



CHAIR SEAN M. RIVAS
VICE CHAIR CECILIA MARTINEZ
COMMISSIONER FRANCISCO SOLORIO
COMMISSIONER SYLVIA BALLIN
COMMISSIONER FERNANDO DIAZ

CITY OF SAN FERNANDO

PLANNING & PRESERVATION COMMISSION REGULAR MEETING AGENDA SUMMARY MONDAY, OCTOBER 14, 2024 – 5:30 PM

CITY HALL COUNCIL CHAMBERS
117 MACNEIL STREET
SAN FERNANDO, CALIFORNIA 91340

PUBLIC PARTICIPATION OPTIONS

Please visit the City's YouTube channel to live stream and watch previously recorded Planning and Preservation Commission meetings, which is also available with Spanish subtitles at: <https://www.youtube.com/c/CityOfSanFernando>

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 in-person translation services, or other services please call the Community Development Department at (818) 898-1227 or email at communitydevelopment@sfcity.org at least 2 business days prior to the meeting.

SUBMIT PUBLIC COMMENT IN PERSON:

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

SUBMIT PUBLIC COMMENT VIA EMAIL:

Members of the public may submit comments by email to communitydevelopment@sfcity.org no later than **12:00 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 made part of the official public record of the meeting.

CALL-IN TO PROVIDE PUBLIC COMMENT LIVE AT THE MEETING:

Members of the Public may **call-in between 5:30 p.m. and 5:45 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. Note: This is audio only and no video.

Call-in Telephone Number: (669) 900-6833
Meeting ID: 896 2370 9376
Passcode: 194996

When connecting to the Zoom meeting to speak, 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.

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CALL TO ORDER/ROLL CALL

TELECONFERENCE REQUESTS/DISCLOSURE

Recommend consideration of requests received for remote teleconference meeting participation made by members of the City’s legislative bodies, as permitted under the provisions of Assembly Bill (AB) 2449, Government Code Section 54953, and the City of San Fernando adopted Resolution No. 8215, effective March 1, 2023.

PLEDGE OF ALLEGIANCE

Led by a Commissioner Martinez

APPROVAL OF AGENDA

Recommend that the Planning and Preservation Commission approve the agenda as presented.

DECORUM AND ORDER

City Commissioners are appointed by City Council and must be free to discuss issues confronting the city in an orderly environment. Member of the public 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

Members of the public may **provide comments in person 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 communitydevelopment@sfcity.org no later than **12:00 p.m. the day of the meeting**, to ensure distribution to the Planning and Preservation Commission and made part of the official public record of the meeting.

Members of the public may provide a **live public comment by calling in between 5:30 p.m. and 5:45 p.m. CALL- IN INFORMATION: Telephone Number: (669) 900-6833; Meeting ID: 896 2370 9376; Passcode: 194996**

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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.

1. CONSIDERATION TO APPROVE PLANNING AND PRESERVATION COMMISSION MEETING MINUTES FOR:

- a. November 8, 2021 - Regular Meeting

PUBLIC HEARING

2. PROPOSED ZONING TEXT AMENDMENT (ZTA2024-001); PROPOSED ZONING MAP AMENDMENT (ZMA2024-001) AND PROPOSED SPECIFIC PLAN AMENDMENT (SPA2024-001) TO CHAPTER 106 (ZONING) OF CITY OF SAN FERNANDO MUNICIPAL CODE AND THE SAN FERNANDO CORRIDORS SPECIFIC PLAN (SP-5) TO ESTABLISH THE MIXED-USE OVERLAY/SPECIFIC PLAN OVERLAY DISTRICTS AND REZONE SEVERAL PROPERTIES CONSISTENT WITH THESE OVERLAYS.

It is recommended that the Planning and Preservation Commission:

- a. Conduct a Public Hearing; and
- b. Pending public testimony, adopt Planning and Preservation Commission Resolution No. 2024-03 recommending that the City Council adopt an ordinance amending Chapter 106 (Zoning) of the San Fernando Municipal Code to establish the MUO Mixed Use Overlay Zone in Designated Areas of the City; amending the Zoning Map of the City of San Fernando to add the MUO Mixed Use Overlay to Certain Properties in the C-1 and C-2 Zone Districts; and adopting a CEQA MND Addendum; and
- c. Pending public testimony, adopt Planning and Preservation Commission Resolution No. 2024-04 recommending that the City Council adopt an ordinance amending the San Fernando Corridors Specific Plan (SP-5) Figure 4.1 – City Land Use Districts and Overlays Map to add the Downtown Residential Overlay and Flex Use Overlay to 11 Parcels and adopting a CEQA MND Addendum.

3. SITE PLAN REVIEW (SPR2024-001) TO CONSTRUCT A 3-STORY, 10-UNIT TOWNHOUSE RESIDENTIAL DEVELOPMENT WITH 2 DETACHED ACCESSORY DWELLING UNITS AND ASSOCIATED SITE IMPROVEMENTS INCLUDING THE DEMOLITION OF AN EXISTING SINGLE FAMILY HOME AND ACCESSORY STRUCTURES AT 833 N. BRAND AVENUE WITHIN THE MULTIPLE-FAMILY DWELLING/PRECISE DEVELOPMENT OVERLAY ZONE (R-2/PD) FOR THE PURPOSES OF ISSUING A CERTIFICATE OF USE.

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It is recommended that the Planning and Preservation Commission:

- d. Conduct a Public Hearing; and
- e. Pending public testimony, adopt Planning and Preservation Commission Resolution No. 2024-05 To Issue a Certificate of Use.

ADMINISTRATIVE REPORTS

STAFF COMMUNICATION

COMMISSIONER UPDATES/REQUESTS TO AGENDIZE ITEM FOR DISCUSSION AT A FUTURE MEETING

Commissioner(s) may request to agendize an item for discussion at a future meeting, subject to approval by the Commission. Requests should align with the commission's scope of responsibility, adhere to City Council policies, and consider the availability of staff resources and budget constraints.

ADJOURNMENT The meeting will adjourn to its next regular meeting.

AFFIDAVIT OF POSTING

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.

Dated: _____ at: _____

Signed By: _____

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

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

**DRAFT MINUTES OF THE
NOVEMBER 8, 2021, MEETING
CITY HALL VIA ZOOM**

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION. VIDEO AND AUDIO OF THE ACTUAL MEETING ARE AVAILABLE AT: <http://ci.san-fernando.ca.us/commissions-boards/#planning-preservation>

CALL TO ORDER/ROLL CALL: Chairperson Fajardo called to order at 6:31 p.m.

PRESENT:

Commission: Chairperson Joel Fajardo, Vice-chair Marvin Perez, Commissioners David Bernal, H. Pacheco, and Yvonne Peña

Staff: City Manager Nick Kimball, City Attorney Richard Padilla, Interim Senior Planner Gerardo Marquez, and Community Development Technician Michelle De Santiago

PLEDGE OF ALLEGIANCE

Led by Commissioner Pacheco

APPROVAL OF AGENDA

Chairperson Fajardo moved to approve the November 8, 2021 agenda. Seconded by Commissioner Peña, the motion carried with the following vote:

AYES:	J. Fajardo, Y. Peña, D. Bernal, H. Pacheco, and M. Perez
NOES:	None
ABSENT:	None
ABSTAIN:	None

PUBLIC STATEMENTS

None

CONSENT CALENDAR

No items.

ADMINISTRATIVE REPORTS

- 1) PRESENTATION AND STUDY SESSION OF THE DRAFT 2021-2029 HOUSING ELEMENT UPDATE TO THE GENERAL PLAN.

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Interim Senior Planner Gerardo Marquez introduced the staff report and Robert Kane from Houseal Lavigne.

Robert Kane from Houseal Lavigne provided a power point presentation outlining the chronicle order of events that has taken place to date and responded to Commissioner's questions.

By consensus, the Planning and Preservation Commission directed staff to consider the following recommendations:

- Identify sites of underutilization access to amenities; and
- Research what other review or assessment fees for infrastructure other than water can be written into policy with regards to future development; and
- Consider on-site parking as a requirement for Accessory Dwelling Units to help alleviate parking demands on public streets.

Additionally the commission expressed concern regarding the timeframe and recommend the possibility of a Special Meeting to consider the final 2021-2029 Housing Element Update to the General Plan.

PUBLIC COMMENT

None

STAFF COMMUNICATIONS

Interim Senior Planner Gerardo Marquez informed the Commission that there are no items in que and that the December meeting would likely be cancelled.

City Manager Nick Kimball informed the Commission that the City has chosen a candidate for the Director of Community Development and that this candidate is in the process of going through the background check and if all goes well then it would be a couple weeks for the "on-Boarding".

COMMISSION COMMENTS

None

ADJOURNMENT

Chairperson Fajardo Moved to adjourn. Second by Commissioner Bernal.

7:33 P.M.

Planning Commission Secretary

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To: Planning and Preservation Commission Chair Rivas and Commissioners

From: Erika Ramirez, Director of Community Development

Date: October 14, 2024

Subject: Proposed Zoning Text Amendment (ZTA2024-001); proposed Zoning Map Amendment (ZMA2024-001) and proposed Specific Plan Amendment (SPA2024-001) to Chapter 106 (Zoning) of City of San Fernando Municipal Code and the San Fernando Corridors Specific Plan (SP-5) to establish the Mixed-Use Overlay/Specific Plan Overlay districts and rezone several properties consistent with these Overlays

RECOMMENDATION:

It is recommended that the Planning and Preservation Commission:

- a. Conduct a Public Hearing; and
- b. Pending public testimony, adopt Planning and Preservation Commission Resolution No. 2024-03 recommending that the City Council adopt an ordinance amending Chapter 106 (Zoning) of the San Fernando Municipal Code to establish the MUO Mixed Use Overlay Zone in Designated Areas of the City; amending the Zoning Map of the City of San Fernando to add the MUO Mixed Use Overlay to Certain Properties in the C-1 and C-2 Zone Districts; and adopting a CEQA MND Addendum; and
- c. Pending public testimony, adopt Planning and Preservation Commission Resolution No. 2024-04 recommending that the City Council adopt an ordinance amending the San Fernando Corridors Specific Plan (SP-5) Figure 4.1 – City Land Use Districts and Overlays Map to add the Downtown Residential Overlay and Flex Use Overlay to 11 Parcels and adopting a CEQA MND Addendum.

BACKGROUND:

1. On December 20, 2017, the City Council adopted Ordinance No. 1671 adopting the San Fernando Corridors Specific Plan (SP-5) with the purpose of transforming Truman Street, San Fernando Road, Maclay Avenue, and First Street into attractive, livable, and economically vibrant districts.
2. On June 6, 2022, the City Council adopted Resolution No. 8153 approving and adopting the City of San Fernando 2021-2029 Housing Element, which includes a Housing Plan with Goals, Policies, and Programs aimed at addressing the City's housing needs.
3. In the Housing Element, the City considered potential development on suitable sites and identified how zoning and development standards on the sites will facilitate housing. From

this inventory, the City identified commercial zoned sites and Specific Plan sites as “Opportunity Sites” for future housing development.

4. In 2022, the State Legislature passed AB 1398, which requires jurisdictions to implement actions in their Housing Plan which provides appropriate zoning for these housing opportunity sites no later than October 2024.
5. On September 9, 2024, staff prepared a presentation for the Commission and Community to facilitate a workshop discussion. The Commission discussed the MUO Mixed Use Overlay/Specific Plan projects, providing their feedback for the MUO Mixed Use Overlay ordinance.

ANALYSIS:

Mixed-Use Overlay

The Housing Element identified the creation of the Mixed Use Overlay as one of the needed programs to help the City meet its housing goals. One written justification in the Housing Element for allowing residential development on commercial parcels was that, since 2019, the City had seen limited commercial projects proposed on C-1 and C-2 zoned property. Additionally, it was cited that the City had received inquiries from property owners and developers regarding the possibility of adding residential uses to existing non-residential uses and non-residentially zoned parcels.

The purpose of the Mixed Use Overlay is to allow residential development on commercially zoned parcels through the creation of a Mixed-Use Overlay District and to create standards for this development. This overlay district would apply to identified C-1 and C-2 zoned properties (112 parcels totaling 37.95 acres) to facilitate and encourage investment and redevelopment of commercial areas with residential uses. The Overlay would create flexibility for existing commercial properties by allowing 100% commercial development, 100% residential development, or Mixed-Use development.

As noted above, 100% commercial uses would still be permitted, thus proposed commercial projects within the Mixed-Use overlay would see no change to current allowances and requirements. Residential projects within the Overlay would be required to comply with new development standards and would have a permitted density of 24-35 dwelling units per acre.

In addition to this, mixed-use projects proposed within the Overlay would also be required to comply with new development standards and would have a required minimum floor area of 25% for non-residential uses and a required density of 20-35 dwelling units/acre, as outlined in Sec. 106-674 (Development Standards) of the MUO Mixed Use Overlay Zone.

As noted above, the Mixed Use Overlay also establishes new development standards for mixed use and residential only developments. The development standards include allowed density, setbacks, site coverage and building standards. The goal of these standards is to encourage

quality pedestrian-friendly, mixed-use and residential development along these commercial corridors that is compatible with the surrounding community.

Specific Plan Overlays

The Corridors Specific Plan (SP-5) provides opportunities for residential development and allows the opportunity for increased housing capacity through the use of Overlay Districts. In order to allow higher density mixed use development and residential only development on parcels with the Specific Plan zoning designation, existing Overlay Districts will be applied to specific properties within the specific plan area. In order to apply the overlay, Figure 4.1- City Land Use Districts and Overlays Map in Corridors Specific Plan (SP-5) will be amended to add an overlay to certain identified parcels.

There are two existing overlays that allow housing, including the Flex-Use Overlay and the Downtown Residential Overlay. The Flex-Use Overlay allows for a density of 24-37 dwelling units/acre and the Downtown Residential Overlay allows for a density of 24-50 dwelling units/acre. The overlay districts will be added to 12 parcels totaling 7.39 acres within the Downtown, Workplace Flex, and General Neighborhood Zone districts.

One (1) parcel within the Downtown District will receive the Downtown Residential Overlay which would allow for a density of 24-50 dwelling units/acre. Two (2) parcels within the General Neighborhood District will receive the Flex Use Overlay, and nine (9) parcels within the Workplace Flex District will receive the Flex-Use Overlay allowing for a density of 24-37 dwelling units/acre.

COMMUNITY ENGAGEMENT:

The City prepared a Community Engagement Plan for the project and carried out several engagement methods as described below. The City created a flyer in English and Spanish highlighting the ways to get involved. The flyer has been distributed through various channels. The community engagement activities for the proposed project included the following:

- **Community Survey:** The City conducted a community survey in English and Spanish to gauge the opinions of mixed use development. It was open from August 9, 2024, to October 5, 2024. To date, the City has received 45 responses.
- **Property Owner Meeting/Workshop:** The City facilitated two Property Owner Meetings/Workshops to inform affected property owners. The meetings/workshops were held on September 4, 2024, and September 24, 2024, by Zoom. There were 6 attendees.
- **Planning and Preservation Commission/Community Workshop:** The City presented and introduced the project to the Planning and Preservation Commission and to the Community on September 9, 2024.
- **Stakeholder Focus Group:** The City invited 21 stakeholders in the design and development community to participate in one of two focus groups to facilitate a conversation about mixed-use development constraints and opportunities. The focus groups were held on September 17, 2024, and September 19, 2024. There was 1 attendee.

- Website: The City has posted project-specific content to the Community Development website as a source for project information.

ENVIRONMENTAL ADDENDUM:

Pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15164, an addendum to the previously approved Mitigated Negative Declaration (SCH#2021120390) for the San Fernando 2021-2029 Housing Element Update, dated December 16, 2021, has been prepared for the proposed project.

PUBLIC HEARING NOTICE:

Public notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. The City also published notice of this public hearing at least 10 days before the meeting in accordance with SFMC Section 106-72.

BUDGET IMPACT:

The preparation of these ordinances were an enhancement approved by City Council as part of the Fiscal Year 2024-2025 Adopted Budget.

CONCLUSION:

Staff recommends that the Commission adopt:

- a. Planning and Preservation Commission Resolution No. 2024-03 recommending that the City Council adopt an ordinance amending Chapter 106 (Zoning) of the San Fernando Municipal Code to establish the MUO Mixed Use Overlay Zone in Designated Areas of the City; amending the Zoning Map of the City of San Fernando to add the MUO Mixed Use Overlay to Certain Properties in the C-1 and C-2 Zone Districts and adopt the CEQA Addendum; and
- b. Planning and Preservation Commission Resolution No. 2024-04 recommending that the City Council adopt an ordinance amending the San Fernando Corridors Specific Plan (SP-5) Figure 4.1 – City Land Use Districts and Overlays Map to add the Downtown Residential Overlay and Flex Use Overlay to 11 Parcels and adopt the CEQA Addendum.

ATTACHMENTS:

- A. Resolution No.2024-04
 - i. Exhibit A – Proposed updates to San Fernando Municipal Code (SFMC) Chapter 106 (Zoning)

- B. Resolution No.2024-05
 - i. Exhibit A- Proposed SP-5 City Land Use Districts and Overlays Map
- C. Addendum to MND (SCH 2021120390) for the San Fernando Housing Element Update
- D. Project Location Map

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RESOLUTION NO. 2024-03

RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF SAN FERNANDO ADOPT AN ORDINANCE AMENDING CHAPTER 106 (ZONING) OF THE SAN FERNANDO MUNICIPAL CODE TO ESTABLISH THE MUO MIXED USE OVERLAY ZONE IN DESIGNATED AREAS OF THE CITY AND AMENDING THE ZONING MAP OF THE CITY OF SAN FERNANDO TO ADD THE MUO MIXED USE OVERLAY TO CERTAIN PROPERTIES IN THE C-1 AND C-2 ZONE DISTRICTS (ZTA2024-001/ZMA2024-001)

WHEREAS, California Constitution Article XI, Section 7, enables the City of San Fernando (the “City) to enact local planning and land use regulations; and

WHEREAS, the authority to adopt and enforce zoning regulations is an exercise of the City’s police power to protect the public health, safety, and welfare; and

WHEREAS, in December 20, 2017, the City Council adopted Ordinance No. 1671 adopting the San Fernando Corridors Specific Plan (SP-5) with the purpose of transforming Truman Street, San Fernando Road, Maclay Avenue, and First Street into attractive, livable, and economically vibrant districts; and

WHEREAS, in June 6, 2022, the City Council adopted Resolution No. 8153 approving and adopting the City of San Fernando 2021-2029 Housing Element, which includes a Housing Plan with Goals, Policies, and Programs aimed at addressing the City’s housing needs; and

WHEREAS, in the Housing Element, the City considered potential development on suitable sites and identified how zoning and development standards on the sites will facilitate housing. From this inventory, the City identified commercial zoned sites and Specific Plan sites as “Opportunity Sites” for future housing development; and

WHEREAS, in 2022 the State Legislature passed AB 1398, which requires jurisdictions to implement actions in their Housing Plan which provides appropriate zoning for these housing opportunity sites no later than October 2024; and

WHEREAS, the Planning and Preservation Commission, as part of its regular meeting of October 14th , 2024, conducted a duly noticed public hearing on the proposed code amendment, and all testimony was received and made part of the public record.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SAN FERNANDO DOES ORDAIN AS FOLLOWS:

SECTION 1. Recitals.

The recitals above are true and correct and incorporated herein by reference.

SECTION 2. Environmental Addendum Findings

This project is subject to an addendum under the California Environmental Quality Act (CEQA) Guidelines Section 15164, since it can be seen with certainty that potential amendments to the municipal code are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

SECTION 3. Zoning Text Amendment Findings

Pursuant to San Fernando City Code Section 106-19 (Zoning Text Amendments) the following findings for adoption of the proposed amendment can be made in a positive manner as follows:

- a. The proposed amendment is consistent with the objectives, policies, general land uses and programs of the city's general plans.

The proposed zoning text amendment will establish the MUO Mixed Use Overlay Zone in designated areas of the city. The proposed amendment will satisfy Policy 5.1 of the San Fernando General Plan Housing Element. Policy 5.1 calls for the reduction and removal of government barriers, to reduce costs of housing production and facilitate ownership and rental opportunities for all residents. The proposed amendment will add residential uses to existing-residential uses and encourage investment and redevelopment in commercial areas with residential uses. The proposed amendment will preserve general land uses and allow flexibility in existing commercial properties.

- b. The adoption of the proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare.

The proposed zoning text amendment will establish the MUO Mixed Use Overlay Zone to the zoning code. The MUO Mixed Overlay Zone will bring flexibility to existing commercial properties, allowing property owners and developers to add residential uses to their properties. The proposed amendment includes development standards that ensure compatibility with adjacent properties. Thus, the text amendment would not be detrimental to the public interest, health, safety, convenience or welfare because the proposed MUO Mixed Use Overlay Zone will encourage investment, redevelopment, and foster community interaction and create a walkable neighborhood, while ensuring compatibility.

SECTION 4. Zoning Map Amendment Findings

Pursuant to San Fernando City Code Section 106-20 (Zoning Map Amendments) the following findings for adoption of the proposed amendment can be made in a positive manner as follows:

- a. The proposed map amendment is consistent with the objectives, policies, general land uses and programs of the City’s general plans.

The proposed map amendment will establish the MUO Mixed Use Overlay to certain properties in the C-1 and C-2 zone districts. The proposed amendment will satisfy Policy 5.1 of the San Fernando General Plan Housing Element. Policy 5.1 calls for the reduction and removal of government barriers, to reduce costs of housing production and facilitate ownership and rental opportunities for all residents. The proposed map amendment will allow residential uses in existing commercial properties, encouraging investment and development. The proposed map amendment will preserve the general land uses allow flexibility in existing commercial properties.

- b. The adoption of the proposed amendment would not be detrimental to the public interest, health safety, convenience, or welfare.

The proposed map amendment adds MUO Mixed Use Overlay to the existing Zoning map. These updates to the zoning map will increase residential development in C-1 and C-2 zone districts, increasing the housing capacity in those districts. The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare because the proposed map amendment encourages residential development, fostering community interaction.

SECTION 5. 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 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 in the City Clerk of the City of San Fernando.

SECTION 6. Determination

Based on the findings outlined in Section 3 above, the Planning and Preservation Commission of the City of San Fernando does hereby recommend that the City Council adopt an ordinance amending the San Fernando Municipal Code, Chapter 106, Zoning, to establish the MUO Mixed Use Overlay Zone and rezone properties as set forth in Exhibit “a” and “b”.

SECTION 7. Certification of the Resolution

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

PASSED, APPROVED, AND ADOPTED by the Planning and Preservation of the City of San Fernando at the regular meeting held this 14th day of October 2024, by the following votes:

AYES:

NOES:

ABSENT:

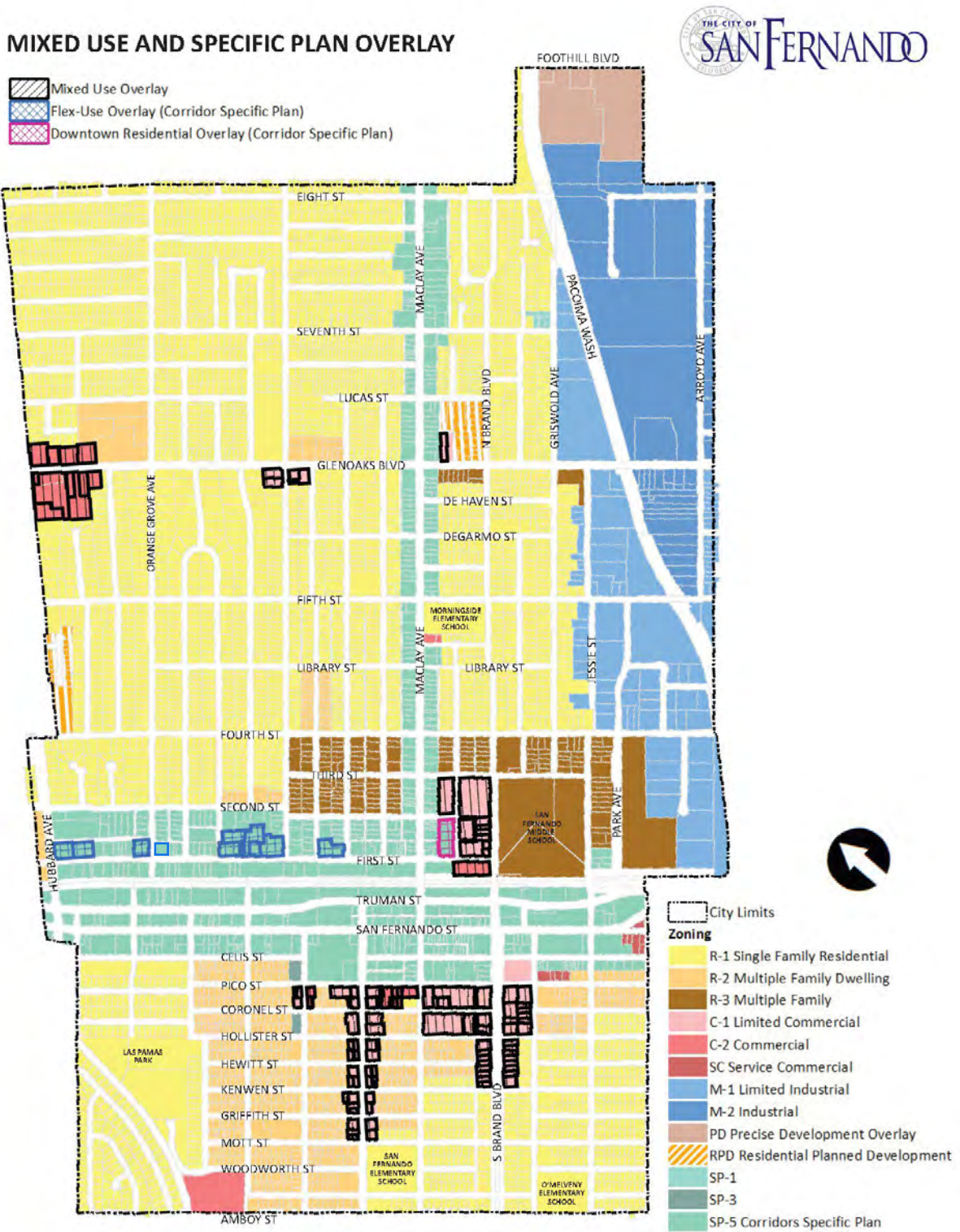
ABSTAIN:

**SEAN M. RIVAS,
CHAIRPERSON**

ATTEST:

**ERIKA RAMERIZ, SECRETARY TO THE
PLANNING AND PRESERVATION
COMMISSION**

EXHIBIT "1" PROPOSED CITY MIXED USE AND SPECIFIC PLAN OVERLAY MAP



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City of San Fernando Municipal Code, Chapter 106, Article III.
Division 13. – MUO Mixed Use Overlay Zone

Sec. 106-672. – Intent and Purpose

The MUO mixed use overlay zone is established to provide development opportunities for integrated, complementary residential and commercial development on the same parcel or a contiguous group of parcels. The MUO zone may be applied as an additional zone classification to land zoned C-1 limited commercial zone or C-2 commercial zone.

