-1 NEW 4" METAL PLASTER FINISH, 1/2" REINFORCED CONCRETE

## ELEV. CONSTRUCTION KEY NOTES

- (N) PAINT AT ALL EXISTING PLASTER BASE, TYP. (SW 9166)
- (N) STAMPED CONCRETE FLOOR AT (N) PATIO AREA
- (N) REMOVE AND REPLACE IN PLACE BASE PLASTER AT (E) COLUMNS, REPLACE WITH IN TILE, MAINTAIN (E) BASE DEPTH AROUND COLUMNS, TYP.

## CONDITIONALLY APPROVED

- BY THE PLANNING DIRECTOR
- BY THE PLANNING & PRESERVATION COMMISSION
- BY THE CITY COUNCIL

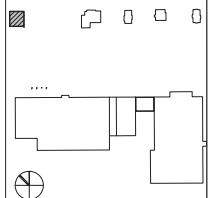
FOR THE CITY OF SAN FERNANDO ON: May 27, 2022

PROJECT NO.: SPR 2022-023

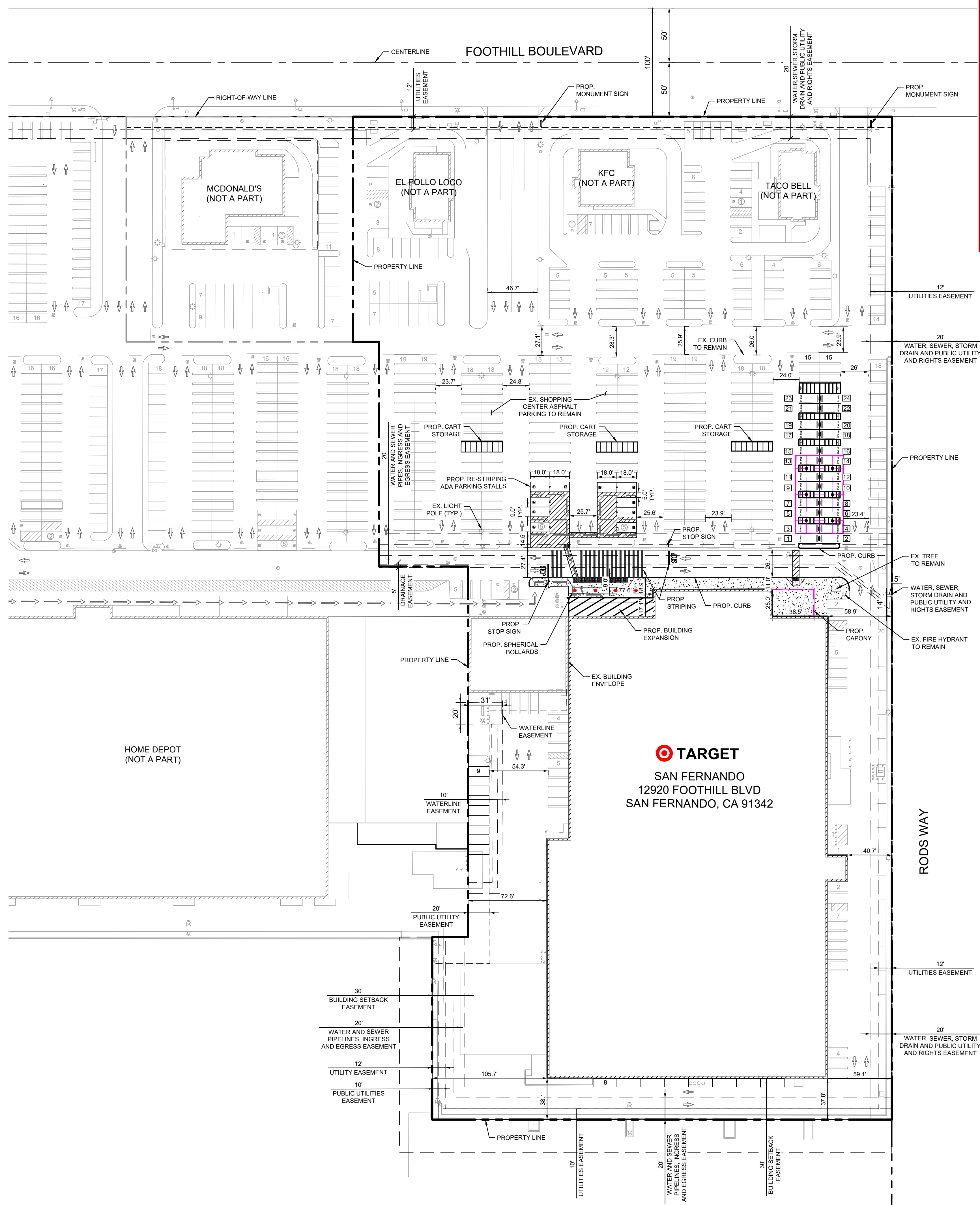
PLANNER: Malinda Lim (Contract Planner)