Sec. 106-673. – Uses Permitted

- (1) Property may be developed solely for residential uses at a density range of 20-35 units per acre.
- (2) Property may be developed solely for uses permitted or conditionally permitted in accordance with the provisions of the underlying zoning district.
- (3) Uses mandated by state law to be permitted in mixed use zone districts are permitted in the Mixed Use Overlay (Transitional and Supportive Housing, Low Barrier Navigation Centers and Accessory Dwelling Units).
- (4) If property is developed with a mix of residential and non-residential uses within the same project area, the following are required:
 - a. For the commercial component, property may be developed with uses permitted or conditionally permitted in accordance with the provisions of the underlying zoning district, except for the specific limitation identified in Section 106-673-(3)j.
 - b. Commercial uses are required on the ground floor adjacent to arterial streets and at all corners adjacent to arterial streets.
 - c. On corner parcels, the non-residential use shall turn (wrap around) the corner for a distance of at least 30-feet, or at least 50% of the building façade, whichever is less. The termination of use shall occur at an architectural break in the building.
 - d. For buildings located within 20 feet of a public street, the non-residential component of a mixed-use project shall contain at least 60% pedestrian-oriented commercial uses intended to increase pedestrian activity on the adjacent streets. Other non-residential uses may be substituted for commercial uses, if authorized by a resolution of the Planning and Preservation Commission, provided, it can be demonstrated that such non-residential use will increase pedestrian activity on the adjacent streets and is not a prohibited use listed below.
 - e. All commercial tenant spaces on the ground floor shall have a minimum depth of 30 feet.
 - f. Overall commercial floor area shall be a minimum of 25% of the project's total gross floor area.
 - g. The minimum residential density permitted is 20 units per acre.

- h. The permitted residential component of the mixed-use project includes:
 - i. Multiple-family dwellings;
- i. A live-work unit, defined as a dwelling unit that combines residential and commercial or office space within the same space, shall be considered a residential unit or development in the Mixed Use Overlay. A live-work unit or development must comply with all building code requirements which may require size, separation and use requirements and limitations.
- j. The following uses and activities shall not be permitted within the Mixed Use Overlay zone when a mixed use project is proposed:
 - i. Vehicle maintenance or repair (e.g., body or mechanical work, including boats and recreational vehicles), vehicle detailing and painting, upholstery, or any similar use.
 - ii. Storage of flammable liquids or hazardous materials beyond that normally associated with a residential use.
 - iii. Manufacturing or industrial activities, including but not limited to welding, machining, or any open flame work.
 - iv. Any activity or use, as determined by the responsible review authority to not be compatible with residential activities and/or to have the possibility of affecting the health or safety of live/work unit residents due to the potential for the use to create dust, glare, heat, noise, noxious gases, odor, smoke, traffic, vibration or other impacts, or would be hazardous because of materials, processes, products, or wastes.
- k. After approval, a mixed-use building shall not be converted to entirely residential use.
- l. A City-approved covenant shall be executed by the owner of each residential unit within a mixed use development for recording in the land records of Los Angeles County, and shall include statements that the occupant(s) understand(s) and accept(s) the person is living in a mixed use development, and that commercial activities are permitted pursuant to the regulations in the SFMC. If the project includes rental residential units, the project owner shall execute such covenant and a copy of the recorded covenant shall be provide to each new occupant of the rental units.

Sec. 106-674. – Development Standards

Any project developed pursuant to this division shall comply with the following, and any permit issued shall be subject to such provisions established as conditions of approval. Please note if residential uses are not proposed, only the Development Standards of the underlying zone district apply:

TABLE: DEVELOPMENT STANDARDS – MIXED-USE OVERLAY (MUO)				
District	MUO (100% Commercial)	MUO (100% Residential)	MUO	Additional Regulations

			Mixed-Use	
Density (du/acre)	N/A	20-35	20-35	
Floor Area Ratio (FAR)	[1]	N/A	[1] [6]	
Yards/ setbacks (ft.)				
Front (min./max.)	[1]	5/10 [3][4]	0/15 [2][4]	
Street side (min./max.)	[1]	5/10 [3][4]	0/0 [2][4]	
Interior Side (min.)	[1]	5 [5]	0 [5]	
Rear	[1]	5 [5]	0 [5]	
Maximum height (ft.)	[1]	45 [7]	45 [7]	
Building site coverage (max. %)	[1]	80	80	
Open space standards (sq ft.)				Sec. 106-674 (3)
Private (min.)	N/A	80	60	
Common (min.)	N/A	100	100	
<p>[1] Follow the base zone district (Section C-1 & C-2) development standards. [2] A 0-15-foot setback is allowed to accommodate pedestrian-oriented outdoor uses and amenities which the Director of Community Development determines are appropriate to an urban setting, such as outdoor patio dining areas, plazas and courtyards, fountains, public art, entry forecourts, and landscaping. [3] A reduced setback may be permitted if the ground floor is used for non-living areas such as manager's office, gym, etc. [4] A 15-foot setback is required when abutting single family residential uses to match front yard setback. [5] A 10-foot setback is required if proposed or existing uses will abut existing or proposed non-residential uses. [6] Applies to the non-residential components of the project only [7] Certain Roof mounted structures may exceed height. See section Division 6, of Article V</p>				

(1) General Standards

- a. Screening. When a multi-story building is proposed and the second story or above is located within 50 feet of the side or rear yard of a single-family lot, screening measures should be applied to provide a reasonable degree of privacy.
 - i. Screening measures include, but are not limited to, landscaping, alternate window and balcony placements, placing windows at least six feet from the floor of the interior of the unit, incorporating wing walls or louvers, using glass block or other translucent material, and other such methods.
 - ii. Sufficiency of Screening. The Planning and Preservation Commission shall determine the sufficiency of the proposed screening measures and may require additional measures.

b. Security Barriers.

- i. Any security barriers installed on the windows or the doors of the premises shall be installed only on the interior of the building and in compliance with all City Building, Zoning, and Fire Codes.
- ii. Security barriers shall meet the following criteria:
 1. Only open grill design security systems located on the inside of the building shall be permitted on elevations visible from the street.
 2. Open grill design security systems shall be primarily transparent with not less than seventy-five percent (75%) visibility from the street.
 3. Solid roll-down security doors are prohibited unless part of a vehicle loading bay.
 4. Interior security gates shall be opened and fully retracted during the hours of operation.

(2) Building Standards

a. Façade modulation and articulation.

- i. Building Length Articulation. At least one projection or recess shall be provided for every 50 horizontal feet of wall in one of the following manners:
 1. Projections or recesses for buildings 50 feet wide or less shall be exempted from the building length articulation requirement; projections or recesses for buildings greater than 50 feet in width but less than 100 feet in width shall be no less than 12 inches in depth; or projections or recesses for buildings 100 feet wide or wider shall be no less than 24 inches in depth.
 2. The depth and width of the projection or recess shall be proportionate to the overall mass of the building.
- ii. Building Height Articulation. In order to maintain a human scale for multi-story buildings, the height of façades shall be broken into smaller increments as follows:
 1. Ground Floor. A substantial horizontal articulation of the façade shall be applied at the top of the first story. This element shall be no less than 18 inches tall, and should project from the adjacent wall plane. It shall be designed as a cornice, belt course, or a similar architectural element which is appropriate to the style of the building.
 2. Top Floor. Buildings or portions of buildings which are three stories in height or taller shall also provide articulation for the top story of the building. This may be accomplished by a color change, material change, a cornice/belt course at the bottom of the uppermost story, by stepping the uppermost story back, or similar measures.

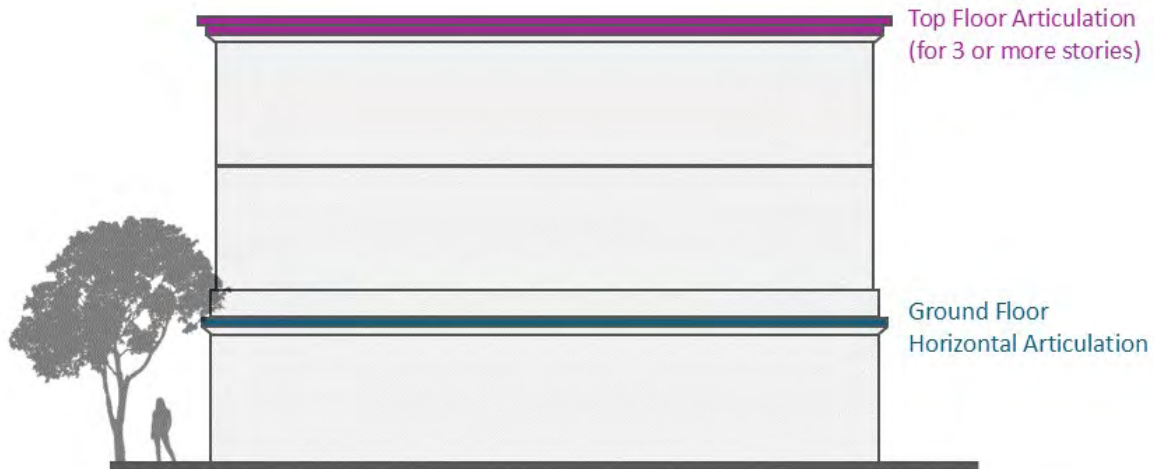


Figure. Building Height Articulation

- iii. Blank building facades shall be prohibited. Building facades without the use of windows or doors shall not span a continuous horizontal length greater than 20 feet across any story.



Figure. Blank Façade

- b. Transparency. Placement and orientation of doorways, windows, and landscape elements shall create strong, direct relationships with the street. Street-facing façades of all buildings shall incorporate windows and openings providing light to adjacent spaces, rooms, and uses.
 - i. Commercial ground-floor uses. Windows and openings facing streets shall constitute a minimum of 50% of street-facing building faces. Windows shall provide a clear and transparent view into ground floor-uses or shall display merchandise to reinforce a pedestrian scale. Film may be provided to protect from the sun or as required to satisfy State or local energy efficiency requirements as long as some level of transparency is maintained.

- ii. Commercial upper-floor uses. Windows and openings facing streets shall constitute a minimum of 40% of street-facing building faces.
 - iii. Residential ground-floor uses. Windows and openings facing streets shall constitute a minimum of 30% of street-facing building faces.
 - iv. Residential upper-floor uses. Windows and openings facing streets shall constitute a minimum of 20% of street-facing building faces.
- (3) Open Space Standards. Maintaining open space areas provides recreational opportunities, allows sunlight to enter into living spaces and provides a spacious and inviting feel. Open space requirements are as follows:
- a. Private open space(s) attached to residential units shall be designed to avoid direct visibility into the interiors of adjacent units.
 - b. Any common open space shall measure at least 15 feet in length in any direction. A minimum of 25 percent of the total area of the common open space shall be landscaped.
 - c. The following regulations apply to required residential open space areas within all mixed-use zoned lots.
 - i. More than one open space area may be provided on a lot. The sum of square footages for all eligible open space areas on a lot shall comprise the total open space area for that lot.
 - ii. Required side or rear yard areas may be included in the calculated open space area but a required front yard area may not.
 - iii. All required open space shall be usable. Usable open space shall be improved to support residents' passive or active use. Such open space shall be located on the same parcel as the dwelling units for which it is required. The computation of such open space shall include no obstructions other than devices and structures designed to enhance its usability, such as swimming pools, changing facilities, fountains, planters, benches, and landscaping.
 - iv. Open space areas shall have no parking, driveway or right-of-way encroachments.
 - v. Usable open space does not need to be located on the ground. Rooftop gardens and rooftop landscaping, including rooftops above parking structures, may be used to satisfy the open space requirement. Rooftop open space features and vertical projections such as sunshade and windscreen devices, open trellises, and landscaping shall not exceed 16-feet in height beyond the maximum permitted height.
 - d. Landscaping. A landscaping plan for all common open areas shall be submitted with the other plans. Approval of the landscape element shall include approval of an acceptable watering system, and assurance of continued maintenance.
 - e. Fences, walls, and hedges.

- i. Whenever a mixed-use zoned lot shares a side or rear property line with a residentially zoned lot, and non-residential uses are located within 15 feet of that side or rear property line, a six-foot tall solid masonry wall shall be provided, along or adjacent to all such side and rear lot lines. The wall shall conform to the height regulations applicable to front yard areas of the residentially zoned lot having the common lot line. A landscape buffer shall also be provided along the shared lot lines.
- ii. Roll down security gates or fencing may not be on the exterior of buildings.

(4) Parking Standards

- a. Applicable Standards. The applicable standards and requirements, including number of minimum parking stalls, required in Division 3 of article V of this chapter shall apply, with the following additional standards in this subsection.
- b. Parking reduction in proximity to transit. Pursuant to Government Code § 65863.2, the required off-street vehicular parking may be waived for certain projects within one-half mile distance of public transit, as applicable.
- c. Parking reduction for mixed-use and residential projects. Unless otherwise provided for in the San Fernando City Code, the Planning and Preservation Commission may grant a reduction in off-street parking requirements for shared parking upon the granting of a conditional use permit. A CUP will be granted provided the applicant demonstrates that the uses have differing peak hours of parking demand, or that the total parking demand at any one time would be adequately served by the total number of parking.
 - a. A shared parking agreement is required between property owners and the agreement must be approved by the planning department for review prior to recording the agreement with the county recorder.
- d. Screening.
 - i. Screening. Any parking structure with at least one floor of parking at grade or above, and which contains primary property frontage along a primary street, shall incorporate wrapped residential uses or retail businesses with shopping windows viewable from the sidewalk along the ground floor, or two or more of the following features:
 - 1. Display or shopping windows;
 - 2. Landscape material (e.g., foundation plantings, vertical trellis with vines, planter boxes with cascading landscape material) that results in the parking structure being adequately screened from adjoining parcels;
 - 3. Architectural detailing and articulation that provides texture on the façade or structure openings and effectively integrates the parking structure into the basic building design.

- ii. Surface parking. Surface parking shall be located on the interior side or rear of the site to the greatest extent practicable. Surface parking between the sidewalk and buildings shall be prohibited unless no alternatives are feasible.

(5) Site Standards

a. Access and circulation.

i. Building entrances.

1. Street-facing primary entrances for non-residential uses shall be accessible to the public during business hours. Residential and non-residential entries shall be clearly defined features of front façades, and of a scale that is in proportion to the size of the building and number of units being accessed. Larger buildings shall have a more prominent building entrance, while maintaining a pedestrian scale.
2. When non-residential and residential uses are located in the same building, separate exterior pedestrian entrances, elevators and lobbies shall be provided for each use. The entrances for non-residential uses shall be designed to be visually distinct from the entrances for residential uses.

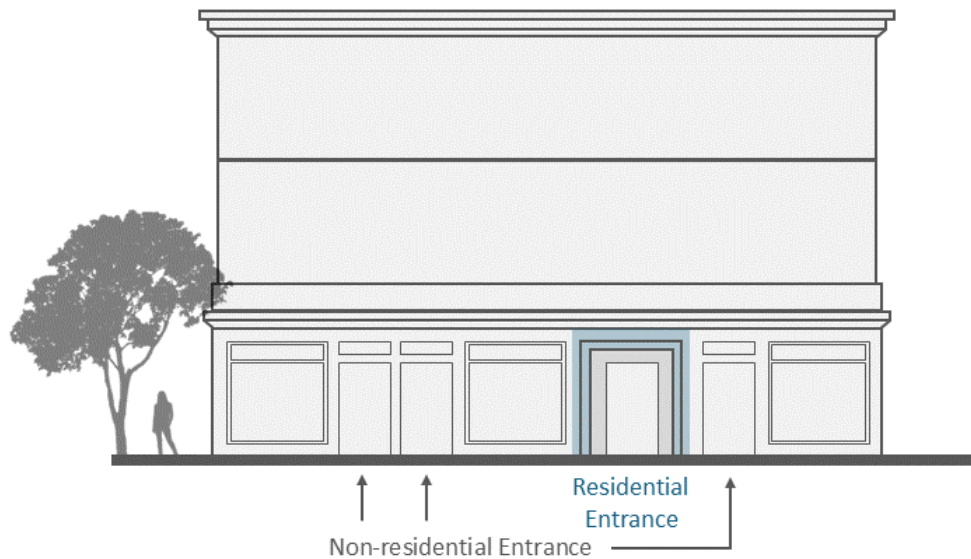


Figure. Building Entrances

- ii. Pedestrian access. Pedestrian access from the adjacent street public right-of-way shall be incorporated into all ground floor uses within the MUO zone.
- iii. Development projects shall promote walkability and connectivity to include design and orientation standards including:
 1. A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas and pedestrian amenities.

2. Lighting shall be incorporated along sidewalks or other pedestrian walkways to enhance the pedestrian environment and provide for public safety. Lighting shall be low mounted and downward casting in a manner that reduces light trespass onto adjacent properties.
 3. Connections between on-site walkways and the public sidewalk shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage. Such walkway shall be the shortest practical distance between the primary entry and sidewalk, generally no more than 125% of the straight-line distance.
- b. Exterior lighting. Lighting for non-residential uses shall be appropriately designed, located, and shielded to ensure that they do not negatively impact the residential uses in the development nor any adjacent residential uses. All exterior lighting shall be 90 degrees cutoff downlight. The rays of any such lighting shall be confined to the property. No spillover shall be permitted.
 - c. Trash and Recycling. Recycling and refuse storage facilities for non-residential uses shall be separate from residential uses, clearly marked, located as far as possible from residential units and shall be completely screened from view from the residential portion of the development. Recycling and refuse storage facilities for non-residential uses shall be compatible in architectural design and details with the overall project. The location and design of trash enclosures shall mitigate nuisances from odors when residential uses might be impacted. Trash areas for food service and sales uses, when occupying the same building as residential uses, shall be refrigerated to control odor.
 - d. Signs. The applicable provisions for signs of *Division 5 - Signs* shall apply.
 - e. Loading and unloading. Where applicable, the covenants, conditions, and restrictions of a mixed-use development shall indicate the times when the loading and unloading of goods may occur on the street, provided that, in no event, shall loading or unloading take place after 10:00 p.m. or before 7:00 a.m. on any day of the week.
 - f. Uses restricted to indoor. All non-residential uses must be conducted wholly within an enclosed building. The following uses or businesses are exceptions to this rule:
 - i. Outdoor dining and food service in conjunction with a cafeteria, café, restaurant or similar establishment;
 - ii. Other sales and display areas as approved through a conditional use permit or similar discretionary permit; and
 - iii. Other uses as approved by the Planning and Preservation Commission through a Conditional Use Permit process.
 - g. Outdoor sale and display location. No outdoor sale or display area shall occupy any required parking spaces or required yard areas.

Sec. 106-675. – Procedure

Development of land in a MUO mixed use overlay zone for mixed use development shall be approved with a site plan review procedure, unless proposed non-residential uses require a conditional use permit. In that case, a conditional use permit is required.

RESOLUTION NO. 2024-04

RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO RECOMMENDING TO THE CITY COUNCIL ADOPT AN ORDINANCE AMENDING THE SAN FERNANDO CORRIDORS SPECIFIC PLAN (SP-5) FIGURE 4.1. – CITY LAND USE DISTRICTS AND OVERLAYS MAP TO ADD THE DOWNTOWN RESIDENTIAL OVERLAY TO ONE PARCEL (APN 2519-002-009) AND FLEX USE OVERLAY TO 11 PARCELS (APNS 2520-019-016, 2520-002-0015, 2520,002-016, 2520-002-023, 2520-011-006, 2520-011-045, 2520-011-043, 2520-011-042, 2520-011-041, 2520-011-044, 2520-007-019)(SPA2024-001)

WHEREAS, the California Constitution Article XI, Section 7, enables the City of San Fernando (the "City") to enact local planning and land use regulations; and

WHEREAS, the authority to adopt and enforce zoning regulations in an exercise of the City's police power to protect the public health, safety, and welfare; and

WHEREAS, in December 20, 2017, the City Council adopted Ordinance No. 1671 adopting the San Fernando Corridors Specific Plan (SP-5) with the purpose of transforming Truman Street, San Fernando Road, Maclay Avenue, and First Street into attractive, livable, and economically vibrant districts; and

WHEREAS, in June 6, 2022, the City Council adopted Resolution No. 8153 approving and adopting the City of San Fernando 2021-2029 Housing Element, which includes a Housing Plan with Goals, Policies, and Programs aimed at addressing the City's housing needs; and

WHEREAS, in the Housing Element, the City considered potential development on suitable sites and identified how zoning and development standards on the sites will facilitate housing. From this inventory, the City identified commercial zoned sites and Specific Plan sites as "Opportunity Sites" for future housing development; and

WHEREAS, in 2022 the State Legislature passed AB 1398, which requires jurisdictions to implement actions in their Housing Plan which provides appropriate zoning for these housing opportunity sites no later than October 2024; and

WHEREAS, pursuant to San Fernando City Code Section 106-20(c), an official amendment to the zoning map may be adopted by the City Council only if the following findings of fact can be made in a positive manner: 1) the proposed amendment is consistent with the objectives, policies general land uses and programs of the City's General Plan; and 2) the adoption of the proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare; and

WHEREAS, the Planning and Preservation Commission, as part of its regular meeting of October 14th, 2024, conducted a duly noticed public hearing on the proposed code amendment, and all testimony was received and made part of the public record.

NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SAN FERNANDO DOES ORDAIN AS FOLLOWS:

SECTION 1. Recitals.

The recitals above are true and correct and incorporated herein by reference.

SECTION 2. Environmental Addendum Findings

This project is subject to an addendum under the California Environmental Quality Act (CEQA) Guidelines Section 1516, since it can be seen with certainty that potential amendments to the municipal code are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

SECTION 3. Zoning Map Amendment Findings

Pursuant to San Fernando City Code Section 106-20 (Zoning Map Amendments) the following findings for adoption of the proposed amendment can be made in a positive manner as follows:

- a. The proposed amendment is consistent with the objectives, policies, general land uses and programs of the City's general plans.

The proposed map amendment will allow for increased residential density in the SP-5 Area to increase housing capacity. The proposed map amendment will satisfy Policy 5.1 of the San Fernando General Plan Housing Element. Policy 5.1 calls for the reduction and removal of government barriers, to reduce costs of housing production and facilitate ownership and rental opportunities for all residents. The proposed map amendment will increase residential capacity allowing for more ownership and rental opportunities for all residents.

- b. The adoption of the proposed amendment would not be detrimental to the public interest, health safety, convenience, or welfare.

The proposed map amendment adds existing overlay districts to specific properties in the Specific Plan area. These updates to the San Fernando Corridors Specific Plan (SP-5) map will increase housing capacity in the district, allowing for more homeowners and renters to move into SP-5. The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare because the proposed map amendment encourages residential development, fostering community interaction.

SECTION 4. 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 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 in the City Clerk of the City of San Fernando.

SECTION 5. Determination

Based on the findings outlined in Section 3 above, the Planning and Preservation Commission of the City of San Fernando does hereby recommend that the City Council approve the resolution amending the San Fernando Corridors Specific Plan (SP-5) Figure 4.1 – City Land Use and Overlay Districts map to add the Downtown Residential Overlay to 1 parcel and Flex Use Overlay to 11 parcels, set forth as Exhibit "1".

SECTION 6. Certification of the Resolution

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

PASSED, APPROVED, AND ADOPTED by the Planning and Preservation of the City of San Fernando at the regular meeting held this 14th day of October 2024, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

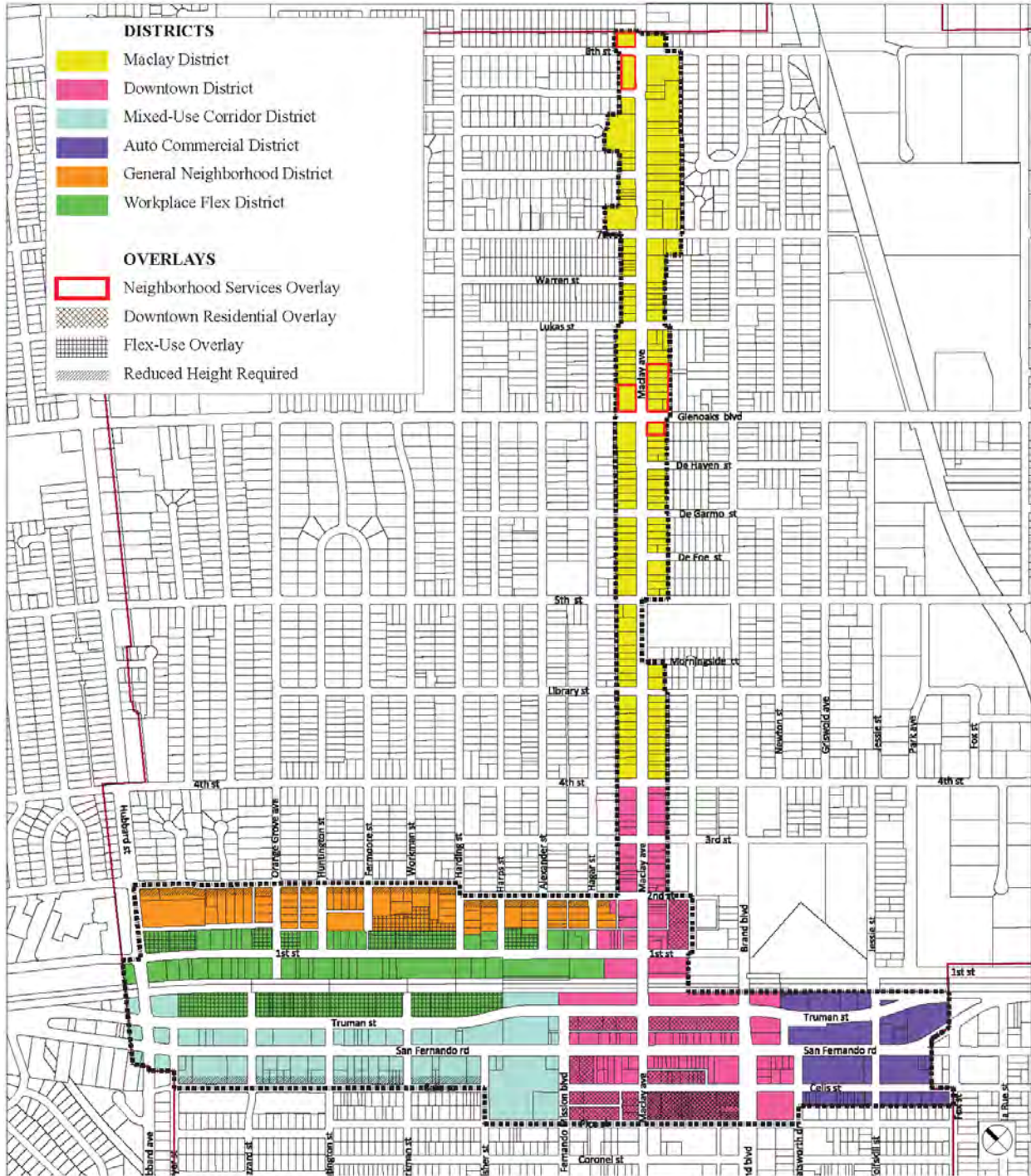
SEAN M. RIVAS,
CHAIRPERSON

ATTEST:

ERIKA RAMERIZ, SECRETARY TO THE
PLANNING AND PRESERVATION
COMMISSION

EXHIBIT "A"

PROPOSED CITY LAND USE DISTRICTS AND OVERLAYS MAP



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**CITY OF SAN FERNANDO
ADDENDUM TO A MITIGATED NEGATIVE DECLARATION PREPARED FOR ENVIRONMENTAL
ASSESSMENT FOR SAN FERNANDO HOUSING ELEMENT UPDATE (SCH 2021120390)**

Addendum prepared in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines

<p>The full Initial Study and Mitigated Negative Declaration SCH No. 2021120390 are on file at the City of San Fernando Community Development Department, located at 117 North MacNeil Street, San Fernando, California 91340 (818) 837-1227</p>	<p>ENVIRONMENTAL ASSESSMENT NUMBER: _____</p>	<p>This addendum was not circulated for public review pursuant to Section 15164(c) of the CEQA Guidelines.</p>
<p>APPLICANT: City of San Fernando Community Development Department Attn. Erika Ramirez 117 North MacNeil Street San Fernando, California 91340</p>	<p>PROJECT LOCATION: The proposed zoning text amendment includes all of San Fernando’s incorporated lands (See Exhibit A - Vicinity Map), and the proposed rezone includes specific parcels (See Exhibit C).</p>	
<p>PROJECT DESCRIPTION (ORIGINAL):</p> <p>Overall, the proposed plan involves updates to the General Plan Housing and Safety Element as well as incorporation of new General Plan Environmental Justice policies. The 2021-2029 Housing Element is being driven by the following regulatory requirements:</p> <ul style="list-style-type: none"> • The Housing Element Update would update the City’s Housing Element as part of the 6th Cycle Regional Housing Needs Allocation (RHNA) and per compliance with California Government Code Sections 65580 to 65589.11. • The Safety Element Update would update the City’s Safety Element to integrate climate adaptation and resiliency strategies into the General Plan per Senate Bill (SB) 379, which amended California Government Code Section 65302. • Update of the Housing and Safety elements would include the addition of Environmental Justice-related goals, policies, and objectives per SB 1000, which amended Government Code Section 65302. <p>Therefore, the proposed plan entails the 2021-2029 Housing Element and updates to the Safety Element, as well as addition of new Environmental Justice policies within the Housing and Safety elements. The following extracts portions of the detailed description of the proposed plan that is related to the Addendum.</p> <p align="center"><u>Meeting Regional Housing Needs Assessment – Mixed Use Overlay</u></p> <p>As part of the 6th Cycle housing element update, cities are required to identify housing sites that provide the development capacity to accommodate build out of the City’s RHNA allocation at all income levels. The 2021-2029 Housing Element would introduce a new Zoning Code, Mixed Use Overlay, that would apply to Housing Opportunity Sites throughout San Fernando that are currently not zoned for residential uses. This includes commercially zoned properties where currently only retail or service establishments are allowed. The Mixed Use Overlay would allow for up to 35 dwelling units per acre, and would provide the possibility that the commercial uses could occur along with new residential uses, perhaps by repurposing large surface parking lots or by redeveloping existing structures to greater heights that would allow for residential units on the upper floors. These design decisions that would depend upon specific project design are not known at this time. As noted above, given that formal land use or zoning changes will not be adopted at this time, future land use and zoning changes would require separate environmental evaluation once specific sites to be rezoned are agreed upon within the 3-year period allowed by State law.</p>		

The 2021-2029 Housing Element identifies 50 Housing Opportunity Sites, consisting of 135 parcels totaling 55.8 acres (See Exhibit B – Housing Opportunity Sites). These sites would accommodate for a total of **1,268** possible new dwelling units on parcels currently zoned for lower density or not zoned for residential uses. By adding a Mixed-Use Overlay and adjusting specifics of the SP-5 zoning, dwelling units could be developed on sites that are not zoned for residential uses at this time.

PROJECT DESCRIPTION (REVISED):

For the environmental analysis, this addendum analyzes the change contemplated from the original Project. Since the time of the original environmental document was approved, the City has modified the Housing Opportunity Sites include an additional 63 parcels totaling 21.74 acres to add a Mixed-Use Overlay and 3 parcels totaling 0.61 acre within the SP-5 zoning to add the existing Flex-Use Overlay. The Mixed-Use Overlay sites would accommodate a total of 537 new dwelling units (realistic capacity assumption of 26 du/ac, per the Housing Element) and adding overlays to the SP-5 sites would accommodate a total of 15 new dwelling units (realistic capacity assumption of 75% of maximum density, per the Housing Element). This creates a capacity for **552** possible additional new dwelling units. (See Exhibit C – Revised Housing Opportunity Sites). It should be noted that of the 66 additional parcels, 61 are developed, 4 are underutilized (i.e., paved parking), and 1 is vacant.

The revised Project would not have a significant impact. It may be determined that: (1) The revised Project does not significantly exceed the scope of *Environmental Assessment for San Fernando Housing Element Update*; (2) No substantial changes are proposed in the revised Project which require major revisions to the previous environmental finding due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (3) No substantial changes will occur with respect to the circumstances under which the Project is undertaken; and, (4) No new information, which was not known and could not have been known, at the time the environmental finding for *Environmental Assessment for San Fernando Housing Element Update* was adopted, has become available. Analysis for this determination is detailed in the section below.

Therefore, the City of San Fernando has determined that an addendum to *Environmental Assessment for San Fernando Housing Element Update* is appropriate given that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent negative declaration have occurred; and, new information added is only for the purposes of providing minor changes or additions, in accordance with Section 15164 of the CEQA Guidelines.

Section 15162 provides that when a negative declaration has been adopted for a project, no subsequent negative declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

FINDINGS PURSUANT TO SECTION 15162 OF THE CEQA GUIDELINES.

- (1) *Substantial changes are proposed in the project which would require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*

Finding (1):

The revised project adds overlays to 66 parcels totaling 22.35 acres, which could accommodate 552 possible additional new dwelling units, compared to the original project. This is not a substantial change and would not create new significant environmental effects as discussed below. It is also assessed that the revised project would not cause a substantial increase in the severity of previously identified significant effects, as demonstrated in **Table 1**.

Table 1: Assessment of New Significant Effects

CEQA Impact Area	New Significant Effects (compared with the original project)
Aesthetics	<i>No Impact.</i> The 2021-2029 Housing Element would facilitate increased density to accommodate the RHNA allocation. Development of the original and revised Housing Opportunity Sites are located along corridors within infill areas of the city, which is largely built out. The Project, as revised, would implement the MND’s mitigation measures, including Corridors Specific Plan

	design guidelines, lighting standards, and tree standards for mixed-use development, which would mitigate development aesthetics and light and glare to a less than significant level. Thus, there are no new significant impacts.
Agriculture/ Forestry Resources	<i>No Impact.</i> The project is not located within areas zoned for agricultural or forestry uses and does not contain agricultural or forestry resources. Since these conditions remain the same, the revised Project would not result in additional or new impacts.
Air Quality	<p><i>Less than Significant Impact.</i> Because the 2021-2029 Housing Element is a policy document and does not directly implement any development projects, it does not generate air quality impacts in and of itself. Furthermore, while the City identifies the Opportunity Sites and will encourage development of these sites to meet RHNA, there is no guarantee that market conditions or other factors will support full buildout since most of the sites are already developed. 61 out of 66 of the additional parcels proposed by the revised project are fully developed and 4 of the parcels are currently used as paved parking.</p> <p>According to the MND, potential population growth would exceed the Southern California Association of Governments (SCAG) population estimates for the 2030 planning horizon by up to 10 percent. The revised project would increase that number by up to 4 percent. However, the AQMD is currently being updated and will be brought into alignment with ongoing updates to SCAG population projections. This means that the measures used to reduce air quality impacts would also be updated.</p> <p>Additionally, goals and policies in the 2021-2029 Housing Element would apply to infill development associated on the Housing Opportunity Sites and would be required to adhere to local and regional ordinances and guidelines designed to reduce mobile and stationary sources of pollutants. This would reduce impacts to less than significant. As such, the revised Project would not result in substantial impacts.</p>
Biological Resources	<p><i>No Impact.</i> The 2021-2029 Housing Element facilitates the development of new housing and infrastructure and would consist mostly of infill development and redevelopment on the Housing Opportunity Sites that are already developed with urbanized uses or located adjacent to existing development. Because San Fernando is largely built out, there is a very low likelihood that habitat for listed species would occur within San Fernando.</p> <p>The Project, as revised, would implement the MND’s mitigation measures, including pre-construction biological surveys, nesting bird protection, and mature tree preservation, which would mitigate potential impacts on biological resources to a less than significant level. Since these conditions remain the same, the revised Project would not result in additional or new impacts.</p>
Cultural Resources	<i>Less than Significant Impact.</i> In addition to the two (2) Housing Opportunity Sites from the original project, the revised project added one (1) Housing Opportunity Sites listed as potentially historic resources: 1817 1st St, a 1952 commercial building. As mentioned in the MND, future projects on the Housing Opportunity Sites would include an evaluation of existing structures for historical significance, in accordance with <i>Section 21084.1</i> of the California Public Resources Code, if the buildings or structures on those properties are 45 years old or more. In addition, 2021-2029 Housing Element Policy H 1.7 promotes the preservation and rehabilitation of identified

	<p>historic residential structures/sites that are substandard or in disrepair. As such, the revised Project would not result in substantial impacts.</p> <p>In addition, the Project, as revised, would implement the MND’s mitigation measure to mitigate hidden or buried resources that may exist on site.</p>
Energy	<p><i>Less than Significant Impact.</i> Energy use remains typical of residential use and the revised Project would comply with energy conservation requirements as stated in the MND. The additional parcels of the revised project are mostly previously developed areas already served by energy providers. While the overall energy consumption of the revised project could increase compared to the original project since it proposes more dwelling units, the energy per unit that is consumed is expected to decrease. This is because redevelopment of these sites could increase energy efficiency due to compliance with energy conservation requirements that were established recently. As such, the revised Project would not result in substantial impacts.</p>
Geology/ Soils	<p><i>No Impact.</i> Development projects proposed on the Housing Opportunity Sites would be subject to the City’s General Plan goals and policies listed below and the provisions in Article II, Section 18-31 of the San Fernando Municipal Code (SFMC), which reduce seismic impacts. The Safety Element, which is also part of the project, also contains policies that protect the community from damage from earthquakes and geologic hazards. In addition, additional parcels of the revised project are infill sites that have been previously developed and/or is surrounded by urbanized uses. Since all site conditions remain the same, the revised Project would not result in additional or new impacts.</p>
Greenhouse Gas Emissions	<p><i>No Impact.</i> The project, original and as revised, promotes infill development in high-quality transit corridors and increased use of alternative transportation (e.g., cycling and walking) because it proposes mixed-use development. In addition, as mentioned in the MND, increased density leads to fewer vehicle trips because people do not need to travel as far for services or work, and they may choose public or active transportation options. Additionally, future development would be required to comply with building code, CalGreen, and regulations to ensure that impacts are less than significant. Since all site conditions remain the same, the revised Project would not result in additional or new impacts.</p>
Hazards/ Hazardous Materials	<p><i>No Impact.</i> Since the revised Project proposes similar use and operations as the original Project (i.e., residential development), it is anticipated that the use, transport, and disposal of hazardous materials would be similar, and thus would not be the type or quantity that would pose a significant hazard to the public. In addition, the Project, as revised, would implement the MND’s mitigation measure to mitigate land that may be contaminated with hazardous materials. Since all site conditions and proposed operations remain the same, the revised Project would not result in additional or new impacts.</p>
Hydrology/ Water Quality	<p><i>Less than Significant Impact.</i> The revised Project could result in the increased residential capacity of 552 residential units, which would increase water demand compared to the original Project. However, while the revised Project could increase the rate or amount of surface runoff, future development would be subject to compliance with NPDES, General Plan policies, and SFMC Section 34-104, which includes runoff control measures. Additionally, since most parcels are developed, redevelopment would result in improved drainage and recharge possibilities consistent with City</p>

	requirements. As such, the revised Project would not result in substantial impacts.
Land Use/ Planning	<i>No Impact.</i> The Project is considered “infill” since parcels are in an urban neighborhood surrounded by existing developments, roadways, and utility lines. No physical division would occur. Since site conditions and the proposed use and operations remain the same, the revised Project would not result in additional or new impacts.
Mineral Resources	<i>No Impact.</i> The Project is not located in an area designated for mineral resource preservation or recovery. Since site conditions remain the same, the revised Project would not result in additional or new impacts.
Noise	<i>Less than Significant Impact.</i> As discussed in the MND, future development projects of the Housing Opportunity Sites would be subject to development plan review to determine potential concerns related to noise based on site-specific locations and development design. These developments would also be subject to compliance with the General Plan Noise Element and SFMC. Since these conditions remain the same, the revised Project would not result in additional or new impacts.
Population and Housing	<p><i>Less than Significant Impact.</i> The revised Project proposes a potential additional capacity of 552 dwelling units, which could increase city population by 2,169 based on an average household size of 3.93. As mentioned earlier, this would bring an increase of 14 percent (10 percent from the original project and an additional 4 percent from the revised project) population beyond what was estimated by SCAG.</p> <p>However, as SCAG sets the RHNA allocation, it anticipates these exceedances regionally and will update its forecasts to better reflect the current State housing allocations for southern California. Furthermore, while the City identifies the Housing Opportunity Sites and will encourage development of these sites to meet RHNA, there is no guarantee that market conditions or other factors will support full buildout. This is especially true since 61 of the 66 additional parcels proposed in the revised Project are currently fully developed.</p> <p>As such, the revised Project would not result in a significant amount of unplanned growth and would have a less than significant impact.</p>
Public Services	<i>Less than Significant Impact.</i> The revised Project is expected to increase the capacity for residential units and population, thereby increasing the demand for public services. Consequently, future development resulting from Project implementation would be conditioned to pay development impact fees and/or dedicate park land as regulated in the Code. Since the revised Project is not expected to result in a significant amount of unplanned growth, the revised Project would result in a less than significant impact.
Recreation	<i>Less than Significant Impact.</i> The revised Project is expected to increase capacity for residential units and population, thereby increasing the demand for park and recreation facilities. Future development resulting from Project implementation would be conditioned to pay development impact fees and dedicate open space as regulated in the Code. As such, the revised Project would result in a less than significant impact.
Transportation	<i>No Impact.</i> As discussed in the MND, the potential housing sites identified in the 2021-2029 Housing Element would largely accommodate infill development that tends to reduce VMT, because it places residential development close to commercial and office uses and produces opportunities to travel by foot or bicycle instead of automobile. This still

		<p>holds true for the additional parcels proposed in the revised Project. As such, future development is likely to reduce VMT compared to regional averages, due to residential uses being developed close to commercial, office, and other uses. Since the general location of the revised Project and the transit conditions remain the same, the revised Project would not result in additional or new impacts.</p>
	<p>Tribal Cultural Resources</p>	<p><i>No Impact.</i> As discussed in the MND, effects on tribal cultural resources can only be determined once a specific project has been proposed, because the effects depend highly on the individual project site conditions and the characteristics of the proposed activity. The potential for these to occur on a specific site would be determined during project-specific CEQA analysis during the tribal consultation process. The Project, as revised, would implement the MND’s mitigation measures to utilize a Native American Construction Monitor if resources are identified during future tribal consultation efforts and to evaluate unanticipated discoveries of tribal consultation resources. Since these conditions remain the same, the revised Project would not result in additional or new impacts.</p>
	<p>Utilities and Service Systems</p>	<p><i>Less than Significant Impact.</i> The revised Project would increase residential units, increasing the demand for utilities and services systems.</p> <p><u>Wastewater:</u> Any improvements and connections for future development would be reviewed by both the city and Los Angeles County Sanitation District. The potential increase of 7,152 persons (4,983 persons from the original Project and an additional 2,169 person from the revised Project) would result in an increase in wastewater of 647,257 gallons per day. This is approximately 0.1 percent of the capacity of the San Fernando Hyperion Treatment system. As such, the Project, as revised, would have a less than significant impact on the city’s wastewater system.</p> <p><u>Stormwater:</u> The Housing Element facilitates development of residential units within urban infill areas of San Fernando that are already developed or vacant and surrounded by development. As mentioned above, future development would be required to comply with NPDES requirements, BMPs designed to capture and retain stormwater on-site, and the SFMC Chapter 34 Article III – <i>Stormwater and Urban Runoff Pollution Control Low Impact Development Requirements</i>. Future development would be reviewed by the city to ensure that stormwater and drainage is managed properly on-site. As such, impacts to stormwater would be less than significant.</p> <p><u>Water:</u> The City’s 2020 Urban Water Management Plan (UWMP) determined that by 2030, which is the full buildout year of the Housing Element, water supply (4,199 acre-feet per year (AFY)) is expected to exceed 2030 demand (2,960 AFY) by 1,239 AFY. The potential increase of 7,152 persons would result in an increase in water demand of 647,257 gallons per day (assuming same use rate for wastewater and water), or 725.5 AFY. This would cause water demand to increase to 3,685.5, which is below predicted 2030 in the 2020 UWMP. As such, impacts to water supply would be less than significant.</p> <p><u>Solid waste:</u> The Project, as revised, is expected to increase solid waste by 21.5 pounds per day (6.0 pounds/resident/day). This is approximately 0.2 percent of Sunshine Canyon Landfill daily allowable throughput (9,432 tons). This would not bring the landfill to capacity, and thus, the Project, as revised, would have a less than significant impact on solid waste generation.</p>

	Wildfire	<p><i>No Impact.</i> The City and surroundings are urban and built-up lands, not within a wildland, which precludes the risk of wildfire. The City is also not within a Fire Hazard Severity Zones (FHSZ) as designated by the California Department of Forestry and Fire Protection (CAL FIRE). In addition, the revised Project would not impair access to the existing roadway network and development would be conditioned to the Building and Fire Code so that they would not exacerbate fire risks. Since site conditions remain the same, the revised Project would not result in additional or new impacts.</p>
<p>(2) <i>Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or,</i></p>		
<p><i>Finding (2):</i></p>	<p>The Initial Study (IS) and Mitigated Negative Declaration (MND) that was prepared for the original project was adopted in 2022. Since then, there have been no substantial changes to the circumstances under which the Project is undertaken that have occurred.</p>	
<p>(3) <i>New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Negative Declaration was adopted, shows any of the following: (A) The project will have one or more significant effects not discussed in the previous negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project; and, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous negative declaration, would substantially reduce one or more significant effects on the environment.</i></p>		
<p><i>Finding (3):</i></p>	<p>All significant effects were discussed in the original MND and impacts that are more severe than the original MND are discussed in Finding 1. In addition, mitigation measures of the previous MND remain feasible and effective. As such, there is no new information of substantial information that would cause a significant effect.</p>	
<p>ADDENDUM PREPARED BY: Bonique Emerson, AICP, VP of Planning</p>		<p>SUBMITTED BY: _____</p>
<p>DATE: September 25, 2024</p>		<p>CITY OF SAN FERNANDO COMMUNITY DEVELOPMENT DEPARTMENT</p>

Exhibit A – Vicinity Map

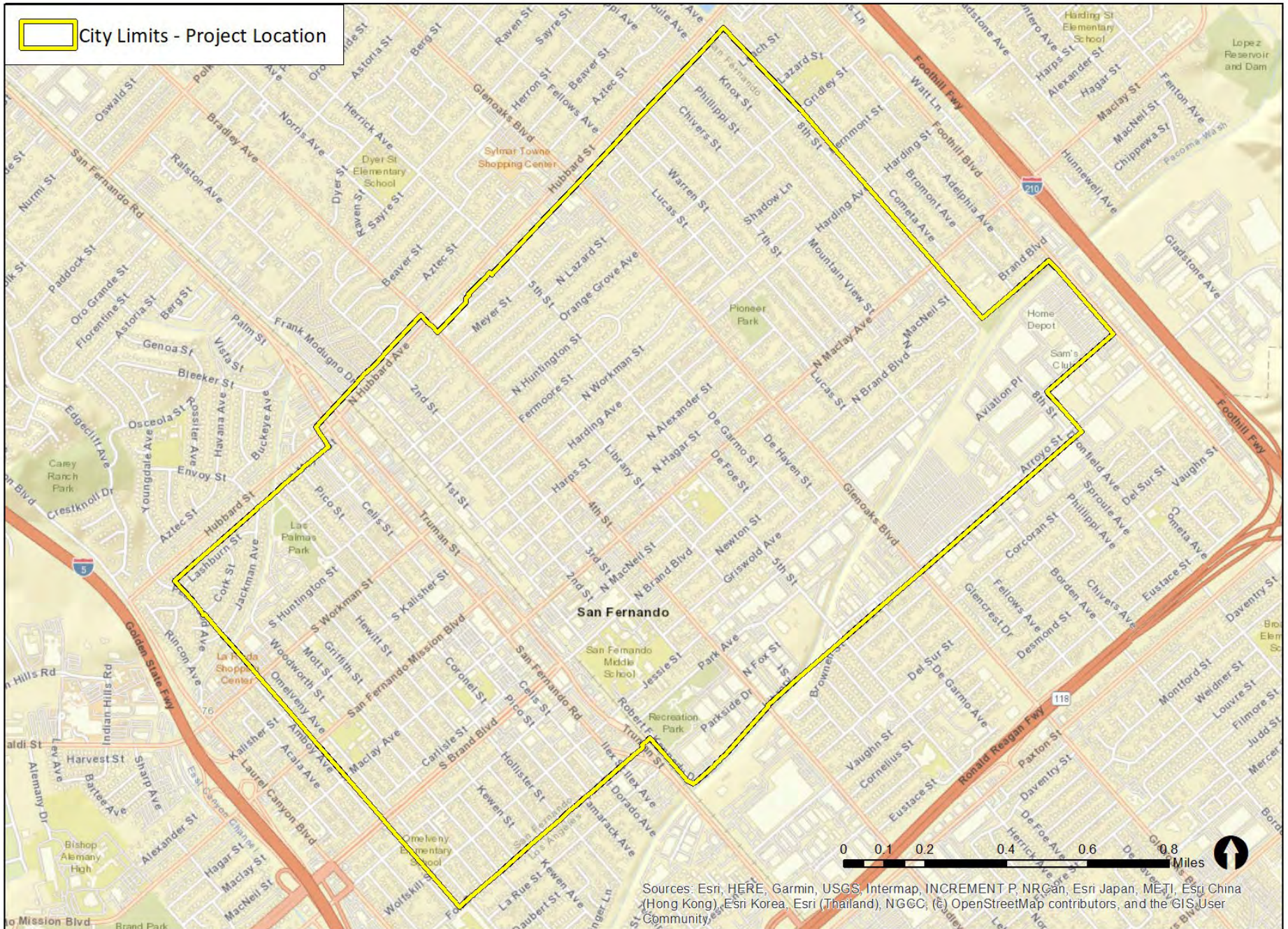
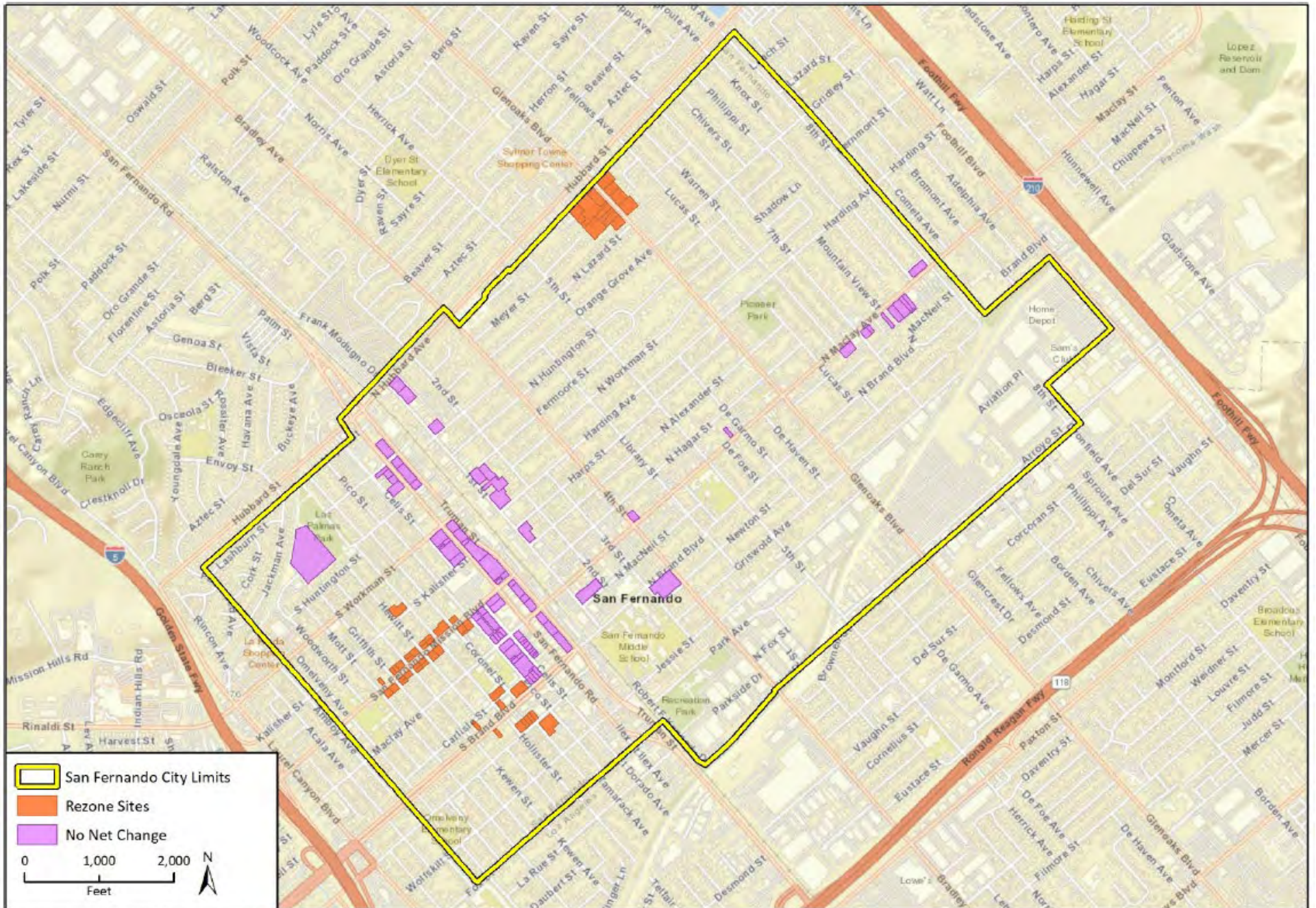