NOTES: Planning Department approval is required for any changes to the plans.

## KEY PLAN







☒ **BY THE PLANNING DIRECTOR**  
☐ **BY THE PLANNING & PRESERVATION COMMISSION**  
☐ **BY THE CITY COUNCIL**

PROJECT NO: SPR2022-012

**NOTES:** Subject to the Conditions of Approval. Any signage on approved plans are subject to review and approval under a separate entitlement.



TARGET CORP.  
CONTACT: MATTHEW FLANSBURG  
50 SOUTH 10TH STREET, SUITE 400  
MINNEAPOLIS, MN, 55403  
MATTHEW.FLANSBURG@TARGET.COM

**SITE AREA:** 9.29 AC

EXISTING BUILDING AREA	
EXISTING TARGET STORE:	113,312 SF
PROPOSED BUILDING EXPANSION:	1,340 SF
TOTAL PROPOSED TARGET STORE:	114,652 SF

LOT SQUARE FOOTAGE: 404,672 SF  
ASSESSOR'S PARCEL NUMBER: 2514-001-0  
SITE ZONING: C-2 (COMMERCIAL)

USE TYPE: COMMERCIAL

REQUIRED PARKING ASSESSED ACROSS ENTIRETY OF SHOPPING CENTER:

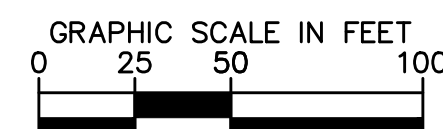
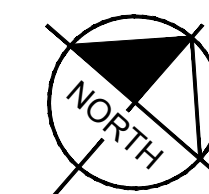
COMMERCIAL/RETAIL REQUIRED RATIO = 1 SPACE/ 300 SF

COMMERCIAL/RETAIL EXISTING ON SITE =	127,151 SF
PROPOSED COMMERCIAL EXPANSION =	1,340 SF
<u>TOTAL GROSS FLOOR AREA ON SITE =</u>	<u>128,491 SF</u>

TOTAL REQUIRED PARKING =	428
TOTAL EXISTING PARKING =	415
TOTAL PROPOSED PARKING =	438
TOTAL EXCESS PARKING =	10

ADA STALLS =	16
DRIVE UP STALLS =	24
DRIVE UP LOADING SPACES =	16

ALL SITE IMPROVEMENTS FOR LANDSCAPE ARE MINIMAL. ALL LANDSCAPE PLANTING THAT IS REMOVED IS TO BE REPLACED IN KIND.