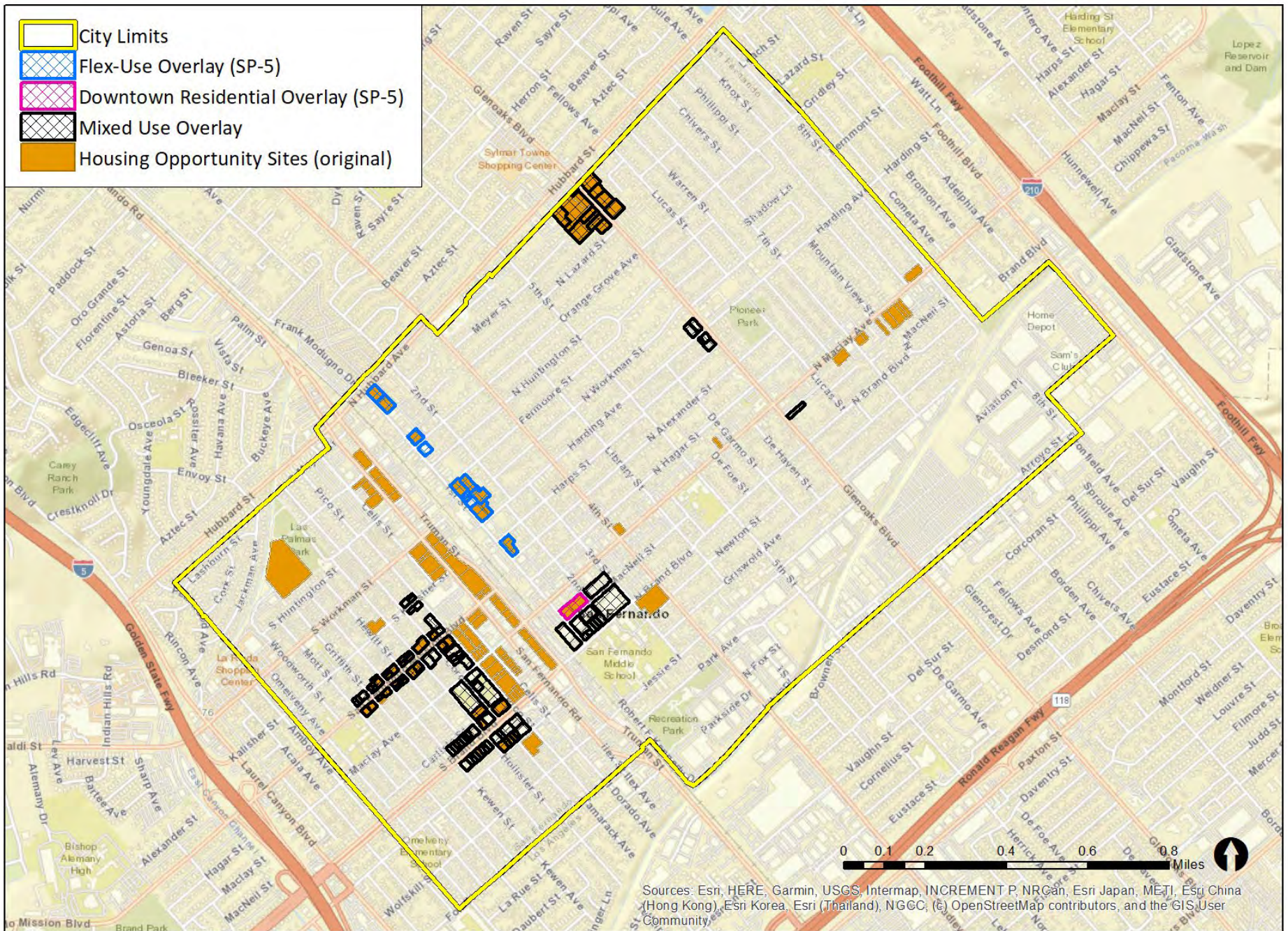
Exhibit B – Housing Opportunity Sites



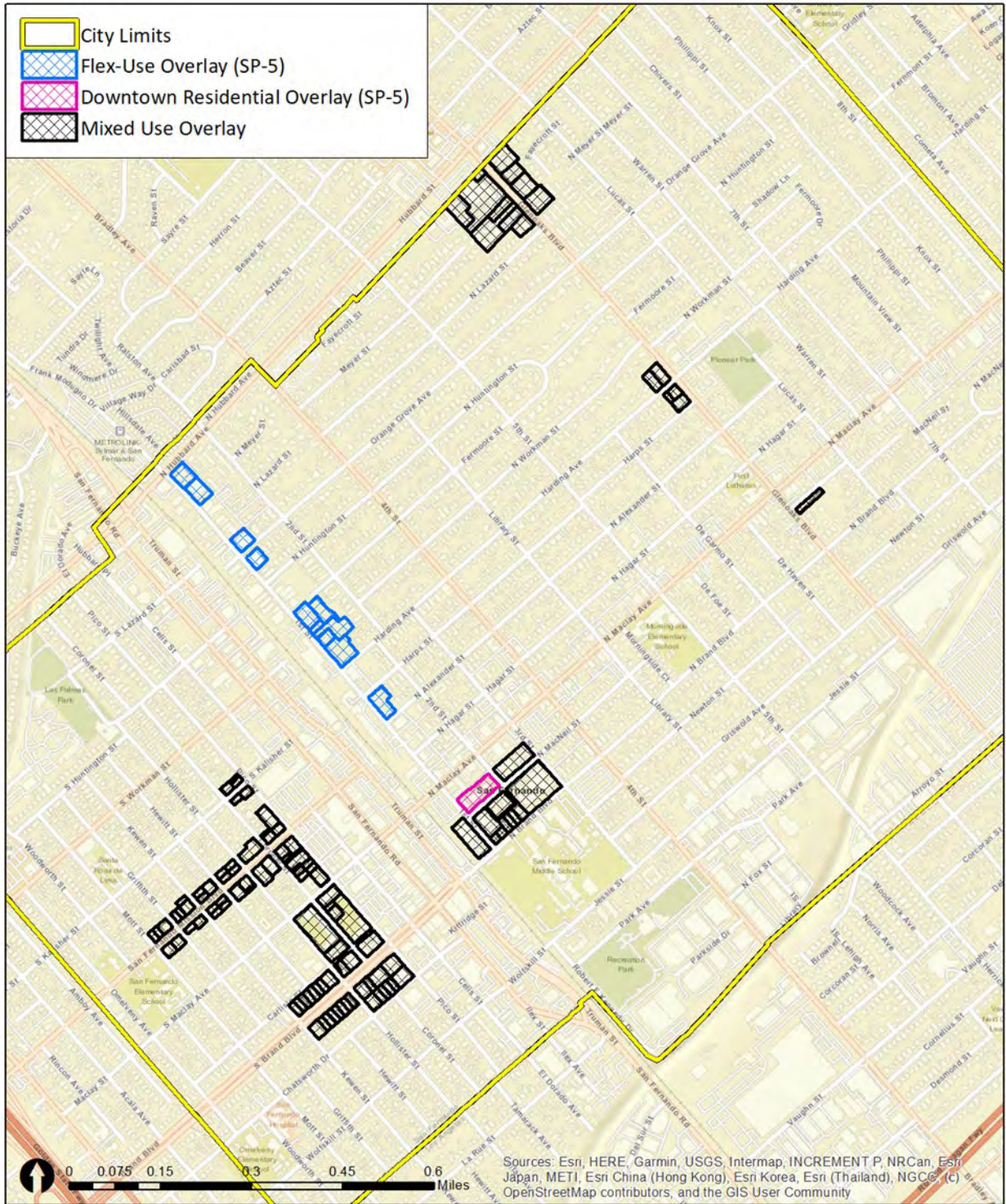
Imagery provided by ESRI and their licensors © 2021.
 Additional data provided by Los Angeles County, 2021.

Fig 3 Housing Reszone Sites

Exhibit C – Revised Housing Opportunity Sites



ATTACHMENT "D" PROJECT LOCATION MAP



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AGENDA REPORT

To: Planning Preservation Chair Rivas and Commissioners

From: Erika Ramirez, Director of Community Development
By: Marina Khrustaleva, Associate Planner

Date: October 14, 2024

Subject: Site Plan Review 2024-001
833 N Brand Blvd, San Fernando, CA 91340
(Assessor's Parcel Number 2515-015-009)

Proposal: A request for the approval of a Site Plan Review and issuance of the Certificate of Use to allow demolition of a 1,320 sq. ft. single family residence and accessory structures and construction of a 3-story, 10-unit townhouse style multi-family residential development, including 2 deed restricted affordable units, with 2 detached Accessory Dwelling Units (ADUs) and associated site improvements at 833 N Brand Boulevard within the Multiple-Family Dwelling/Precise Development Overlay Zone (R-2/PD) and a Class 32 CEQA Exemption.

Applicant: Jacques Mashih
8671 Wilshire Blvd., Suite #610, Beverly Hills, CA 90211

RECOMMENDATION:

- a. Conduct a Public Hearing;
- b. Pending public testimony, adopt Planning and Preservation Commission ("Commission") Resolution No. 2024-005 (Attachment A) approving Site Plan Review SPR2024-021 and the Conditions of Approval attached therein as Exhibit "A" and issuing the Certificate of Use allowing the construction of a construction of a 3-story, 10-unit townhouse style multi-family residential development, including 2 deed restricted affordable units, with 2 detached accessory dwelling units and associated site improvements at 833 N Brand Boulevard.

BACKGROUND:

1. On January 2, 2024 Application Received (Attachment B).

2. On August 14, 2024 Application deemed Complete and meeting provisions of the San Fernando Municipal Code (SFMC), Sec. 106-644(a), application requirements for a Certificate of Use in a Precise Development Zone (PD).
3. On October 3, 2024 Notice of Public Hearing Published in the San Fernando Valley Sun newspaper and mailed to property owners of record within a 500-foot radius of the Project Site (Attachment G).

PROJECT OVERVIEW:

On January 2, 2024, Jacques Mashihhi (the “Applicant”), submitted an entitlement request to allow demolition of a 1,320 sq. ft. single family residence and accessory structures and construction of a 3-story, 10-unit townhouse style multi-family residential development with 2 detached Accessory Dwelling Units (ADUs) and associated site improvements at 833 N Brand Boulevard within the Multiple-Family Dwelling/Precise Development Overlay Zone (R-2/PD). The combined total proposed floor area of all units is 20,207 square feet. The request is permitted with:

Site Plan Review (SPR) – to conduct activity that requires issuance of a building permit.

Certificate of Use – to construct a multi-family development in the R-2/PD zone.

Existing Conditions

The Project Site is a 18,000 sq. ft. or 0.41 acre lot (Los Angeles County Assessor Identification No: 2518-033-008) and is located on the western side of North Brand Boulevard, south of Lucas Street and north of Glenoaks Boulevard, as shown on the Vicinity Map (Attachment B) . The Project Site is a single lot, generally flat in topography, rectangular in shape, and with dimensions of 60 feet in width by 300 feet in depth. It is currently improved with a 1,320 sq. ft. one-story three-bedroom, one bathroom single family house constructed in approximately 1910, a detached garage, and a one-story accessory structure that is being illegally used as a residential unit. The site is bounded by a perimeter wall on both sides and along rear property line and contains limited landscaping. There are no mature trees on the property.

The surrounding area includes a mix of 1-story, 2-story, 3-story single family and multi-family apartment dwellings. The City’s General Plan Land Use Element designates the site as Medium Density Residential land use and the site is zoned Multiple-Family Dwelling with a Precise Development Overlay Zone (R-2/PD). Surrounding zoning and existing land uses are outlined below:

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
West	R-2/PD	Medium Density Residential

East	R-2/PD	Medium Density Residential
North	R-2/PD	Medium Density Residential
South	R-1	Low Density Residential

Project Description

The development is designed with two separate structures: one structure contains the 10 townhome style rental units along the length of the property and the second contains the 2 detached ADUs at the rear of the property. The two buildings have a 6 foot separation. The townhome style dwelling units are three stories with the first floor consisting of a garage and the second and third floor consisting of living area. Each unit has a 2-car enclosed garage, personal storage area (on the garage level), and a private open space area. The garages are accessible by a single driveway along the length of the property accessed from North Brand Blvd. Front entrances are accessed from a pedestrian walkway along the western side of the property. Also accessed from North Brand Blvd. One of the units will be ADA-compliant, providing an accessible route to the primary entry and one additional bedroom with a bathroom on the first floor. A minor modification will be required as a condition to increase the width of the staircase leading to the 2nd floor in the ADA unit to ensure its adaptability to accommodate a wheel-chair lift if needed. The project development program is summarized in the table below:

Building 1										
	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5	Unit 6	Unit 7	Unit 8	Unit 9	Unit 10 ADA
Total area (sq. ft.)	1,935	1,825	1,825	1,825	1,825	1,825	1,825	1,825	1,825	2,285
Bedrooms	3	3	3	3	3	3	3	3	3	4
Bathrooms	3	3	3	3	3	3	3	3	3	4
Private open space (sq. ft.)	150 patio	150 patio	150 patio	150 patio	150 patio	150 patio	150 patio	150 patio	150 patio	150 balcony

Building 2		
	Unit 1 (1 st Floor)	Unit 2 (2 nd Floor)
Total area (sq. ft.)	690	697
Bedrooms	1	1
Bathrooms	1	1

The detailed plans are provided as Attachment E.

ANALYSIS:

The R-2 Zone allows for 1 unit per 2,562 square feet of net lot area. Based on the lot area of 18,000 square feet, a maximum of 8 units are allowed on the site. However, by proposing to designate 1 unit as a covenant restricted unit for a Very Low Income household, the housing project became entitled to a 32.5% density bonus, allowing up to 3 additional units. The Applicant proposed a total of 10 dwelling units, 8 permitted by right and 2 permitted under the Density Bonus provisions. In addition, a multi-family zoned property with proposed multi-family development, 2 detached ADU are permitted per Government Code Sec. 66323(a)(3).

Although 1 unit was proposed as a covenant restricted unit for a Very Low Income household, the project will be conditioned to covenant 2 of the units. This is further explained below under the Replacement Unit Determination section.

According to SFMC Sec. 106-111, the purpose of the Site Plan Review procedure is to ensure conformity with the provisions of the Zoning Code and adopted Design Guidelines. The conformity with the Zoning Code is illustrated in the Project Development Standards Summary (Attachment F). The maximum lot coverage for the R-2 zone is 40%. The proposed project exceeds the maximum by 2%; however, the application includes a request to waive the standards as an incentive in accordance to the requirements of State Density Bonus law.

Precise Development Zone Approval Procedure

Pursuant to SFMC Sec. 106-644, development of land in a Precise Development Zone (PD) for any specific use shall be subject to the issuance of a Certificate of Use. Only those uses permitted in the zone to which the PD precise development overlay zone is added shall be permitted under conditions of this division. All procedures regarding a Certificate of Use in a Precise Development Zone, or the revocation or modification thereof, shall be governed by provisions establishing procedures related to Conditional Use Permits.

The Planning Commission shall have the authority, as an administrative act, subject to the provisions of this section, to require conditions of development in addition to those required by the zone, where it is determined that such conditions are necessary to further the objectives of the general plan and are in harmony with the intent, purpose and spirit of the Zoning Code and/or where such additional requirements are deemed essential to protect the public safety and general welfare of the community. All special conditions established by the commission in accordance with this section may be appealed to the council.

Pursuant to the State Housing Accountability Act (Government Code Section 65589.5), a local government must approve a housing development project that complies with all objective rules in the general plan, zoning ordinance, subdivision ordinance, and design standards. The

government must approve the project at the proposed density. The only exception is if the local government makes written findings that (1) the project will have a specific, adverse impact on public health or safety, and (2) there is no way to mitigate the adverse impact other than by disapproving the project or conditionally approving it at a lower density. These written findings must be based on a preponderance of the evidence in the record. The health or safety impact identified must be significant, quantifiable, and direct, and it must be based on identified written public health or safety standards.

Density Bonus

The California State Density Bonus Law (Government Code Section 65915) is a housing policy designed to encourage the development of affordable housing by offering developers increased density and other incentives. Under this law, developers can build more units than normally allowed by local zoning laws if they include a certain percentage of affordable housing in their projects. The law also provides other benefits, such as reduced parking requirements or waivers of certain design standards, to make it easier for developers to build.

The project proposes one unit designated as a Very Low-Income Affordable unit, which triggers a Density Bonus Review in accordance with Division 15 of Article VI of the Zoning Code. Under this provision, the project must utilize the Density Bonus, incentives, and waivers, with the affordable unit subject to a covenant lasting a minimum of 55 years. An affordable housing agreement must also be executed with the City, which will be a condition of project approval and must be in place prior to the issuance of building permits.

With one (1) Very Low-Income unit out of the eight (8) units permitted under the zone density of 6-17 dwelling units per acre (10% of the allowable units), the project qualifies for a 32.5% density bonus. The project is also eligible for up to two (2) concessions or incentives to modify development standards that would otherwise make the project financially infeasible, or waivers from standards that would prevent the project from being built at the allowable density. However, the applicant has requested only one incentive: an increase in lot coverage from 40% permitted in the R-2 zone to 42%.

Replacement Unit Determination

In 2021, SB 330 was amended and SB 8 was signed into California law, which establish standards relating to the replacement of residential units that will be demolished for a housing development project. This requires the City to determine the level of affordability of the housing unit that is to be demolished and to determine if it may be required to be replaced at the determined level of affordability.

State law creates a rebuttable presumption that lower income, low income, or very low-income households occupied these units in the same proportion that Lower Income, Low Income, or Very Low-Income households to all renter households within the jurisdiction as determined by the most recently available data from the United States Department of Housing and Urban

Development's (HUD) Comprehensive Housing Affordability Strategy database. The level of affordability depends on the status of the unit (occupied, unoccupied, vacated, or demolished). In the case of the proposed project there are two rental residential dwelling units that have been deemed as protected by the process described above. As a result the proposed development will be conditioned to provide 2 units of comparable size restricted to Very Low Income households.

Architectural Design and Building Sustainability

The Project presents minimal traditional design with moderate depth of planes and some features of the Mission Style: smooth stucco finish in beige color, pitched roofs, red tile roofing, stone veneer on the first floor, and wood entry doors. Overall, the design has regular rhythm, simple lines, and clear separation between levels. The raised front yard landscaped area creates an adequate transition from the sidewalk to the building and breaks down the blank garage wall.

After submitting the initial proposal, the Applicant worked cooperatively with staff to make the street-facing elevation more balanced, well-scaled, and presentable, and ensure that side elevations have enough articulation to break down the uniform massing of a long narrow building.

Sustainability is promoted through various key elements, such as energy-efficient windows to maximize natural light and reduce energy consumption, as well as the integration of green spaces and permeable surfaces to manage stormwater runoff. Additionally, passive energy principles are integrated into the design to optimize thermal comfort and minimize reliance on artificial heating and cooling systems. These sustainable features not only improve the building's environmental performance but also foster a healthier and more resilient living environment for its occupants.

Landscaping

The property features landscaping that prioritizes both aesthetic appeal and sustainability. Along the frontage, drought-tolerant native plants on a raised planter are carefully selected to ensure year-round ornamental beauty without excessive water consumption, contributing to a thriving and inviting street view. Two Desert Museum Palo Verde trees will be provided in the front yard. Per Public Works condition #20, two trees (species to be determined by Public Works department) shall be planted at the parkway. The landscape design fosters a sense of connection between the property and the surrounding community by creating an elevated open space that integrates with the public right of way.

The design also provides common landscaped area for the residents in the back of the property with three Bubba Desert Willow trees and planters along the east elevation. 150 sq. ft. enclosed private open spaces (patios) than can be landscaped according to individual taste. Overall, the design seeks to strike a balance between public accessibility and private spaces, enhancing the quality of life for both residents and passersby while promoting sustainability.

Open Space

In the R-2 zone a minimum of 150 square feet per unit with a minimum 10 foot dimension. As noted in the project description above, each unit provides the minimum open space requirement. In addition, the Project provides 1,000 sq. ft. of common open space at the rear of the property and 730 sq. ft. of front yard landscaping.

Neighborhood Compatibility

Several lots on this block, including the Project site, have significant size, up to 18,000 sq. ft. For this reason, in 1987, this block was designated for Medium Density Residential land use in the General Plan Land Use Element. On February 21, 1989, the City Council adopted Ordinance No. 1332 changing the zoning from Single-Family Residential (R-1) and Multiple-Family (R-3) to Multiple-Family Dwelling Precise Development (R-2 PD) for properties located at the area between Lucas Street, Glenoaks Boulevard, Brand Boulevard and the Alley east of Maclay Avenue.

The proposed Project is located in a residential neighborhood with a mix of 1-story, 2-story, and 3-story buildings. Older single-family homes are predominantly 1-story, or 1-story with a habitable attic with dormers. Next door, at 839 N Brand Blvd, there is a new unfinished 2-story 2-unit development. Down the street, at 777 N Brand Blvd, there is a 2-story 8-unit apartment building dating back to 1940. At the rear of the Project site, at 1001 Glenoaks Blvd, there is a new 3-story 6-unit townhouse style multi-family development finished in 2023 by the same developer.

The proposed development features minimal traditional design; its materials and colors will be compatible with the adjacent neighborhood. The main building will face N Brand Blvd with its narrow side and will appear as a two-story home above the garage which will be partially screened by a raised planter. The front elevation has only 3 windows on each floor and will not appear overscaled compared to adjacent buildings. Proposed lush landscaping in the front setback will make the development pedestrian friendly. It will complement the surrounding area and enhance street appeal along N Brand Blvd.

General Plan Compliance

The Project Site at 833 N Brand Blvd is located within the Multiple-Family Dwelling/Precise Development Overlay Zone (R-2/PD) and maintains a Medium Density Residential land use designation in the General Plan Land Use Element.

The proposal is consistent with the Housing Element Goal 2.0, Policy 2.1, which is to *provide adequate housing sites to facilitate the development of a range of residential housing types in San Fernando that fulfill regional housing needs* by constructing 8 new market rate housing units and 2 ADUs, while maintaining 2 Very Low Income housing units. This will further the intent of the 6th Cycle Regional Housing Needs Assessment (RHNA), 2021-2029, as prepared by the Southern California Association of Governments and the State of California Housing and

Community Development Department, which call for an addition of 1,795 housing units in San Fernando in the RHNA planning period ending in 2029.

ENVIRONMENTAL REVIEW:

This project has been reviewed by the City for compliance with the California Environmental Quality Act (CEQA). A Class 32 – In-Fill Development Exemption Memo was prepared by environmental consultant firm, Chambers Group, Inc. Based on the provided analysis, the proposed Project meets all the conditions of Class 32 categorical exemption: it is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulation; the proposed development occurs within the City limits on a project site of no more than five acres substantially surrounded by urban uses; the Project site has no value as habitat for endangered, rare, or threatened species; approval of the project would not result in any significant effects related to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

The Project does not have the potential to trigger any of the exceptions identified in CEQA Guidelines §15300.2: the project is not located in environmentally sensitive areas; there is no potential for the significant cumulative impact of successive projects; there are no unusual circumstances; the Project may not result in damage to scenic resources; the site is to on any list of hazardous waste sites; and the property does not qualify as a historic resource. Therefore, the proposed Project is exempt from further CEQA review pursuant to CEQA Guidelines section 15332, Class 32 – In-Fill Development Projects. Based on this analysis, no significant environmental effects would result from this project and the use of a categorical exemption is appropriate.

PUBLIC NOTIFICATION:

On October 3, 2024, a public hearing notice was published in the print and online versions of the legal advertisement section of the *San Fernando Sun Newspaper* (Attachment G). In addition, on October 3, 2024, a public hearing notice was posted at the Project Site and at the two City Hall bulletin boards. Notices of the public hearing for the Site Plan Review 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 Site Plan Review. Any comments received after the distribution of this report shall be read into the record at the public hearing.

BUDGET IMPACT:

The Project involves a private property and does not request or require public funds and has no direct fiscal impact on the City of San Fernando.

CONCLUSION:

Staff recommends that the Commission:

- a. Conduct a Public Hearing;
- c. Pending public testimony, adopt Planning and Preservation Commission (“Commission”) Resolution No. 2024-005 (Attachment A) approving Site Plan Review SPR2024-021 and the Conditions of Approval attached therein as Exhibit “A” and issuing the Certificate of Use allowing the construction of a 3-story, 10-unit townhouse style multi-family residential development, including 2 deed restricted affordable units, with 2 detached accessory dwelling units and associated site improvements at 833 N. Brand Boulevard.

ATTACHMENTS:

- A. Planning and Preservation Commission Resolution 2024-005
 - a. Exhibit “A”: Conditions of Approval
 - b. Exhibit “B” Class 32 Infill Exemption Memo
- B. Site Plan Review Application (SPR2024-001)
- C. Vicinity Map
- D. Subject Site Photos
- E. Set of Plans
- F. Project Development Standards Summary
- G. Notice of Public Hearing Published in the *San Fernando Sun* Newspaper & Vicinity Map

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RESOLUTION NO. 2024-005

A RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO, CALIFORNIA, APPROVING SITE PLAN REVIEW NO. 2024-001 AND ISSUING A CERTIFICATE OF USE FOR THE 3-STORY, 10-UNIT TOWNHOUSE RESIDENTIAL STYLE MULTI-FAMILY DEVELOPMENT, INCLUDING 2 DEED RESTRICTED AFFORDABLE UNITS, WITH 2 DETACHED ACCESSORY DWELLING UNITS AT 833 N. BRAND AVENUE WITHIN THE MULTIPLE-FAMILY DWELLING/PRECISE DEVELOPMENT OVERLAY ZONE (R-2/PD) (APN: 2515-015-009)

WHEREAS, an application was filed by Jacques Mashihi, 8671 Wilshire Blvd., Suite #610, Beverly Hills, CA 90211 (the “Applicant”), to request for the approval of a Site Plan Review and issuance of the Certificate of Use to allow demolition of a 1,320 sq. ft. single family residence and accessory structures and construction of a 3-story, 10-unit townhouse style multi-family residential development, including 2 deed restricted affordable units, with 2 detached Accessory Dwelling Units (ADUs) and associated site improvements at 833 N. Brand Boulevard within the Multiple-Family Dwelling/Precise Development Overlay Zone (R-2/PD); and

WHEREAS, the Applicant has requested approval of the requested pursuant to Sec. 106-644 of the City of San Fernando Municipal Code (SFMC), the R-2/PD allows for multifamily residential developments as a permitted use, and the proposed use meets the minimum development standards set forth in Sec. 106-967 and has been processed in accordance to sections 106-111 to 106-113 and of the SFMC; 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 from further environmental review pursuant to CEQA Guidelines section 15332, Class 32 – In-Fill Development Projects; and

WHEREAS, in accordance with State law, on October 3, 2024, 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 October 14, 2024, and mailed the notice to property owners located within a 500-foot radius of the project site; and

WHEREAS, on October 14, 2024, the Planning and Preservation Commission conducted a duly noticed public hearing, at which time public testimony was taken concerning the proposed Site Plan Review and issuance of the Certificate of Use to demolish a 1,320 sq. ft. single family residence and accessory structures and construct a 3-story, 10-unit townhouse style multi-family residential development, including 2 deed restricted affordable units, with 2 detached accessory

dwelling units and associated site improvements at 833 N. Brand Boulevard within the Multiple-Family Dwelling/Precise Development Overlay Zone (R-2/PD).

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). A Class 32 – In-Fill Development Exemption Memo was prepared by environmental consultant firm, Chambers Group, Inc. Based on the provided analysis, the proposed Project meets all the conditions of Class 32 categorical exemption: it is consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulation; the proposed development occurs within the City limits on a project site of no more than five acres substantially surrounded by urban uses; the Project site has no value as habitat for endangered, rare, or threatened species; approval of the project would not result in any significant effects related to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

The Project does not have the potential to trigger any of the exceptions identified in CEQA Guidelines §15300.2: the project is not located in environmentally sensitive areas; there is no potential for the significant cumulative impact of successive projects; there are no unusual circumstances; the Project may not result in damage to scenic resources; the site is to on any list of hazardous waste sites; and the property does not qualify as a historic resource.

Therefore, the proposed Project is exempt from further CEQA review pursuant to CEQA Guidelines section 15332, Class 32 – In-Fill Development Projects. Based on this analysis, no significant environmental effects would result from this project and the use of a categorical exemption is appropriate.

SECTION 2. PLANNING COMMISSION AUTHORITY

Pursuant to SFMC Sec. 106-644, development of land in a Precise Development Zone (PD) for any specific use shall be subject to the issuance of a Certificate of Use. Only those uses permitted in the zone to which the PD precise development overlay zone is added shall be permitted under conditions of this division.

The Planning Commission shall have the authority, as an administrative act, subject to the provisions of this section, to require conditions of development in addition to those required by the zone, where it is determined that such conditions are necessary to further the objectives of the general plan and are in harmony with the intent, purpose and spirit of the Zoning Code and/or where such additional requirements are deemed essential to protect the public safety and general welfare of the community. All special conditions established by the commission in accordance with this section may be appealed to the council.

Pursuant to the State Housing Accountability Act (Government Code Section 65589.5), a local

government must approve a housing development project that complies with all objective rules in the general plan, zoning ordinance, subdivision ordinance, and design standards. The government must approve the project at the proposed density. The only exception is if the local government makes written findings that (1) the project will have a specific, adverse impact on public health or safety, and (2) there is no way to mitigate the adverse impact other than by disapproving the project or conditionally approving it at a lower density. These written findings must be based on a preponderance of the evidence in the record. The health or safety impact identified must be significant, quantifiable, and direct, and it must be based on identified written public health or safety standards.

SECTION 3. FINDINGS FOR CERTIFICATE OF USE

Pursuant to SFMC Sec. 106-644, all procedures regarding issuance of a Certificate of Use in a Precise Development Zone, or the revocation or modification thereof, shall be governed by provisions establishing procedures related to Conditional Use Permits. Pursuant to San Fernando Municipal Code Section 106-145 the following findings shall be made for approval of a Conditional Use Permit:

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

Evidence: Pursuant to SFMC Sec. 106-387, the R-2 Multiple-Family Dwelling Zone allows for the development of multiple-family dwelling units as a permitted use. The approval of the requested Certificate of Use would allow for the proposed entitlement of a new 10-unit residential development, including 2 deed restricted affordable units, with 2 detached ADUs. The only development standard that deviates from SFMC Sec. 106-967 is the lot coverage that will be increased from 40% permitted in the R-2 zone to 42% as a Density Bonus incentive. The establishment of the use is consistent with the General Plan.

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

Evidence: The City's General Plan Land Use Element designates the Project site as Medium Density Residential land use and the site is zoned Multiple-Family Dwelling with a Precise Development Overlay Zone (R-2/PD). Pursuant to The City's General Plan Land Use Element, future uses that are envisioned for the area include multi-family residential development. To ensure the protection and preservation of the surrounding neighborhood, while fostering and promoting growth in the zone, the city's standard conditions of approval would be adopted to address issues associated with noise, trash and debris, and other public nuisance conditions. Noncompliance with the adopted conditions of approval would require the City to seek corrective action from the property owner.

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

Evidence: The Project Site is a generally flat 18,000 sq. ft. or 0.41 acre parcel and is located on the western side of North Brand Boulevard, south of Lucas Street and north of Glenoaks Boulevard. The Project Site abuts similarly zoned properties R-2/PD Overlay to the north, west, and east. The neighboring properties to the south, across the street, are zoned R-1 Single Family Residential. Parking for the project will consist of 20 parking spaces in a garage and 2 additional guest parking spaces. Therefore, the site is physically suitable as proposed.

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

Evidence: The project site is designated by The General Plan Land Use Element as Medium Density Residential. The proposed Certificate of Use to a new 10-unit residential development, including 2 deed restricted affordable units, with 2 detached ADUs would be compatible with the present land use. Currently the site is occupied with a residential use and therefore, the proposed residential use is compatible with the land use present on the subject property.

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

Evidence: The Precise Development Overlay Zone (R-2/PD) allows uses permitted in the R-2 Multiple-Family Dwelling zone where future uses include residential uses. In 1987, this block was designated for Medium Density Residential land use in the General Plan Land Use Element. On February 21, 1989, the City Council adopted Ordinance No. 1332 changing the zoning from Single-Family Residential (R-1) and Multiple-Family (R-3) to Multiple-Family Dwelling Precise Development (R-2 PD) for properties located at the area between Lucas Street, Glenoaks Boulevard, Brand Boulevard and the Alley east of Maclay Avenue. The request to allow the multi-family use would entitle the already existing project site and therefore, is compatible with the land use present on the subject property.

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

Evidence: The existing site is adequately served by existing water, sanitation, and public utilities. Any required future improvements to infrastructure and public utilities with the change of occupancy would be required to be developed in compliance with the requirements of the city's building and health and safety codes, including any requirements for offsite improvements and utility connections from the City's Public Works Department.

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

Evidence: The Project Site is a generally flat 18,000 sq. ft. or 0.41 acre parcel and is located on the western side of North Brand Boulevard, south of Lucas Street and north of Glenoaks Boulevard. Parking for the project will consist of 20 parking spaces in a garage and 2 additional guest parking spaces. The site will provide shared use of the existing driveway approach off of N Brand Blvd.

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

Evidence: The proposed Project is consistent with the Housing Element Goal 2.0, Policy 2.1, which is to provide adequate housing sites to facilitate the development of a range of residential housing types in San Fernando that fulfill regional housing needs by constructing 8 new market rate housing units and 2 ADUs, while maintaining 2 Very Low Income housing unit. This will further the intent of the 6th Cycle Regional Housing Needs Assessment (RHNA), 2021-2029, as prepared by the Southern California Association of Governments and the State of California Housing and Community Development Department, which call for an addition of 1,795 housing units in San Fernando in the RHNA planning period ending in 2029.

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

Evidence: The City's General Plan Land Use Element designates the Project Site as Medium Density Residential land use area, a location where future uses envisioned for the area to provide multi-family developments. The entitlement of a new 10-unit residential development, including 2 deed restricted affordable units, with 2 ADUs would meet the density standards and would meet the goals of the R-2/PD Overlay to t and supports the Housing Element Goal 2.0, Policy 2.1. The density for this site allows for a maximum of 37 dwelling units per acre; this site measuring 0.41 acres would allow for a maximum of 8 units. Two additional units are allowed under the provisions of State Density Bonus law, and two ADUs are permitted per Government Code Sec. 66323(a)(3). Additionally, two units are required to be deed restricted to affordable households at the very low income level. Therefore, the proposal is consistent with the General Plan.

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

Evidence: The requested Certificate of Use to allow a new 10-unit residential development, including 2 deed restricted affordable units, with 2 detached ADUs will not be detrimental to the public interest, health, safety, convenience or welfare due to the fact that the proposed use will be consistent with and complement established uses within the vicinity. The proposed entitlement will provide a new paved driveway, new landscaping and new garages which will serve the tenants and provide an overall improvement to the site. With the adoption of the recommended conditions of approval for the requested Certificate of Use, the applicant would be required to provide sufficient safeguards to deter any potential public nuisance issues and protect public interest, health, safety, convenience or welfare.

Thus, it is staff's assessment that all required findings can be made in this case.

SECTION 4. 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 5. 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 the Multiple-Family Dwelling/Precise Development Overlay Zone (R-2/PD). Therefore, the Planning and Preservation Commission approves Site Plan Review 2024-001, subject to conditions of approval attached hereto as Exhibit “A”, and issues a Certificate of Use.

SECTION 6. CERTIFICATION OF THE RESOLUTION

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

PASSED, APPROVED, AND ADOPTED this 14th day of October, 2024, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

SEAN RIVAS, CHAIRPERSON

ATTEST:

ERIKA RAMIREZ, SECRETARY TO THE PLANNING
AND PRESERVATION COMMISSION

CONDITIONS OF APPROVAL

PROJECT NO.: Site Plan Review No. 2024-001
Certificate of Use

PROJECT ADDRESS: 833 N Brand Blvd, San Fernando, CA 91340
(Assessor’s Parcel Number 2515-015-009)

PROJECT DESCRIPTION: Site Plan Review and Certificate of Use
for a new 10-unit residential development, including 2 deed
restricted affordable units, with 2 ADUs.

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:

NO.	CONDITION OF APPROVAL	AGENCY	COMPLIANCE VERIFICATION
GENERAL			
1.	This Site Plan Review and Certificate of Use are granted for the land use and development of the Property as described in this application and any attachments thereto, as reviewed by the Planning and Preservation Commission on October 14, 2024, and shall be maintained in substantial conformance with the plans and materials, except as herein modified to comply with these Conditions of Approval.	Planning	
2.	<u>Expiration.</u> The Site Plan Review and Certificate of Use approval to which these Conditions of Approval apply shall expire one year from the date of final approval of said Site Plan Review and Certificate of Use if the approval has not been exercised by submitting construction plans to the Building Division for plan check review. An applicant may request an extension of said expiration date by filing a written request with the Planning Division prior to the expiration of the	Planning	

	approval. The Community Development Director may grant extensions of 6 months but no more than 2 or a total of 12 months of extended time may be given.		
3.	<u>Alterations.</u> Any expansion to this use or exterior alterations will require the submittal of a separate application(s) and shall be reviewed and approved under separate permit(s).	Planning	
4.	<u>Acceptance.</u> Within 30 days of this approval, the applicant and property owner shall certify his/her acceptance of the conditions of approval or modifications thereto by signing the acceptance form and shall be bound by all of the conditions.	Planning	
5.	<u>Recordation.</u> The applicant shall provide the Community Development Department with proof that the conditions of approval have been recorded with the Los Angeles Registrar Recorder/County Clerk's Office.	Planning	
6.	<u>Indemnification.</u> 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	All Depts.	

	impact report or related environmental assessment) if made necessary through the initiation of the project.		
7.	<u>Code Compliance.</u> The project shall be in compliance with all of the provisions of the San Fernando Municipal Code. The applicant shall also comply with all other requirements of any applicable federal, state, or local law, ordinance, or regulation, including 2022 California Building, Electrical, Plumbing, Mechanical, Energy & Green Building Standards Codes.	All Depts.	
8.	<u>Construction Hours.</u> Construction activity on Mondays through Fridays shall comply with the current San Fernando City Code standards for construction of 7:00 a.m. to 6:00 p.m. In addition, any construction on Saturday shall be from 8:00 a.m. to 6:00 p.m. Unless otherwise allowed in the City’s Noise Ordinance, no construction shall be allowed on Sundays and Federal Holidays.	Building	
9.	<u>Waste.</u> All project-related solid and recyclable waste materials removal shall be in accordance with SFMC Chapter 70 – “Solid Waste and Recyclables Collection Services”. All trash receptacles shall be placed in a confined area within the property out of sight of the public right of way as well as off of public property except for trash collection activities. The property shall provide adequate trash and recycling capacity and shall comply with Assembly bills 939, 1826 and 341 waste diversion goals. Please contact Brianna N. Solis at bsolis@republicservices.com to ensure collection services are provided.	Public Works	
10.	<u>Property Maintenance.</u> The subject site and its immediate surrounding area shall be maintained in a clean, neat and orderly manner at all times and shall comply with the property maintenance standards as set forth in the San Fernando City Code.	Code Enforcement	
11.	<u>Landscape.</u> All proposed on-site and off-site plantings shall be kept in a healthy and growing condition, consistent with the design of a landscaping and irrigation plan approved by the Community	Planning, Code Enforcement	

	Development Department. Fertilization, cultivation, tree pruning shall be a part of regular maintenance. Good horticultural practices shall be followed in all instances.		
12.	<u>Signage.</u> No signage shall be allowed on the property. The only allowable signage permitted on a temporary basis shall be “For Lease” signage to indicate a vacancy at the property.	Planning	
13.	<u>Graffiti.</u> The property owner shall remove any graffiti from the project site within 24 hours of its occurrence, or as requested by the City.	Police / Public Works	
14.	<u>Site Inspections.</u> 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.	Planning, Building, Code Enforcement	
15.	A copy of these conditions of approval shall be printed on the building construction plans.	Building	
Prior to Issuance of a Building Permit <i>(NOTE: Additional comments may be added during Plan Check)</i>			
16.	<u>Replacement Unit Determination.</u> Pursuant to SB 330/ SB 8 / AB 1218 and the requirements of Government Code Section 66300.6, the City performed an affordability analysis of two existing rental units. Based on this analysis, the proposed development shall provide 2 units of comparable size restricted to Very Low Income households. The 2 affordable units shall be identified on the plans.	Planning	
17.	<u>Affordable Housing Agreement.</u> An Affordable Housing Agreement must be executed with the City recorded with the Los Angeles County Registrar / Recorder prior to the issuance of building permits.	Planning	

18.	<u>ADA Compliance.</u> Increase the width of the staircase leading to the 2 nd floor in the ADA unit to ensure its adaptability to accommodate a wheel-chair lift if needed.	Planning	
19.	<u>Quimby Fee.</u> The City's residential development fee for parkland acquisition or enhancement ("Quimby fee") shall be paid in full. The required development fee is calculated with a formula: land value per square foot times number of dwelling units times 235 square foot per unit. Staff will establish land value by either an independent appraisal (at the applicant's expense) or by the applicant providing the City with satisfactory proof of purchase.	Planning	
20.	<u>Construction Plans.</u> The submitted plans must be stamped and signed by an architect or engineer licensed in the State of California (Business & Professions code Sections 5537, 5538 & 6737.1).	Building	
21.	<u>Grading Permit.</u> All grading shall conform to the 2022 California Building Code, and all other relevant laws, ordinances and resolutions governing grading as adopted by The City of San Fernando. The applicant shall be submit geotechnical and/or soils reports to the Building & Safety Department for review and approval to obtain a grading permit prior to commencing any grading or site excavation.	Building, Public Works	
22.	<u>Grading & Paving Requirements.</u> This project must comply with all Grading & Paving requirements designated in the California Green Building Standards Section 5.106.10 These include the following: <ul style="list-style-type: none"> • Swales • Water collection & disposal systems • French drains • Water retention gardens • Other measures which keep surface water away from other buildings. 	Building	
23.	<u>A Drainage Study</u> of the site shall be performed and any improvements necessary to prevent runoff from	Public Works	

	any future development onto adjacent properties shall be provided or ensured by a bond.		
24.	<u>Soil Contamination.</u> The applicant shall verify to the City's satisfaction that there is no existing contamination of soil on the site.	Building	
25.	<u>A Landscape and Irrigation Plan</u> shall be submitted in compliance with the latest State Model Water Efficient Landscape Ordinance (MWELO) and the City's Water Efficient Landscaping regulations in Division 5 and Section 70-147 of the San Fernando Municipal Code (SFMC). The Landscape and Irrigation Plan shall include both on-site and off-site landscaping and irrigation with details of but not limited to, plant species, size, count, ground cover, and hardscape material. The plan shall also show two trees on the parkway (see Public Works Condition #20).	Building, Public Works	
26.	<u>Fences and Walls.</u> A complete fence and wall plan shall be submitted with plans for approval. Include details of footing, materials, etc.	Planning, Building	
27.	<u>An Exterior Lighting Plan</u> including the manufacturer's specifications of the outdoor light fixtures, location, height, and method of shielding on the property, with electrical & energy calculations. All exterior lighting must be shown on Exterior Elevation Plans.	Building	
28.	<u>A complete ADA Plan</u> (interior & exterior). Include path of travel, stripping, dimensions, signage, etc.	Building	
29.	<u>Fire Sprinklers.</u> This project shall have fire sprinklers and comply with all relevant laws, ordinances & resolutions governing fire sprinklers as adopted by the City of San Fernando (Current Building Codes apply).	Building	
30.	<u>Demolition Permit.</u> A demolition permit for existing structures must be obtained with The City of San Fernando Building & Safety Department prior to any onsite demolition. The demolition shall comply with all applicable building and safety code requirements and clearance shall be obtained from the South Coast Air	Building	

	Quality Management District ("SQAQMD") prior to any demolition, excavation or renovation. Call (909) 396-2000 for further information. Failure to comply with the provisions of Rule 1403 may result in a penalty of up to \$25,000 per day.		
31.	<u>Fire Department.</u> Apply to the City of Los Angeles Fire Department, Fire Life Safety Unit and Hydrants and Access Unit at FIMS website (lafd.org) and provide their conditions to the City of San Fernando Planning Division. Register online using the property address of 222 N. Fremont Ave., Los Angeles, CA 90012. After that, you can enter the correct address in the project description; it will be updated and flagged internally. Upload San Fernando application and set of plans as an attachment.	Building Planning	
32.	<u>Fees.</u> A proof of payment of school fees and Public Works fees shall be provided to the Building Division.	Public Works LAUSD Building	
Prior to Issuance of a Certificate of Occupancy			
33.	<u>Public Works Requirements.</u> The property owner shall comply with the requirements for development and improvement of the site as listed in the attached "Public Works Department Development / Improvement Review Checklist." (See Attachment 1). Contact person: Patsy Orozco, 818-898-1224, POrozco2@sfcity.org	Public Works	
34.	<u>Utilities.</u> All on-site utilities shall be located underground. Applicant shall provide any easements as necessary. Overhead utility facilities and distribution lines located on the site or off-site adjacent to the perimeter of the site shall be removed and/or placed underground unless determined to be unfeasible by Community Development Department. The applicant shall comply with all development standards and health and safety requirements or guidelines of any relevant utility company, the Public Utilities Commission and the City of San Fernando ("City") relating to construction or residential	Planning, Public Works	

	occupancy in proximity to any remaining overhead utility distribution facilities, and to the design of new utilities placed underground or elsewhere.		
35.	<u>Electrical equipment.</u> Electrical distribution facilities/equipment (transformers, load centers, panel boxes and meters, major conductors, underground conduits, etc.) shall be designed/located in conformance with California Public Utilities Commission recommendations for "prudent avoidance" of exposures of dwelling unit occupants to power frequency electromagnetic fields (EMF) that are above background levels.	Building	
36.	<u>Surface Runoff.</u> All requirements of the National Pollutant Discharge Elimination System (NPDES) shall be complied with and an NPDES permit, including but not limited to the installation of any required clarifiers and/or on-site infiltration system, must be obtained prior to any occupation or use of the site. During construction, the project site shall comply with all applicable Best Management Practices (BMPs).	Public Works	
37.	<u>Tree Protection.</u> Provide a Tree Protection Tree for the existing Camphor Tree to ensure its health and safety during the construction.	Building	
38.	<u>Anti-graffiti Coating.</u> The property owner shall apply two coats of anti-graffiti paint on all exterior building walls.	Building, Code Enforcement	
39.	<u>Outdoor Lighting.</u> Provide sufficient lighting for outdoor areas. Pedestrian walkways, back lanes and access routes open to public spaces should be lit so that a person with normal vision is able to identify a face from a distance of about 10 meters. Light fixtures should be protected against casual vandalism by means of vandal resistant materials and design.	Police	
40.	<u>Security surveillance cameras</u> and video recording system shall be installed on the exterior of the building with view directed towards the streets. The cameras	Police	

	and recording system shall be of adequate quality, color rendition, resolution to allow the identification of any individual present on the site and have the ability to capture and retain recordings for a minimum of 30 days.		
41.	<u>Final Inspection.</u> A final inspection shall be conducted by the Planning Division to ensure the development complies with the approved site plan review and all conditions attached thereto.	Planning	
42.	<u>Modifications.</u> Unless the chief Community Development Director deems a proposed change to the approved plans and operation a minor modification, any and all other modifications to the development plan, including these conditions of approval, shall require review and approval by the Planning and Preservation Commission.	Planning	

Attachment 1: Public Works Checklist

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

PROJECT: SPR 2024-01

10 Townhome Units and 2 ADUs

DATE: 2/27/2024

PROJECT ADDRESS: <u>833 N Brand Blvd</u>		REQUIRED?		COMPLIED?	COMMENTS
ITEM		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 3 BR Dwelling units; 12 x \$1,798* = \$21,576* Credit for Existing SFR: -\$1,798 \$19,778*
	b. Pay water capital facility charge.	✓			Existing 3/4" water meter. Separate water meter for each of the units (minimum 1" water meter). See attached schedule.
	c. Pay water service installation charge.	✓			Existing 3/4" water meter. Separate water meter for each of the units (minimum 1" water meter). See attached schedule.
	d. Pay fire service installation deposit.		✓		Unless a fire service is required. See attached fee schedule for additional water services or upgrades.
	e. Pay fire hydrant installation deposit.		✓		Unless City of Los Angeles Fire Department requires one for proposed development. See attached fee schedule for additional water services or upgrades.
	f. Pay PW Plan Check fee.	✓			PW Plancheck fee for SPR: \$340 PW Plancheck fee for plans and studies noted in #28: \$232.56*/hour
	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?	✓			Existing 3/4" water meter.
6.	Provide separate water service for each building or separate ownership.	✓			
7.	Provide separate sewer connection for each building.	✓			Developer may construct new sewer main from street to site and connect each of the units sewer lateral to it. It is the responsibility of the developer to maintain, inspect, and repair on an as-needed basis the existing private sewer lateral.

PROJECT ADDRESS: 833 N Brand Blvd

	ITEM	REQUIRED?		COMPLIED?	COMMENTS
		YES	NO		
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).		✓		<i>Unless City of Los Angeles Fire Department requires it for proposed development.</i>
12.	Install new hydrant per City standard.		✓		<i>Unless City of Los Angeles Fire Department requires it for proposed development.</i>
13.	Satisfy City of Los Angeles Fire Dept. fire flow requirements.	✓			<i>Obtain clearance from City of Los Angeles Fire Department.</i>
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.	✓			<i>Provide <u>one</u> backflow device for every water service. Provide <u>additional</u> backflow device for irrigation/landscaping</i>
15.	Remove existing driveway approach that will no longer be used. Replace depressed curb.	✓			<i>Remove existing driveway on Brand Blvd that will no longer lead anywhere and replace with sidewalk and parkway. PW Permit is required prior to any work in Public Right-of-Way.</i>
16.	Construct PCC driveway approach 6-inch thick per City Standard.	✓			<i>Remove existing driveway approach and construct new driveway approach to accommodate two-way ingress and egress of vehicles and comply with ADA standards. PW Permit is required prior to any work in Public Right-of-Way.</i>
17.	Construct wheel chair ramp per City Standard.		✓		
18.	Remove and replace broken/damaged concrete sidewalk adjacent to property.	✓			<i>Remove and replace broken, damaged, lifted, deteriorated sidewalk on Brand Blvd and construct new sidewalk. New sidewalk and parkway to slope 2% max towards the street. Grade, backfill, and compact sidewalk subgrade and parkway area as necessary. Sidewalk concrete mix shall be 520-C-2500. PW Permit is required prior to any work in Public Right-of-Way.</i>
19.	Remove and replace broken curb/gutter adjacent to property.		✓		
20.	Plant parkway trees per City Standard and City Master Tree Plan.	✓			<i>Provide visible ground cover/sod to parkway. Plant <u>2</u> trees (24 inch box) on N Brand Blvd. Species of trees shall be determined by Public Works department and planted per City Standards. Developer shall provide irrigation to each parkway tree. PW Permit is required prior to any work in Public Right-of-Way.</i>
21.	Construct tree wells per City Standard with tree grates.		✓		
22.	A permit from the Public Works Dept. (Engineering Division) is required for all offsite improvements.	✓			
23.	All on-site pavement shall be minimum of 3-inch AC on 4 inch CAB or 6-inch PCC pavement without soil recommendation.	✓			

PROJECT ADDRESS: 833 N Brand Blvd

ITEM	REQUIRED?		COMPLIED?	COMMENTS
	YES	NO		
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 Storm Water Pollution Prevention Plan (SWPPP) that incorporates construction BMP's in compliance with Federal NPDES.	✓		
b.	Provide a Storm Urban Water Mitigation Plan that incorporates design elements and facility BMP's in compliance with Federal NPDES.		✓	
27.	Comply with all applicable conditions of approval for the proposed development.	✓		
28.	<p>Additional requirements: <i>*Sewer and Water Capital and Installation fees are subject to change. The latest fee will be assessed prior to sign off for building permit.</i></p> <ul style="list-style-type: none"> • Submit Utility Plan showing <u>all existing public utilities, easements, ground wells, and any proposed relocations/realignments</u>. Also show any proposed relocation of sewer laterals, water service, water meter, and fire hydrant and how they line up with proposed development. • Submit Off-site Improvement Plan, 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.). • Submit Grading and Drainage Plan for on-site as well as elevations along the adjacent lots. Show how development will drain to Brand Blvd, rear alley, and neighboring properties and how the differential flow will be mitigated. Grading Plan to be prepared, signed, and stamped by a Registered Civil Engineer. Pay Grading and Drainage Plan plan checking fees (\$232.56*/hour) • Comply with LID and NPDES requirements for the proposed development. • Submit Soils Report for the property. • Provide a Title Report for review by PW to ascertain that property was subdivided properly. After reviewing, a Certificate of Compliance may be required from the Community Development Department. • Tie out any existing property survey monuments and re-establish after construction completion. Provide copy of survey monuments recordation to City prior to Final PW Sign-off for Certificate of Occupancy. • Paint building addresses on Brand Boulevard curb face. 			

PUBLIC WORKS DEPARTMENT

2/28/24
DATE

**Multi-Family Residential Development in San Fernando, CA
Notice of Exemption (NOE)**

The City of San Fernando (City), as the Lead Agency under the California Environmental Quality Act (CEQA), proposes to construct a Multi-Family Residential Development Project in San Fernando, California (Proposed Project).

Project Location: The Project site is located at 833 North Brand Boulevard, San Fernando, CA 91340.

Description of Project: Midland Contractors, Inc. is proposing to develop a small (12-unit) multi-family residential development located at 833 North Brand Boulevard, San Fernando, CA 91340-1412. Nine units will be standard, one unit will be designated for affordable housing at a very low income level, and two units will be Accessory Dwelling Units (ADUs). Open space will be provided totaling 1,000 square feet. The City has preliminarily determined the Project may meet the criteria for an Article 19 Section 15332 Class 32 Infill Development Project Categorical Exemption (CE).

Project Schedule: The Proposed Project is expected to break ground in December 2024 and be completed by December 2025. Construction activities will take place between the hours of 7:00 a.m. and 6:00 p.m. on Monday-Friday, 8:00 a.m. to 6:00 p.m. on Saturday, and will not take place on Sunday or a Federal holiday.

Reason Why Project is Exempt:

The proposed activity is a project subject to CEQA. However, it is exempt from further environmental analysis under a *Class 32 In-Fill Development Projects (CEQA Guidelines § No. 15332)*.

- Class 32 categorical exemption consists of projects as in-fill development meeting the following conditions:
 - The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
 - The proposed development occurs within the city limits on a project site of no more than five acres substantially surrounded by urban uses.
 - The project site has no value as habitat for endangered, rare, or threatened species.
 - Approval of the project would not result in any significant effects related to traffic, noise, air quality, or water quality.
 - The site can be adequately served by all required utilities and public services.