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660 S. FIGUEROA ST., SUITE 2050  
LOS ANGELES, CA 90017  
PHONE: 213-261-4040  
WWW.KIMLEY-HORN.COM

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Project Number

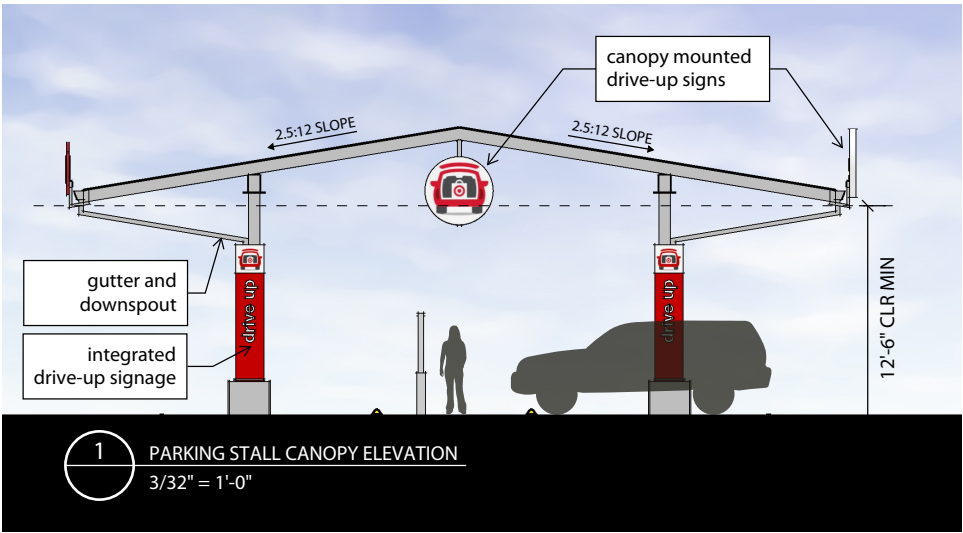
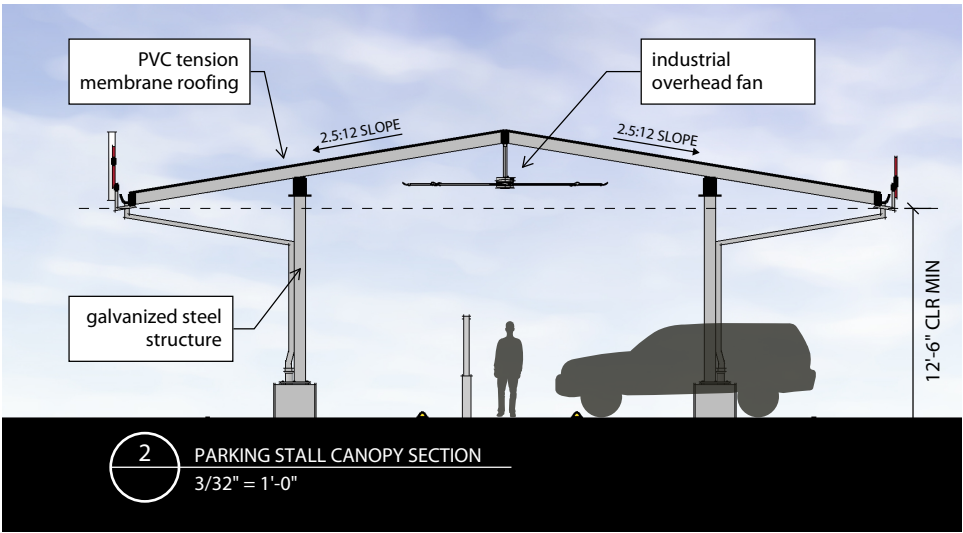
Config:

Drawn By

Checked B

## C1.0





\*3-dimensional perspectives are not site specific and are intended to convey proposed canopy design

- 12 Stall Parking Canopy
- No Drive Aisle Canopy
- Drive-Up Canopy

**CONDITIONALLY APPROVED**

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☐ **BY THE PLANNING & PRESERVATION COMMISSION**

☐ **BY THE CITY COUNCIL**

FOR THE CITY OF SAN FERNANDO ON: June 15, 2022

PROJECT NO: SPR2022-012

PLANNER: Malinda Lim (Contract Planner)

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