The Multi-Family Residential Development in San Fernando, CA Project meets all the conditions of Class 32 categorical exemption. The Proposed Project does not have the potential to trigger any of the exceptions identified in CEQA Guidelines §15300.2. Consequently, as documented below, the Proposed Project is exempt from further CEQA review.

- (a) Location.** The improvements will occur entirely within the city limits which is located in an urbanized community. The Project site is 0.41 acres. The Project site is located within the Multiple-Family Dwelling / Precise Development Overlay Zone (R-2 PD) (City, 2019). The existing conditions on the Project site are disturbed, including a 1,320 sq. ft. single-family house and two accessory structures. Minor ground disturbance would occur during construction but would be limited to previously disturbed surfaces. The Proposed Project would not impact environmentally sensitive areas or an environmental resource of hazardous or critical concern. This exception does not apply to the Proposed Project.

(b) Cumulative Impact. As further discussed below under (c) Significant Effects, the Proposed Project would not have a significant effect on the environment, including those due to unusual circumstances. The Proposed Project would use a previously disturbed lot to develop family housing that is consistent with the R-2 Zoning Code and adopt the San Fernando Design Guidelines for Multi-Family Residential Development. The Proposed Project would increase family housing in the area. Accordingly, since the Proposed Project would not result in any significant environmental impacts, project implementation would not add appreciably to impacts of any existing or foreseeable future projects (City of San Fernando, 2024) that could result in a significant cumulative impact. Any incremental impacts, if any, would be negligible. Potential future projects would be required to conduct a separate environmental analysis and mitigate any potential impacts to less-than-significant levels. The Proposed Project would not result in any significant cumulative impacts. This exception does not apply to the Proposed Project.

(c) Significant Effect. The construction of family housing in an area that includes multi-family and single-family residences is not considered an unusual circumstance. The Project site is currently a single-family home. The Proposed Project would follow design guidelines designated by the City and would not appear visually incompatible with existing equipment and accessories on the Project site. Normal operations will be similar and consistent with current uses surrounding the Project site. The Proposed Project is located within a disturbed, urbanized environment and will not involve the removal of any vegetation or scenic trees, nor would it impact any scenic vistas within the immediate area. Impacts to traffic, noise, air quality, and water quality are described below:

Traffic: Per the Institute of Transportation Engineers (ITE) Trip Generation Manual 11th Edition (2021), the Proposed Project would generate 88 average daily trips. The average daily trips are calculated using the ITE trip generation factor for low-rise multi-family residential units of 7.32 average daily trips per unit. Small projects that generate fewer than 110 daily trips are determined to have a less-than-significant transportation impact and do not require further study (OPR, 2018).

Noise: The City's Noise Ordinance is included in Chapter 34 Article II of the City's Municipal Code. Per the Municipal Code, the maximum permissible ambient noise level for residential uses shall not exceed 55 dBA between the hours of 7:00 a.m. and 10:00 p.m. and 50 dBA between the hours of 10:00 p.m. and 7:00 a.m. Operational noise levels would be similar to existing levels, would not exceed noise levels of typical residential communities, and would be required to comply with the noise levels identified in the Municipal Code. Additionally, construction of the Proposed Project would be required to occur outside of the hours of 6:00 p.m. and 7:00 a.m. on weekdays and 6:00 p.m. and 8:00 a.m. on Saturdays, or at any time on Sundays or on federal holidays. The construction noise would be required to remain under 70 dB at the property line.

The City's General Plan Noise Element (1987) identifies the Project site experiences a Community Noise Equivalent Level (CNEL) in between 65 and 70. Due to the Project site's proximity to N. Maclay Avenue and Glenoaks Boulevard, both classified as Major Arterials, and proximity to nearby commercial and industrial uses, it is unlikely that the Proposed Project would result in a significant noise impact. Compliance with the City's Noise Ordinance and proximity to nearby high levels of ambient noise would reduce any impact associated with noise to less than significant.

Air Quality: Construction would result in a temporary increase of emissions and operational emissions would be similar to existing conditions and typical of residential development. The South Coast Air Quality Management District (SCAQMD) established screening tables for identifying projects that would result in potentially significant impacts associated with air quality.

Per the SCAQMD CEQA Handbook (1993), multi-family projects with fewer than 261 units are generally assumed to result in less than significant air quality impacts. Additionally, SCAQMD has developed sample construction scenarios designed to be used by local lead agencies as models or templates for analyzing construction air quality impacts for projects undergoing an environmental analysis under. The sample construction scenarios have been developed to generically represent a broad range of project types that occur in the district, e.g., commercial, residential, educational, etc.). The sample construction scenario is divided into five non-overlapping phases: demolition, site preparation, grading, building, and architectural coatings and paving. The construction scenarios can be used in their entirety to represent similar construction for similar projects. The construction scenarios are based on actual numbers of construction equipment and activity (hours of operation, area disturbed, dirt and debris handled, etc.) obtained from construction site surveys. The one-acre sample construction scenario which reflects construction of a one-acre site with residential uses resulted in less than significant impacts associated with air quality impacts during construction (SCAQMD 2024). The Proposed Project size is less than one-acre and it can be reasonably assumed that the Proposed Project would result in less than significant air quality impacts.

As discussed above, SCAQMD has determined that residential projects similar in scope and size would not result in significant impacts associated with air quality.

Water Quality: According to the Regional MS4 Permit (Order No. R4-2021-0105), construction sites less than one-acre are required to implement an effective combination of erosion and sediment control best management practices (BMPs) (e.g. wind erosion controls, perimeter controls, water conservation practices, spill prevention and control) to prevent erosion and sediment loss and the discharge of construction waste. The Project site is small (0.41 acre) and would comply with Article III, Section 34-96 of the City's Municipal Code which requires owners or developers to implement stormwater pollution control requirements for construction activities. The Proposed Project would connect to the existing water lines and would not have an impact on groundwater supplies. Implementation of BMPs associated with MS4 Permit requirements and adherence to City requirements, the Project's construction-related activities would not violate any water quality standards or otherwise substantially degrade surface or groundwater quality.

Therefore, no reasonable possibility exists that the Proposed Project would have a significant effect on the environment due to unusual circumstances.

- (d) **Scenic Highways.** The Proposed Project is the construction of a new facility that would not directly or indirectly affect an officially designated scenic highway or scenic resources near a scenic highway. Therefore, this exception does not apply to the Proposed Project.
- (e) **Hazardous Waste Sites.** The Proposed Project has not been designated as a hazardous waste site (SWRCB 2024, DTSC 2024). There are no listed hazardous waste sites located immediately adjacent to the Project site (SWRCB 2024, DTSC 2024).
- (f) **Historical Resources.** The Proposed Project includes the construction of 12 residential units. The house currently located within the Project site was initially identified as an eligible historic resource (City 2002); however, after the Survey, the structure has been significantly altered, has lost its integrity and does not qualify as a historical resource anymore. Therefore, it is reasonable to assume that the Proposed Project is not determined to be a historically significant site. Should human remains be uncovered during Proposed Project activities, as specified by State Health and

Safety Code Section 7050.5, no further disturbance shall occur until the Los Angeles County Coroner has made a determination of origin and disposition pursuant to Public Resources Code 5097.98.

References:

California Department of Toxic Substances Control (DTSC)

2024 Envirostor Database. at:

<https://www.envirostor.dtsc.ca.gov/public/map/?myaddress=833+North+Brand+Boulevard%2C+San+Fernando%2C+CA+91340>

California State Water Resources Control Board (SWRCB)

2024 Geotracker database. at:

<https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=833+North+Brand+Boulevard%2C+San+Fernando%2C+CA+91340>

City of San Fernando (City)

2002 City of San Fernando Historic Resources Survey (on file at the Community Development Department)

2005 General Plan Historic Preservation Element. at: <https://ci.san-fernando.ca.us/wp-content/uploads/2015/11/Historic-Preservation-Element-with-adoption-date.pdf>

2019 City of San Fernando Zoning Map. at: <https://ci.san-fernando.ca.us/wp-content/uploads/2020/01/City-of-San-Fernando-Zoning-Map.pdf>

2024 San Fernando Major Projects and Programs. at: <https://ci.san-fernando.ca.us/citys-major-projects-programs/>

Institute of Transportation Engineers

2021 Trip Generation Manual, 11th Edition

Office of Planning and Research

2018 Technical Advisory on Evaluating Transportation Impact in CEQA at: https://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf

South Coast Air Quality Management District

1993 California Environmental Quality Act Air Quality Handbook

2024 Localized Significance Thresholds, Appendix A – One Acre Site Example. At: <https://www.aqmd.gov/home/rules-compliance/ceqa/air-quality-analysis-handbook/localized-significance-thresholds>



SITE PLAN REVIEW/ PLANNING REVIEW APPLICATION

DEVELOPMENT REVIEW PROCESS

The Development Process is used to review all project proposals (i.e., residential, commercial, industrial, and conditionally permitted uses). The process enables various City Departments and Divisions (i.e., Planning, Building, Public Works, Police, and Fire) to thoroughly analyze each proposal for conformity with the provisions established in the City’s Municipal Code.

Additionally, the review process is to ensure consistency with applicable development standards, design guidelines, and building code requirements, as well as that each development proposal is designed to be compatible with any existing structures and uses on-site and/or the neighboring properties. In this way, the quality and economic health of the City’s residential, commercial, and industrial districts are maintained.

PRE-SUBMITTAL REVIEW (INFORMAL)

- Step 1* Applicant discusses project proposal with Planning Division.
- Step 2* Planning Division directs applicant to appropriate City Departments and Divisions for preliminary discussion requirements.
- Step 3* Planning Division advises applicant on steps necessary to receive final project approval (i.e., Staff level approval, Planning Commission, Redevelopment Agency).

What a Pre-submittal Review Can Do:

- Identify potential development issues or adverse environmental impacts with the proposed development.
- Provide possible alternatives or potential mitigation measures for identified issues with the proposed development.
- Provide general interpretation of the code and methods of compliance utilized on previous developments.

What a Pre-submittal Review Cannot Do:

- Predict the outcome of the actual Site Plan Review.
- Reveal all potential issues which may arise for a proposed development.
- Identify all mitigation measures at this step of the review process.

SITE PLAN REVIEW PROCESS

- Step 4* Applicant submits **two (2)** sets of site plan, conceptual landscape plan, floor plan, roof plan, and elevation drawings along with a **CD containing these documents as an electronic file (Adobe PDF file format)** to the Planning Division accompanied by a complete Site Plan Review application and required filing fees. Submitted set of drawings must be stapled and pre-folded to approximately 8½ x 11 inches.
- Step 5* **FILING FEE: \$4,228.09** (Site Plan Review (SPR) Fee \$3,676.60 + Activity Information Management System (AIMS) Surcharge \$367.66 + General Plan Update (GPU) Surcharge \$183.83) for a Site Plan Review. A **\$2,114.05** filing fee (SPR Fee \$1,838.30 + AIM Surcharge \$183.83 + GPU Surcharge \$91.92) would apply to a single family detached dwelling on one lot with residing owner occupant who is proposing an addition of ≥ 50% of the existing square feet of the living area. A **\$431.66** filing fee (SPR Fee \$375.35 + AIMS Surcharge \$37.54 + GPU Surcharge \$18.77) would apply to a single family detached dwelling on one lot with residing owner occupant who is proposing an addition of ≤ 49% of the existing square feet of the living area.
 - **A \$75.00 check made payable to the Los Angeles County Registrar/Recorder will be required for recordation of the environmental assessment for the approved project.**
- Step 6* Planning Division routes the project plans to various City Departments and Divisions for review and comment. A meeting is held with various Departments and Divisions to review and discuss the project proposal. **(Approximately 4 weeks).**
- Step 7* Planning Division transmits comments and informs applicant of next process for final project approval. If any corrections and/or additional information are required, staff will provide a written summary to the applicant. The plans must then be corrected and resubmitted to the Planning Division for further review.

FINAL REVIEW PROCESS

- Step 8* Planning Division determines required process for final project approval.
- Step 9* If the project does not require any other review or approvals, the project may be submitted to the Building Division for Plan Checking (skip to step 11). However, if the project requires Planning Commission (i.e., Conditional Use Permit, Variance, General Plan Amendment, Zone Change, and Subdivision) or Redevelopment Agency approval, proceed to next step.
- Step 10* Submit **seventeen (17)** sets of site plan, conceptual landscape plan, floor plan, roof plan, and elevation drawings to the Planning Division accompanied by the City-provided application and required filling fee (to include environmental fee).
- Step 11* Planning Division schedules the project to be reviewed by the appropriate hearing body. If approved, the plans, with any required revisions, may be submitted to the Building Division for Plan Checking. **(Approximately 3 weeks)**.

PLAN CHECKING AND PERMIT ISSUANCE

- Step 12* Applicant submits **two (2)** sets of complete construction plans and documentation to the Building Division with the required Plan Check fee. Prior to acceptance by the Building Division, the Planning Division shall review the plans to ensure that they include any and all requested revisions. Building Division routes plans to other Departments and/or Divisions for review and approval. **(Approximately 3 weeks)**.
- Step 13* The plans are reviewed for compliance with applicable City and State Uniform Building and Fire Codes. If any deficiencies are noted, the plans must be corrected and resubmitted to the Building Division for further review. However, if the plans are approved or approved with conditions, building permits may be obtained.
- Step 14* Once the plans have received Building Division approval and all other Division and Department (i.e., Planning, Public Works, Fire, etc.) approvals, building permits may be issued. The building permit fee is based on the valuation of the proposed development. This is determined by the type of construction and cost per square foot as adopted in the City's fee schedule. Also, any Public Works fees must be paid at this time. Additionally, the applicant is required to pay a school fee (\$x.xx/sq. ft. of building area) to the Los Angeles Unified School District. Upon completion of construction a Certificate of Occupancy will be granted.

Decisions of City Staff may be appealed to the Planning Commission. Additionally, decisions of the Planning Commission are appealed to the City Council. Appeals must be filed with the City Clerk within ten (10) days of the decision. The fee to appeal a decision is ½ the application fee. The City's Planning Division will coordinate the entire development review process.

PROPOSED DEVELOPMENT REVIEW CHECKLIST *The following checklist will aid the Planning Division in determining the level of review required for the proposed development submittal.*

Does the project propose new, altered, or the replacement of any of the following:

Electrical, mechanical, and/or plumbing fixtures and systems	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Roofing material (no structural changes to roof design)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Change of window(s) (not materially altering the appearance or character of the structure)	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Does the project propose <u>any</u> interior alterations (does not increase square footage or building height)?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Does the project propose new landscaping and/or hardscaping (including plant materials, driveways, walkways, and planters)?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Does the project propose the removal of any mature trees?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Does the project propose any new and/or additional business identification signage?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Does the project propose any new wall or fence construction?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Does the project proposal require any building demolition?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Does the project propose the construction of any carport or garage?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

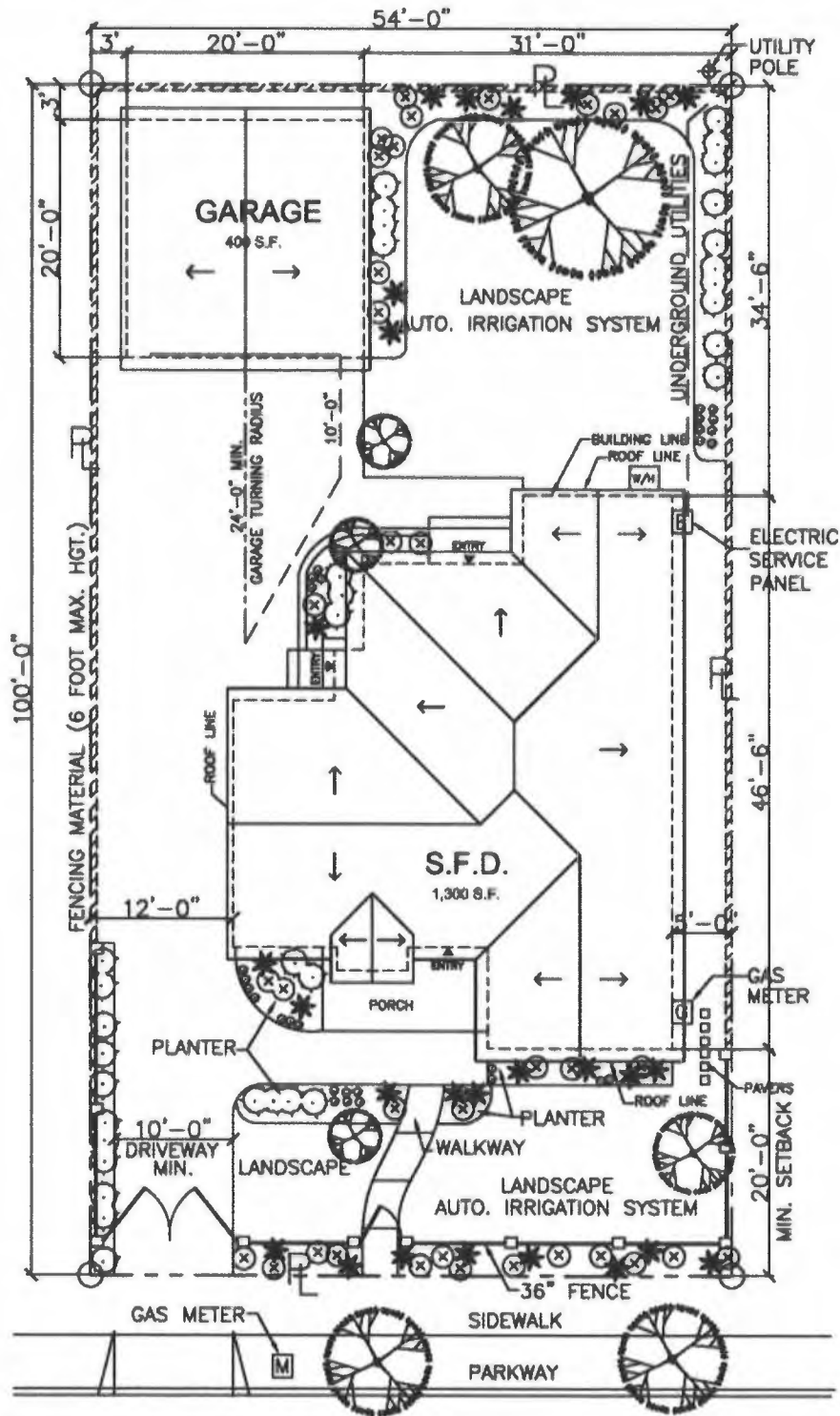
PROPOSED DEVELOPMENT REVIEW CHECKLIST (CONTINUED)		
Does the project propose to enclose a porch or staircase?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Does the project propose a new and/or additional deck, patio cover, or trellis?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Is the project proposed on a vacant parcel of land?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Is an accessory dwelling unit proposed?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Does the project propose new residential, commercial, industrial, or institutional buildings?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Is any proposed accessory structure greater than 400 square feet?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Does the project propose an additional residential unit in an existing residential development?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Does the project propose a primary residential building that will be larger than the average of structures in the immediate vicinity in the same zone?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Is <u>any</u> change in use proposed (i.e.: residential to commercial, single-family to multi-family, etc)?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Will the proposal expand or intensify a current land use?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Does the proposal include a façade improvement that would compromise or significantly alter the original character of the structure?	<input type="checkbox"/> YES	<input type="checkbox"/> NO
Does the project propose an addition greater than 50% of the existing square footage of the structure?	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Will the proposal increase vehicular traffic resulting in a change of traffic volume or patterns in the area, parking, noise, lighting, etc.?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Does the proposal include <u>any</u> addition in square footage to a commercial, industrial, or institutional building?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

SITE PLAN SUBMITTAL REQUIREMENTS – CONTENT OF THE SITE PLAN

The site plan shall indicate clearly and will full dimensions the following information:

- (1) Lot dimensions, setbacks, yards, and open space.
- (2) Existing and proposed buildings and structures, including location, size, height, number of stories, proposed use, and location of doors.
- (3) Distance between proposed structure and any off-site structure located within 10 feet of the property line on adjacent lots.
- (4) Walls, fences, and landscaping: location, height, and materials.
- (5) Off-street parking: location, dimensions of parking area, number of spaces, arrangement of spaces, and internal circulation pattern.
- (6) Access: pedestrian, vehicular, service; and definitions of all points of ingress and egress.
- (7) North arrow, scale, and site address.
- (8) Loading areas: location, dimensions, number of spaces, internal circulation, and access from public streets.
- (9) Lighting: including general nature, location, and hooding devices.
- (10) Existing and proposed off-site improvements: including location of utility poles, fire hydrant, street lights, street trees, parkway landscape, and water meter.
- (11) Landscaping: including existing mature trees and proposed trees and plant materials.
- (12) Outdoor storage and activities if permitted in the zone: including type, location, and height of screening devices.
- (13) Drainage and grading plan.
- (14) Such other data as may be required to assist the planning director to act on the plan.

SAMPLE SITE PLAN



123 BRAND BOULEVARD

**SAMPLE
SITE PLAN**



NORTH

SCALE 1/8"=1'-0"

APPLICANT INFORMATION	
APPLICANT NAME Jacques Mashih	PHONE NUMBER 310-855-0823
MAILING ADDRESS 8671 Wilshire Blvd. STE #610. Beverly Hills, CA 90211	
EMAIL ADDRESS WPD@SBCGLOBAL.NET	FAX NUMBER

PROJECT INFORMATION
SITE ADDRESS 833 N Brand Ave.
REQUEST (WHAT IS BEING APPLIED FOR) Proposed new building 3 story 10 unit townhome + 2 ADU including one street level garage.
ASSESSORS PARCEL NUMBER(S) "APN" 2515-015-009
BUILDING SIZE New: 16,850 sq. ft.
BUILDING ADDITION (IF ANY)
PARKING AVAILABLE (NUMBER) New 24 spaces total (including 22 regular and 2 guest parking)
LANDSCAPING PROVIDED (IN SQUARE FEET) 660 sq. ft. @ front + @ 250 sq. ft. rear: total 910 sq. ft.

PROPERTY OWNER INFORMATION	
PROPERTY OWNER NAME Brand Estate LLC	PHONE NUMBER 818-783-3874
MAILING ADDRESS P.O.Box. 8312 Van Nuys Ca. 1409	
EMAIL ADDRESS info@midlandinc.com	FAX NUMBER 818-783-3872

SIGNATURES	
APPLICANT SIGNATURE 	PROPERTY OWNER SIGNATURE 

FOR OFFICE USE ONLY							
SITE PLAN REVIEW		SPR OWNER OCCUPIED		PLANNING REVIEW		DATE FILED	
SPR FEE	\$ 3,676.60	SPR FEE	\$ 1,838.30	PR FEE	\$ 375.35	1/2/2024	
AIMS SURCHARGE	\$ 367.66	AIMS SURCHARGE	\$ 183.83	AIMS FEE	\$ 37.54	ACCEPTED BY	
GPU SURCHARGE	\$ 183.83	GPU SURCHARGE	\$ 91.92	GPU FEE	\$ 18.77	Mashih K.	
TOTAL FEES	\$ 4,228.09	TOTAL FEES	\$ 2,114.05	TOTAL FEES	\$ 431.66	CASE NO	
						SPR 2024 - 001	
						ZONING	
						GPA	



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ENVIRONMENTAL INFORMATION FORM (APPLICANT)	
GENERAL INFORMATION	
1. NAME AND ADDRESS OF DEVELOPER OR PROJECT SPONSOR Brand Estate LLC - P.O.Box. 8312 Van Nuys Ca. 1409	
2. ADDRESS OF PROJECT 833 N Brand Blvd, San Fernando, CA 91340	ASSESSOR'S BLOCK AND LOT NUMBER LOT 13 BLK 129
3. NAME, ADDRESS, AND TELEPHONE NUMBER OF PERSON TO BE CONTACTED CONCERNING THIS PROJECT Jacques Mashihj - 8671 Wilshire Blvd. STE #610. Beverly Hills, CA 90211 - (310)855-0823	
4. LIST AND DESCRIBE ANY OTHER RELATED PERMITS AND OTHER PUBLIC APPROVALS REQUIRED FOR THIS PROJECT, INCLUDING THOSE REQUIRED BY CITY, REGIONAL, AND FEDERAL AGENCIES	
5. EXISTING ZONING DISTRICT Residential	
6. PROPOSED USE OF SITE (PROJECT FOR WHICH THIS FORM IS FILLED) Residential	
PROJECT DESCRIPTION	
7. SITE SIZE 18,000 sq. ft. based on survey	
8. SQUARE FOOTAGE New: 16,850 sq. ft.	
9. NUMBER OF FLOORS OF CONSTRUCTION 3 Story	
10. AMOUNT OF OFF-STREET PARKING PROVIDED 24	
11. PROPOSED SCHEDULING 6 months	
12. ASSOCIATED PROJECTS -	
13. ANTICIPATED INCREMENTAL DEVELOPMENT -	
14. IF RESIDENTIAL, INDICATE THE NUMBER OF UNITS, SCHEDULE OF UNIT SIZES, RANGE OF SALE PRICES OR RENTS, AND TYPE OF HOUSEHOLD SIZE EXPECTED 10 townhome + 2 ADU: total 12 units. - unit average size: aprx. 1,450 sq. ft. - rent aprx: \$1,800	
15. IF COMMERCIAL, INDICATE THE TYPE, WHETHER NEIGHBORHOOD, CITY OR REGIONALLY ORIENTED, SQUARE FOOTAGE OF SALES AREA, AND LOADING FACILITIES -	
16. IF INDUSTRIAL, INDICATE TYPE, ESTIMATED EMPLOYMENT PER SHIFT, AND LOADING FACILITIES -	
17. IF INSTITUTIONAL, INDICATE THE MAJOR FUNCTION, ESTIMATED EMPLOYMENT PER SHIFT, ESTIMATED OCCUPANCY, LOADING FACILITIES, AND COMMUNITY BENEFITS TO BE DERIVED FROM THE PROJECTS -	

PROJECT DESCRIPTION (CONTINUED)

18. IF THE PROJECT INVOLVES A VARIANCE, CONDITIONAL USE OR REZONING APPLICATION, STATE THIS AND INDICATE CLEARLY WHY THE APPLICATION IS REQUIRED

ENVIRONMENTAL SETTING *Please attach a brief description of the property involved (#19) and the surrounding area (#20). This can be very short and simple, a paragraph for each item.*

19. ON A SEPARATE PAGE, DESCRIBE THE PROJECT SITE AS IT EXISTS BEFORE THE PROJECT, INCLUDING INFORMATION ON TOPOGRAPHY, SOIL STABILITY, PLANTS AND ANIMALS, AND ANY CULTURAL, HISTORICAL OR SCENIC ASPECTS. DESCRIBE ANY EXISTING STRUCTURES ON THE SITE, AND THE USE OF THE STRUCTURES. ATTACH PHOTOGRAPHS OF THE SITE.

20. ON A SEPARATE PAGE, DESCRIBE THE SURROUNDING PROPERTIES, INCLUDING INFORMATION ON PLANTS AND ANIMALS AND ANY CULTURAL, HISTORICAL OR SCENIC ASPECTS. INDICATE THE TYPE OF LAND USE (RESIDENTIAL, COMMERCIAL, ETC.), INTENSITY OF LAND USE, AND SCALE OF DEVELOPMENT (HEIGHT, FRONTAGE, SET-BACK, REAR YARD, ETC.). ATTACH PHOTOGRAPHS OF THE VICINITY.

ENVIRONMENTAL IMPACT *Are the following items applicable to the project or its effects? Discuss all items below checked "yes" (attach additional sheets as necessary).*

21. CHANGE IN EXISTING FEATURES OF ANY BAYS, TIDELANDS, BEACHES, OR HILLS, OR SUBSTANTIAL ALTERATION OF GROUND CONTOURS?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
22. CHANGE IN SCENIC VIEWS OR VISTAS FROM EXISTING RESIDENTIAL AREA OR PUBLIC LANDS OR ROADS?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
23. CHANGE IN PATTERN, SCALE OR CHARACTER OF GENERAL AREA OF THE PROJECT?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
24. SIGNIFICANT AMOUNTS OF SOLID WASTE OR LITTER?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
25. CHANGE IN DUST, ASH, SMOKE, FUMES, OR ODORS IN VICINITY?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
26. CHANGE IN OCEAN, BAY, LAKE, STREAM, OR GROUND WATER QUALITY OR QUANTITY, OR ALTERATION OF EXISTING DRAINAGE PATTERNS?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
27. SUBSTANTIAL CHANGE IN EXISTING NOISE OR VIBRATION LEVELS IN THE VICINITY?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
28. SITE ON FILLED LAND OR SLOPE OF 10 PERCENT OR MORE?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
29. USE OF DISPOSAL OF POTENTIALLY HAZARDOUS MATERIALS SUCH AS TOXIC SUBSTANCES, FLAMMABLES OR EXPLOSIVES?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
30. SUBSTANTIAL CHANGE IN DEMAND FOR MUNICIPAL SERVICES (POLICE, FIRE, WATER, SEWAGE, ETC.)?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
31. SUBSTANTIAL INCREASE IN FOSSIL FUEL CONSUMPTION (ELECTRICITY, OIL, NATURAL GAS, ETC.)?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
32. RELATIONSHIP TO LARGER PROJECT OR SERIES OR PROJECTS?	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

CERTIFICATION *I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements, and information presented are true and correct to the best of my knowledge and belief.*

APPLICANT NAME Jacques Mashihi	APPLICANT SIGNATURE 	DATE 12/28/23
-----------------------------------	---	------------------

VICINITY MAP

833 N BRAND BOULEVARD, SAN FERNANDO, CA 91340



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PROJECT SITE PHOTOS

833 N BRAND BOULEVARD, SAN FERNANDO, CA 91340





1) SCOPE OF WORK:

- a) DEMOLISH OF THE EXISTING SINGLE FAMILY HOME AND ACCESSORY STRUCTURES.
- b) PROPOSED 3 STORY 10 TOWNHOME + 2 ADU INCLUDING ONE STREET LEVEL GARAGE

2) PROPERTY ADDRESS: 833 N BRAND BLVD. SAN FERNANDO, CA 91340

3) OWNER: BRAND ESTATE LLC

4) PROJECT ARCHITECT: WEST PACIFICA DESIGN CONSTR. INC. - JACQUES MASHIHI, AIA

5) PROPERTY ZONE: R2-PD

6) DENSITY ANALYSIS:

8 BASE DENSITY UNITS (18,000SF/2,562) + 2 DENSITY BONUS UNITS
 1 VERY LOW INCOME AFFORDABLE UNIT= 10% AFFORDABLE UNITS
 (0.10 X 8 = ~1 UNIT) = 32.5% DENSITY BONUS = 8 X 0.325 = 2.6
 ADDITIONAL UNITS ROUNDED UP PER CA GOVT. CODE SECTION 65915)
 ALLOWS FOR UP TO THREE (3) ADDITIONAL UNITS
 9 MARKET RATE AND 1 VERY LOW AFFORDABLE UNIT AND 2 ADUS

7) LOT SIZE BASED ON SURVEY: 18,000 SQ. FT.

8) TOTAL OPEN SPACE REQUIRED: # OF UNITS x 100 = 10 x 100 = 1,000 SQ. FT.
 TOTAL OPEN SPACE PROVIDED: 1,000 SQ. F.T @ REAR
 TOTAL LANDSCAPED OPEN SPACE PROVIDED: 250 SQ. FT.

9) TOTAL REGULAR PARKING PROVIDED: 20 (2 PER UNIT)
 TOTAL GUEST PARKING PROVIDED: 2

10) BUILDING FOOTPRINT: 42% (REQUIRING INCENTIVE FOR ADDITIONAL 2%).

11) NOTE: THE DRAINAGE PLAN WILL BE PROVIDED BY THE ENGINEER

LEGAL DESCRIPTION:
 OBJECTID 5892
 AIN 2515015009
 APN 2515-015-009
 SITUSHOUSENO 833
 SITUSFRACTION
 SITUSDIRECTION N
 SITUSUNIT
 SITUSSTREETBRAND BLVD
 SITUSADDRESS 833 N BRAND BLVD
 SITUSCITY SAN FERNANDO CA
 SITUSZIP 91340-1412
 SITUSFULLADDRESS 833 N BRAND BLVD
 SAN FERNANDO CA 91340
 TAXRATEAREA 00660
 TAXRATECITYSAN FERNANDO

UNIT TABLE			
UNIT #	# OF BEDROOM	UNIT AREA	DESCRIPTION
UNIT 101	3 BEDROOM	1,935 SQ. FT.	-
UNIT 103	3 BEDROOM	1,825 SQ. FT.	-
UNIT 105	3 BEDROOM	1,825 SQ. FT.	-
UNIT 107	3 BEDROOM	1,825 SQ. FT.	-
UNIT 109	3 BEDROOM	1,825 SQ. FT.	-
UNIT 111	3 BEDROOM	1,825 SQ. FT.	-
UNIT 113	3 BEDROOM	1,825 SQ. FT.	-
UNIT 115	3 BEDROOM	1,825 SQ. FT.	-
UNIT 117	3 BEDROOM	1,825 SQ. FT.	-
UNIT 119	4 BEDROOM	2,285 SQ. FT.	ADA
UNIT 121	1 BEDROOM	690 SQ. FT.	ADU #1
UNIT 123	1 BEDROOM	697 SQ. FT.	ADU #2
TOTAL: 12 UNITS			

ITEM	DATE	REVISIONS

WEST PACIFICA DESIGN-CONSTR., INC.
JACQUES MASHIHI ARCHITECT A.I.A.
 TEL: (310) 855-9853
 FAX: (310) 855-2460
 E-mail: wpdesign@aol.net
 8671 WILSHIRE BLVD., STE. 610
 BEVERLY HILLS, CA 90211

PROJECT: PROPOSED 3 STORY 10 TOWNHOME & 2 ADU BUILDING INCLUDING 1 ST. LEVEL PARKING
 OWNER: Brand Estate LLC
 LOCATION: 833 N Brand Blvd, San Fernando, CA 91340

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF SAN FERNANDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: MACLAY RANCHO NE 60 FT OF LOT 13 BLK 129, PER MAP RECORDED IN BOOK 291, PAGES 17 TO 18, INCLUSIVE, OF MAPS, RECORDS OF LOS ANGELES COUNTY. APN: 2515-015-009

TOPOGRAPHY
SURVEY

PREPARED FOR:

Midland Contractors Inc

818-652-1275

NOTES:

1. THE LEGAL DESCRIPTION, BOUNDARIES AND EASEMENT SHOWN HEREON ARE PER RECORD DATA
2. MISC. DATA
TOTAL PROPERTY AREA: 18000.00 SQ.FT.

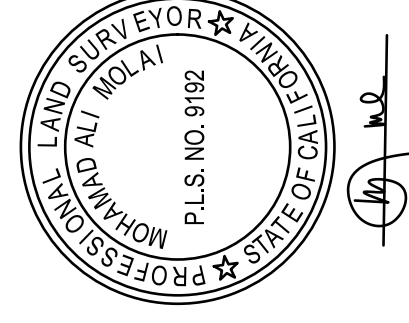
BENCH MARK:

BENCH MARK: ASSUME AS SEWER MANHOLE ON N BRAND BLVD
ELEVATION: 104.59

No.	Revision/Issue	Date

Firm Name and Address

MOLAI LAND & DESIGN
24308 BURBANK BLVD
WOODLAND HILLS, CA 91387
818-335-9225
MOLAI22@YAHOO.COM



Project Name and Address

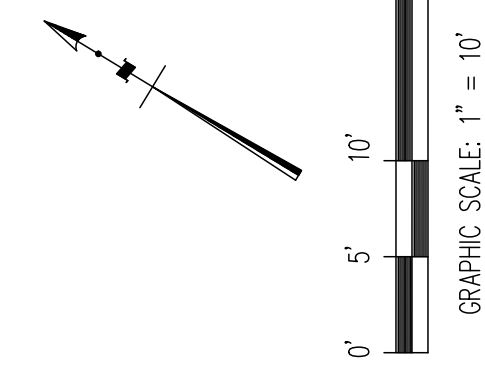
833 N BRAND BLVD.
SAN FERNANDO CA 91340

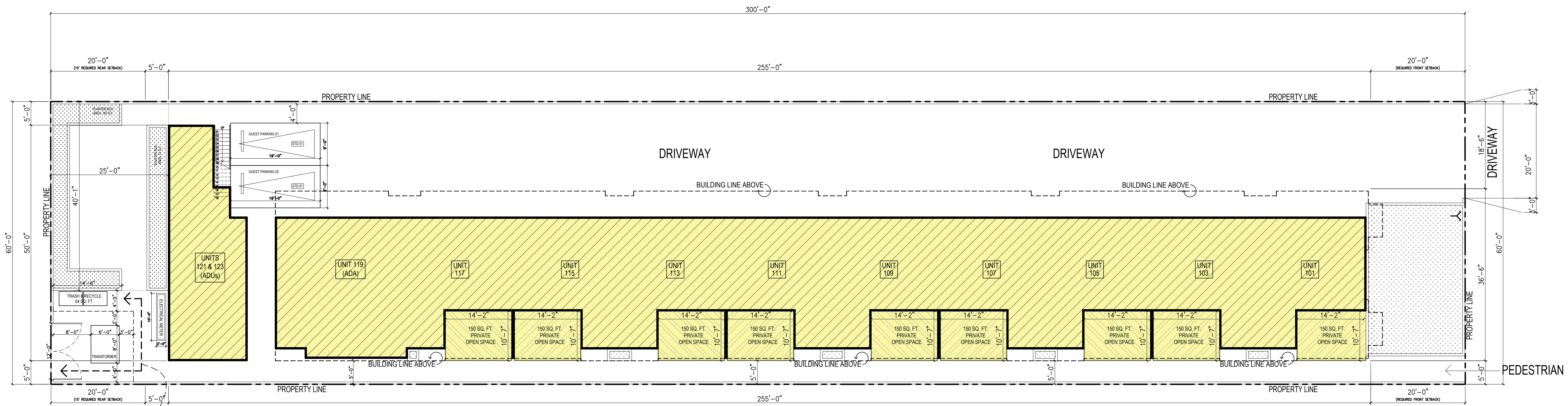
Project 6210
Date 11-21-2023
Scale 1" = 10'
Sheet 10F-1



LEGEND

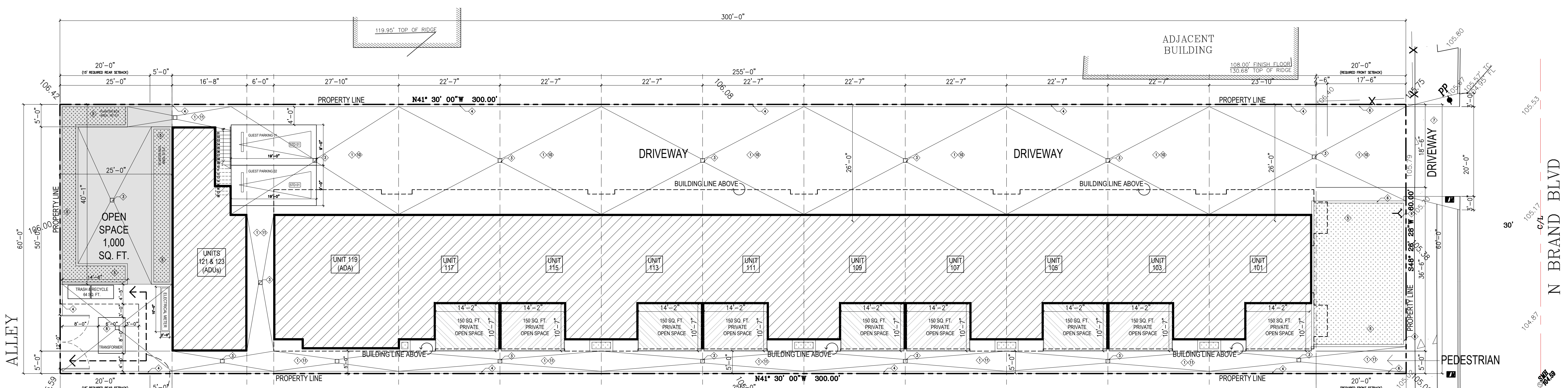
	BOUNDARY LINE		WATER METER
	CONC. BLOCK WALL		ELECTRICAL METER
	BUILDING LINE		MAIL BOX
	WOOD FENCE		TOP OF CURB
	CHAINLINK FENCE		FLOWLINE
	POWER CABLE		EDGE OF GUTTER
	IRON FENCE		TOP OF WALL
	OVERHANG		SEWER MANHOLE
	CONCRETE PATTERN		CENTER LINE
	ASPHALT		SPOT ELEVATION
			TREE





PROPOSED BUILDING FOOTPRINT

TOTAL LOT AREA: 18,000 SQ. FT.
 TOTAL BUILDING FOOTPRINT (INCLUDING ADU) : 7,557 SQ. FT.
 TOTAL BUILDING FOOTPRINT PERCENTAGE: %42



PROPOSED SITE PLAN

SCALE: 3/32"=1'-0"

SITE PLAN KEY NOTES

- 1. SLOPE ALL FINISH GRADES AWAY FROM BUILDING (2%).
- 2. MAINTAIN A MINIMUM OF 6" FROM GRADE TO ANY WOOD.
- 3. AREA DRAIN (SEE PLUMBING DWGS)
- 4. FENCES, PLANTERS & RETAINING WALLS SHALL NOT EXCEED 6" FROM FINISH FLOOR @ REQUIRED SIDE YARD AND REAR YARD. MATERIAL: CMU
- 5. PERMAVOID PLANTERS (FOR MORE DETAILS SEE SANITATION PLAN)
- 6. PROVIDE MAX. 48" HIGH FENCE OR PLANTER WALL AT FRONT SETBACK FROM NATURAL GRADE.
- 7. CONSTRUCT (N) DRIVEWAY PER L.A. REQUIREMENTS & OBTAIN RELATED PERMITS FROM PUBLIC WORKS.
- 8. INSTALL TRANSFORMER PAD PER ELECTRICAL DRAWINGS APPROVED BY D.W.P. & CITY OF L.A.
- 9. FIRE DEPARTMENT CONNECTION (F.D.C.)
- 10. CONCRETE DRIVEWAY
- 11. PAVERS

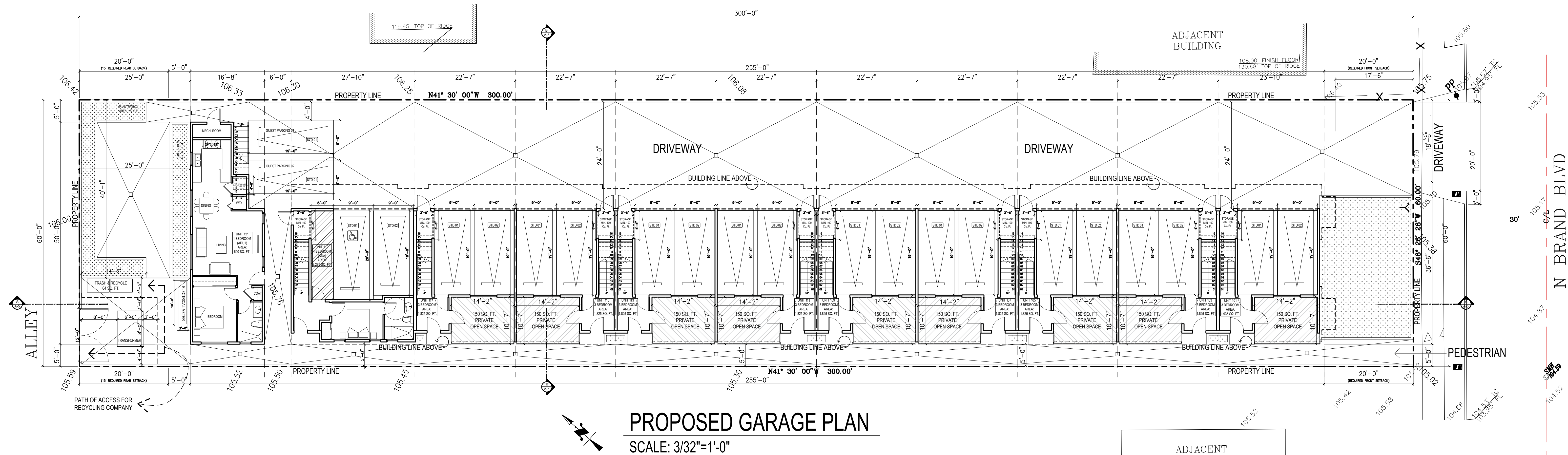
ITEM	DATE	REVISIONS

WEST PACIFICA DESIGN-CONSTR., INC.
 JACQUES MASHIHI ARCHITECT A.I.A.
 8671 MULSHIRE BLVD., STE. 610
 BEVERLY HILLS, CA 90211
 TEL: (310) 855-9873
 FAX: (310) 855-2400
 E-mail: wpdesign@aol.com

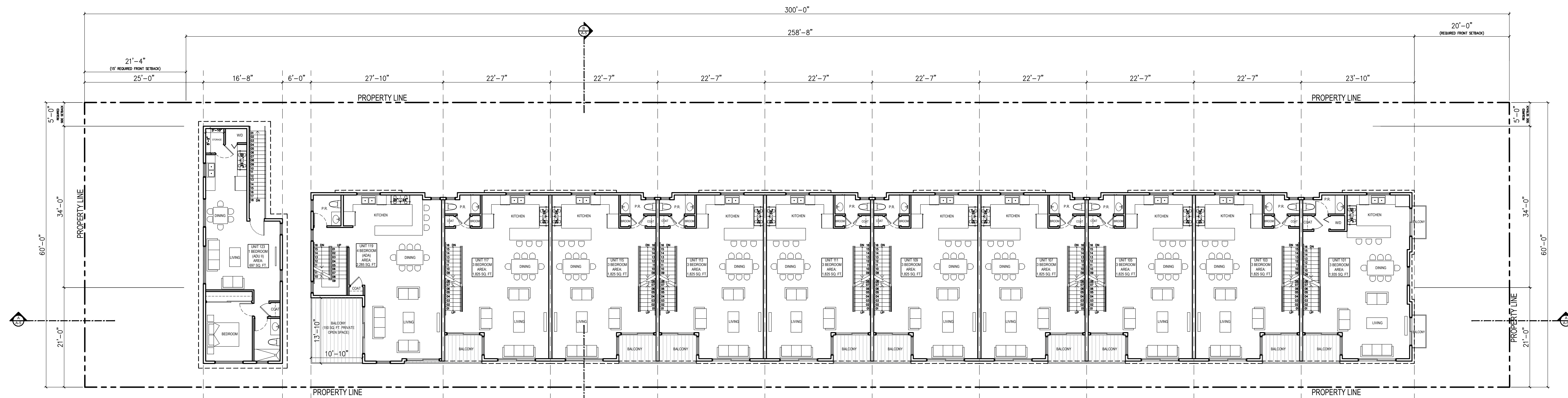
PROJECT: PROPOSED 3 STORY 10 TOWNHOME & 2 ADU BUILDING INCLUDING 1 ST. LEVEL PARKING
 OWNER: Brand Estate LLC
 LOCATION: 833 N Brand Blvd, San Fernando, CA 91340

JOB#
 DESIGNED: J.M.
 DRAWN:
 SCALE: AS SHOWN
 DATE: 8/1/24
 SHIT.

A-1



PROPOSED GARAGE PLAN
SCALE: 3/32"=1'-0"



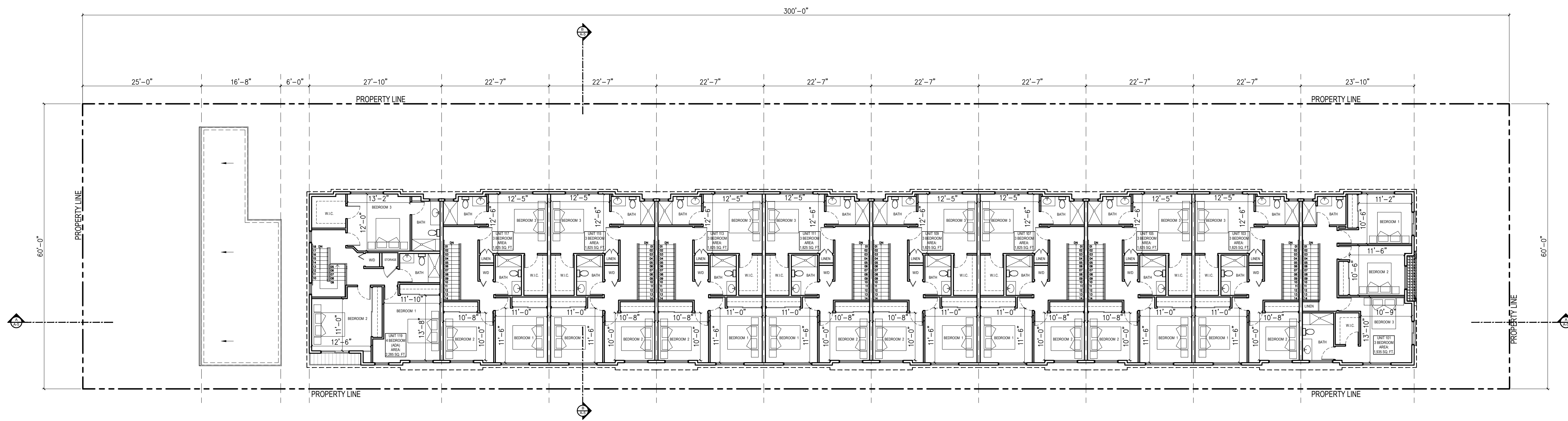
PROPOSED 2ND FLOOR PLAN
SCALE: 3/32"=1'-0"

ITEM	DATE	REVISIONS

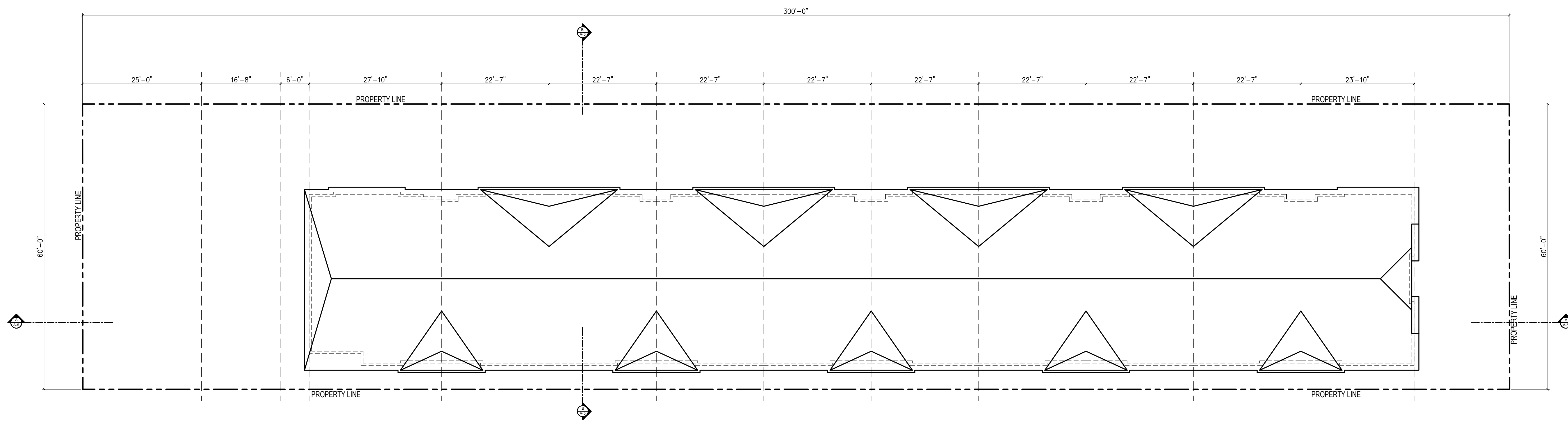
WEST PACIFICA DESIGN-CONSTR., INC.
JACQUES MASHI ARCHITECT A.I.A.
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 TEL: (310) 855-9833
 FAX: (310) 855-2460
 E-mail: wpdesign@aol.com

PROJECT: PROPOSED 3 STORY 10 TOWNHOME & 2 ADU BUILDING INCLUDING 1 ST. LEVEL PARKING
 OWNER: Brand Estate LLC
 LOCATION: 833 N Brand Blvd, San Fernando, CA 91340

JOB#	
DESIGNED: JM	
DRAWN:	
SCALE: AS SHOWN	
DATE: 8/1/24	
SHT.	



PROPOSED 3RD FLOOR PLAN
SCALE: 3/32"=1'-0"



PROPOSED ROOF PLAN
SCALE: 3/32"=1'-0"

ITEM	DATE	REVISIONS

WEST PACIFICA DESIGN-CONSTR., INC.
JACQUES MASHI ARCHITECT A.I.A.
 8671 MULSHIRE BLVD., STE. 610
 BEVERLY HILLS, CA 90211
 TEL (310) 865-9893
 FAX (310) 865-2460
 E-mail: wpd@scgobal.net

PROJECT PROPOSED 3 STORY 10 TOWNHOME & 2 ADU BUILDING INCLUDING 1 ST. LEVEL PARKING
OWNER Brand Estate LLC
LOCATION 833 N Brand Blvd, San Fernando, CA 91340

JOB#	
DESIGNED:JM	
DRAWN:	
SCALE: AS SHOWN	
DATE: 8/1/24	
SH.T.	A-3

ELEVATION KEY NOTES	
①	SMOOTH STUCCO FINISH COLOR LIGHT BEIGE
②	42" HIGH HORIZONTAL METAL RAILING
③	AL. FRAME DBL. GLAZED WINDOW (SEE SCHEDULE)
④	DOWNSPOUTS (SEE ROOF PLAN)
⑤	ENTRY DOOR - MATERIAL: WOOD
⑥	PROVIDE APPROVED GRAFFITI RESISTANT FINISH FOR THE FIRST 9' OF EXTERIOR WALL GENESIS COATING INC. RESEARCH REPORT L.A. RP#25042
⑦	6'-0" HIGH CONC. BLOCK WALL MEASURED FROM NAT. GRADE
⑧	MAX. 48" HIGH FENCE OR PLANTER WALL AT FRONT SETBACK FROM NATURAL GRADE.
⑨	STONE VENEER @ 1ST FLOOR
⑩	PARKING METAL LOUVER
⑪	ROOFING TILE
⑫	GARAGE DOOR
⑬	STORAGE DOOR - GRAY - HOLLOW METAL



PROPOSED NORTH ELEVATION
SCALE: 3/32"=1'-0"

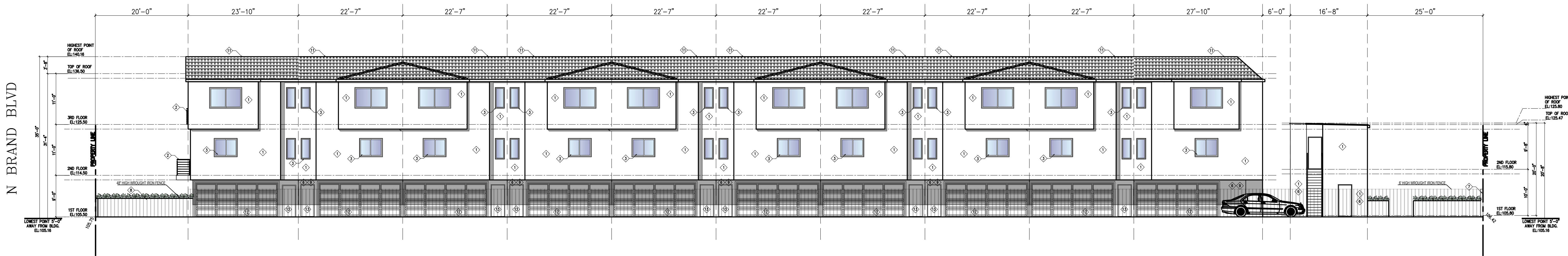


PROPOSED SOUTH ELEVATION
SCALE: 3/32"=1'-0"

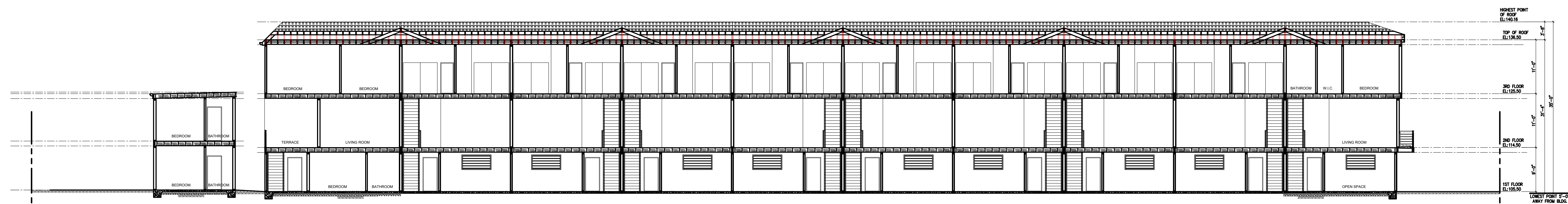


PROPOSED EAST ELEVATION
SCALE: 3/32"=1'-0"

STAIRCASE INFO.: MAX. HEIGHT OF EACH STEP: 7.5"
THREAD OF EACH STEP: 10"
WIDTH SIZE OF EACH STEP: 44"
NUMBER OF STAIRS FROM 1ST TO 2ND FLOOR: 16
NUMBER OF STAIRS FROM 2ND TO 3RD FLOOR: 18
NUMBER OF STAIRS FROM 3RD TO ROOF: 18



PROPOSED WEST ELEVATION
SCALE: 3/32"=1'-0"



PROPOSED SECTION A - A
SCALE: 3/32"=1'-0"

ITEM	DATE	REVISIONS

WEST PACIFICA DESIGN-CONSTR., INC.
JACQUES MASHI ARCHITECT A.I.A.
 8671 WILSHIRE BLVD., STE. 610
 BEVERLY HILLS, CA 90211
 TEL: (310) 865-0833
 FAX: (310) 865-2460
 E-mail: wpdesign@aol.com

PROJECT: PROPOSED 3 STORY 10 TOWNHOME & 2 ADU BUILDING INCLUDING 1 ST. LEVEL PARKING
 OWNER: Brand Estate LLC
 LOCATION: 833 N Brand Blvd, San Fernando, CA 91340

JOB#	DESIGNED: J.M.
DATE:	DRAWN:
SCALE:	AS SHOWN
DATE:	8/1/24
SH.T.	A-4



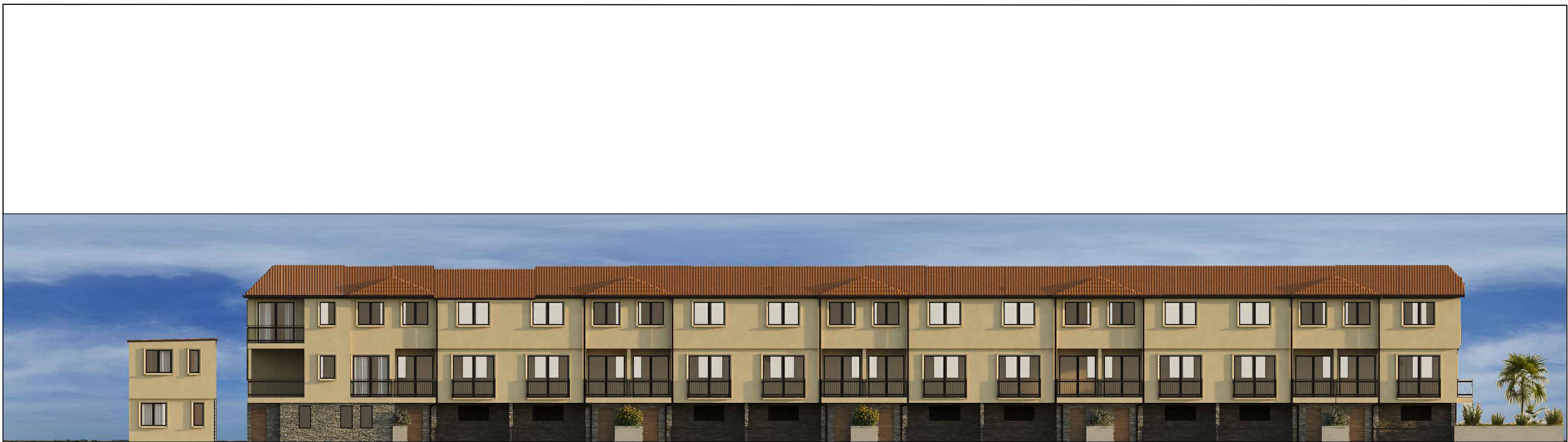
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ITEM	DATE	REVISIONS

WEST PACIFICA DESIGN-CONSTR., INC.
JACQUES MASHI ARCHITECT A.I.A.
 TEL: (310) 865-9893
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 E-mail: wpdesign@aol.net
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 BEVERLY HILLS, CA 90211

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JOB#	
DESIGNED: JM	
DRAWN: AS	
SCALE: AS SHOWN	
DATE: 8/1/24	
SHT.	R-1



PROPOSED EAST ELEVATION



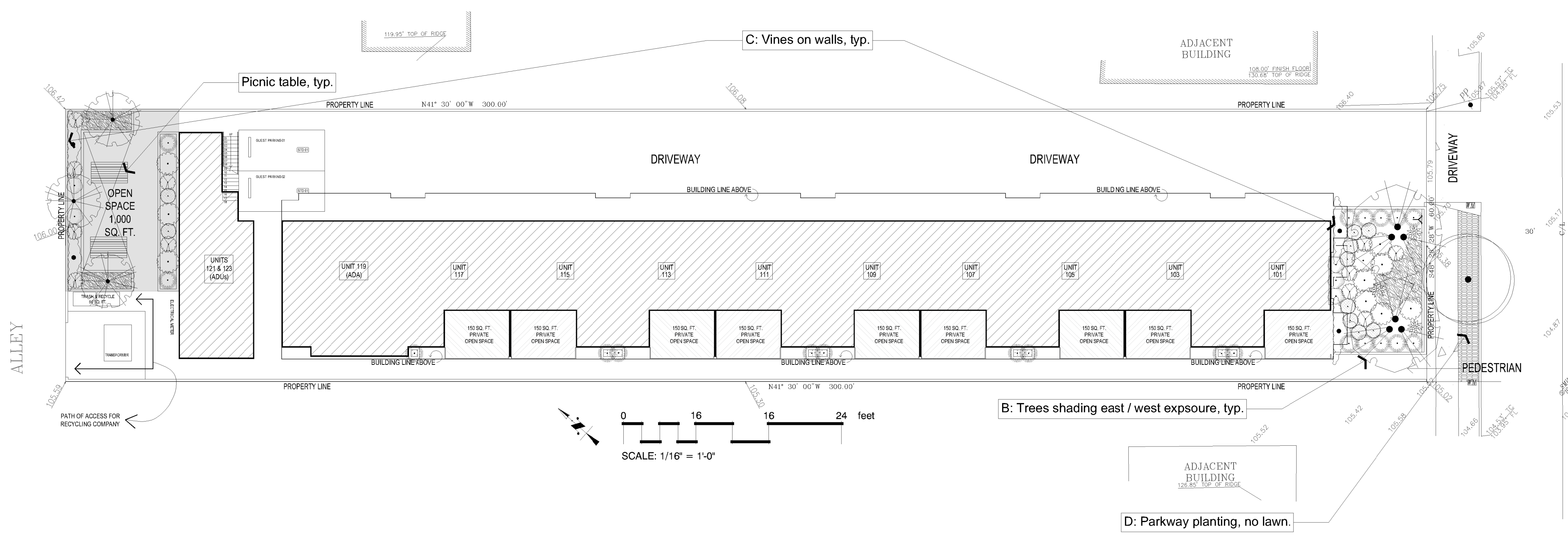
PROPOSED WEST ELEVATION

ITEM	DATE	REVISIONS

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 OWNER: Brand Estate LLC
 LOCATION: 833 N Brand Blvd, San Fernando, CA 91340

JOB#	
DESIGNED: JM	
DRAWN: JM	
SCALE: AS SHOWN	
DATE: 8/1/24	
SHT.	R-2



LANDSCAPE TABULATIONS	
COMMON OPEN SPACE PROVIDED	
Rear Yard	1,000 SF
TOTAL:	1,000 SF
25% REQUIRED LANDSCAPE AREA: 250 SF	
LANDSCAPE AREA PROVIDED	
Rear Yard	323 SF
TOTAL:	323 SF
LANDSCAPE TO OPEN SPACE RATIO: 32.3 %	

REQUIRED AND PROVIDED TREES TABLE			
TREES	NUMBER	RATIO	REQ.
EXISTING TO BE REMOVED	0	1 to 1	0
EXISTING PARKWAY TREES TO BE REMOVED*	0	2 to 1	0
TOTAL ON SITE TREES TO BE REPLACED			0
PER UNIT	12	1 TREE/4 UNITS	3
MIN. NO. TREES REQ.			3
*NOTE Parkway tree removal must be permitted by Los Angeles Urban Forestry Division			
Guideline C: 1 tree/500 SF landscape area in the project			
Front yard planted area:	625 SF		
Required shade tree(s):	1/500 SF		2
Provided shade tree(s):			2
TREES PROVIDED			
LOCATION	SHEET	SIZE	QTY.
PLANTING AREAS	L1	24" BOX	5
PLANTING AREAS (EXTG)	L1		0
PARKWAY	L1	24" BOX	1
PARKWAY (EXTG)	L1		0
TOTAL TREES			6

General Notes

Green Building Notes
Prescriptive Approach

A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas, except turf areas, creeping or rooting groundcovers, or direct-seeding applications when mulch is contraindicated.

Unless contradicted by a soils test, compost at a minimum rate of 4 cubic yards per 1,000 square feet of permeable area, shall be incorporated to a depth of 6 inches into the soil.

For projects that include landscape work, the Landscape Certification, Form GRN 12, shall be completed prior to final inspection approval.
 (State Assembly Bill No. 1881, 5.304.1)

I agree to comply with the requirements of the prescriptive compliance option of the MWELC.

Signed: see stamp

Date 01/03/2024

PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONTAINER	SIZE @ INSTALLATION	SIZE @ MATURITY	WUCOLS	
TREES							
	3	Chilopsis linearis 'Bubba' Bubba Desert Willow	24"-box	15-20' H x 10-15' W	Low	Very Low	
	2	Parkinsonia x 'Desert Museum' Desert Museum Palo Verde	24"-box	20' H x 20-25' W	Low	Very Low	
	1	Street Tree (new) species TBD by Urban Forestry	24"-box				
SHRUBS							
	3	Agave padunculifera Durango Soft Agave	5 gal.	2-3' H x 3-4' W	Low		
	5	Carpenteria californica 'Elizabeth' Elizabeth Bush Anemone	5 gal.	4-6' H x 3-4' W	Low	Low	
	10	Dalea greggii Trailing Indigo Bush	5 gal.	1-2' H x 4-6' W	Low		
	4	Mascagnia macroptera Yellow Orchid Vine	5 gal.	15-20' vine	Low	Low	
	21	Muhlenbergia rigens Deer Grass	5 gal.	3-4' H x W	Low	Low	
	11	Phlomis fruticosa Jerusalem Sage	5 gal.	3-4' H x W	Low	Low	
	10	Salvia leucantha 'Santa Barbara' Santa Barbara Mexican Bush Sage	5 gal.	2-3' H x 3-4' W	Low	Low	
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONTAINER	SIZE @ INSTALLATION	SIZE @ MATURITY	WUCOLS	SPACING
GROUND COVERS							
	718	Dymondia margaretae Silver Carpet Dymondia	flat	Plug	groundcover	Low	6" o.c.
	51	Festuca x 'Siskiyou Blue' Siskiyou Blue Fescue	1 gal.	1-2' H x W	Low		24" o.c.

A: Soil in planting areas to be amended with Class I Forest Floor Mulch available from C&M Topsoil, Inc. 818-899-5485

MWELC CALCULATIONS									
Maximum Applied Water Allowance (MAWA)									
MAWA = (Eto) x 0.62 x [(0.55 x LA) + (1 - 0.55 x SLA)]									
	(Eto)	LANDSCAPE AREA (LA)	ETAF	SLA	MAWA				
	50.1	1,138	0.55	0.00	19,441.71	GAL/YR			
Estimated Total Water Use (ETWU)									
ETWU = (Eto) * (.62) * (PF * HA / IE + SLA)									
					ETWU				
					13,245.45	GAL/YR			
Hydrozone Table for Calculating ETWU									
Zone	Planting Description	Water Needs	PF	Irrigation Method	IE	ETAF (PF/IE)	Hydrozone Area (HA)	ETAF x HA	
1	Gr/Str/Succ/Vines	Low	0.3	Drip	0.81	0.37	287	106	3,301.78
2	Trees	Low	0.3	Drip	0.81	0.37	40	15	460.18
3	Parkway Tree	Moderate	0.5	Drip	0.81	0.62	20	12	383.48
4	Parkway GC	Low	0.3	Drip	0.81	0.37	153	57	1,760.18
5	Gr/Str/Succ/Vines	Low	0.3	Drip	0.81	0.37	287	106	3,301.78
6	Grasses	Low	0.3	Drip	0.81	0.37	27	10	310.62
7	Trees	Low	0.3	Drip	0.81	0.37	60	22	690.27
8	Gr/Strubs/Vines	Low	0.3	Drip	0.81	0.37	264	98	3,037.17
Sum					0.81	0.40	1,138.00	426.42	13,245.45
Special Landscape Areas							A	B	
Sum					1.00	0	0	0	
							C	D	
ETAF CALCULATIONS									
Regular Landscape Areas									
Total ETAF x Area	(B)	426.42	All Landscape Areas		Total ETAF x Area	(B+D)	426.42		
Total Area	(A)	1138.00	Total Area	(A+C)	1138.00				
Average ETAF	(B / A)	0.37	Average ETAF	(B+D / C+A)	0.37				

CITY POINTS			
Potential Landscape Area (Lot Area minus Building Footprint)	18,000 SF		
LOT AREA	18,000 SF		
BUILDING FOOTPRINT	7,567 SF		
TOTAL POTENTIAL LANDSCAPE AREA:	10,433 SF		
Total points required per Guidelines O: 20 (Lot area 18,000 SF)			
DETAIL OF POINTS PROVIDED			
Soil amended w Class I TOPGRO Mulch	5	1	5 Note A - L-1
Trees shading east and west exposure	2/25 ft	2	4 B - L-1
Vines on walls/fences	2/50 ft	2	4 C - L-1
Parkway planting - no lawn	3/50 ft	4	8 D - L-1
GUIDELINES O PROVIDED POINTS TOTAL:			21
Total points required for Guidelines AA: 300 (Lot area 18,000 SF)			
Landscape meter (25% of required points)			
Sensor for rain	1	1	1 E - L-2
Automatic irrigation controller	5	1	5 F - L-2
Drip irrigation	5/circuit	7	35
No lawn	10	1	10 Legend L-1
Plants requiring monthly summer water after established for 3 years	2/pl	839	1,678 Legend L-1
GUIDELINES AA PROVIDED POINTS TOTAL:			1,864
The subdivider shall record a covenant and agreement satisfactory to the Advisory Agency guaranteeing that:			
a. The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of 50 percent of the units of the project or phase.			
b. Sixty days after landscape and irrigation installation, the landscape professional shall submit to the homeowners / propertyowners association a Certified of Substantial Completion (12.40 G LAMC).			
c. The developer / builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.			
d. The developer/builder shall guarantee all trees and irrigation for a period of six months and all other plants for a period of 60 days after landscape and irrigation installation.			

NOTES:

- Refer to Civil plans for LID and drainage systems.
- If plant availability requires changes to the plant palette, please contact landscape architect for substitutions.

No.	Revision/Issue	Date
1	SITE PLAN REVISE	2024/08/01

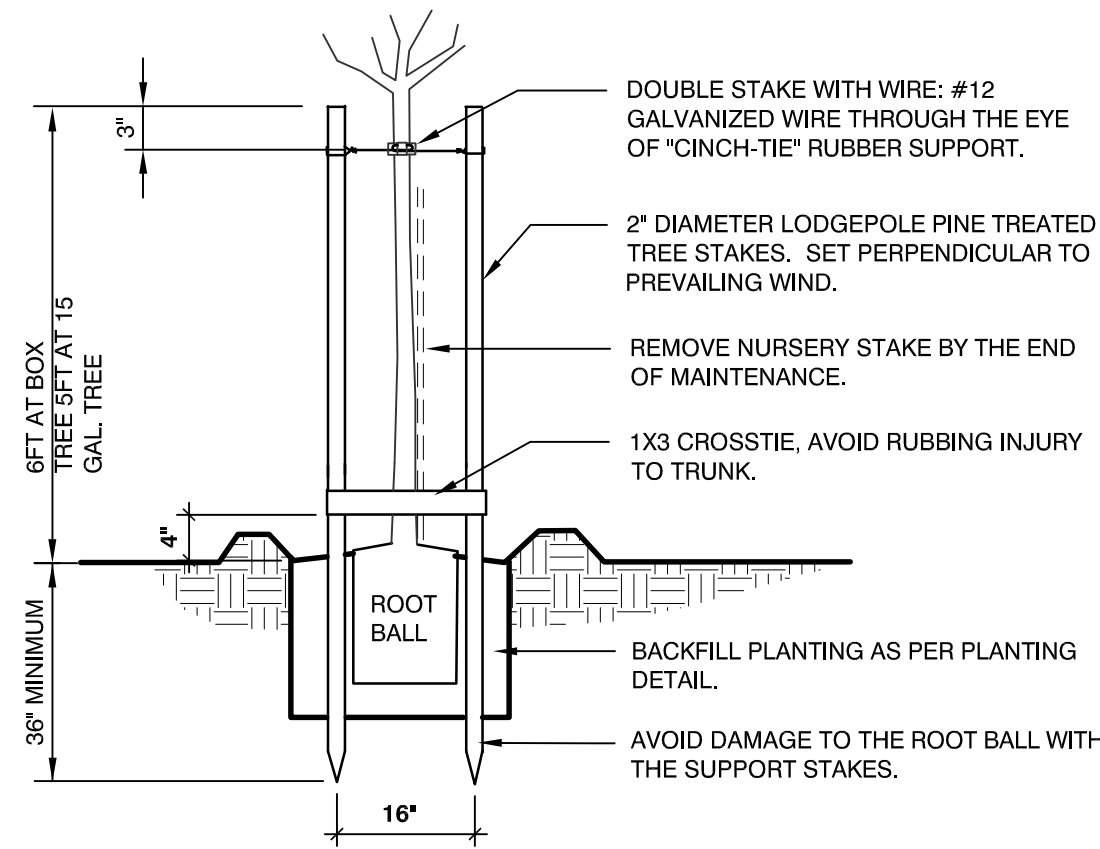
Designed By:
HARMONY GARDENS
 6620 MURIETTA AVE.
 VAN NUYS, CA 91405
 818-505-9783
 don@harmonygardens.net
 harmonygardens.net



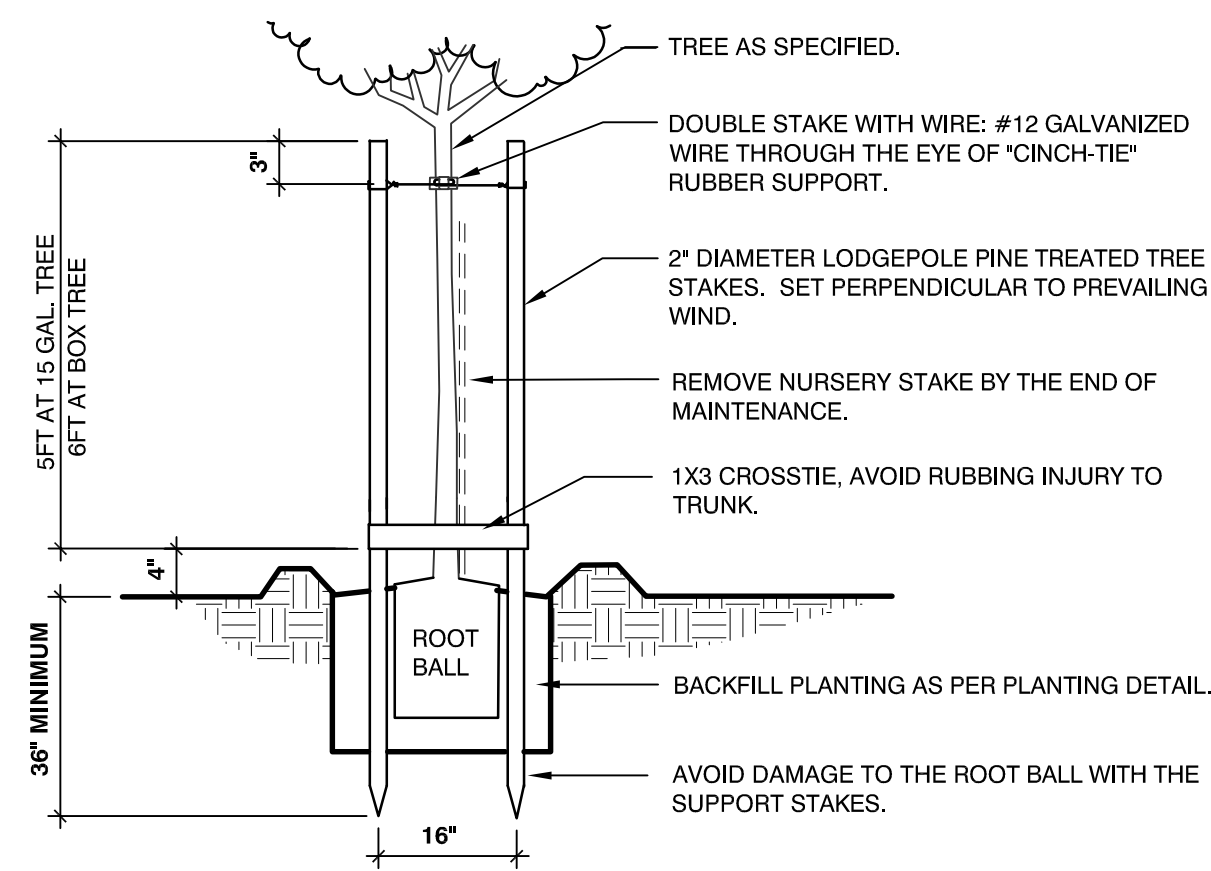
Client/Project:
 Brand Estate, LLC
 833 N Brand Blvd.
 San Fernando, CA 91340

Project 833 N. Brand Blvd., SF	Sheet LANDSCAPE PLAN
Date 2023/12/20	L1.1
Scale 1/16" = 1'-0"	

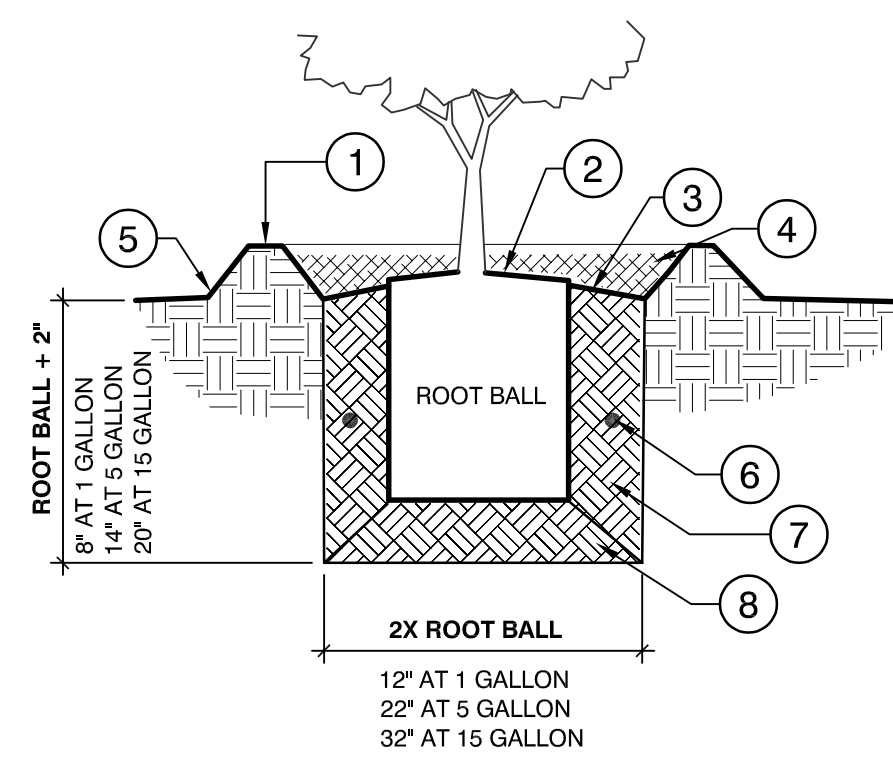
LEGAL DESCRIPTION
 AIN: 2515-015-009
 District: North District Office
 Region: 03
 Cluster: 03126 SAN FERNANDO



STAKING DETAIL



2

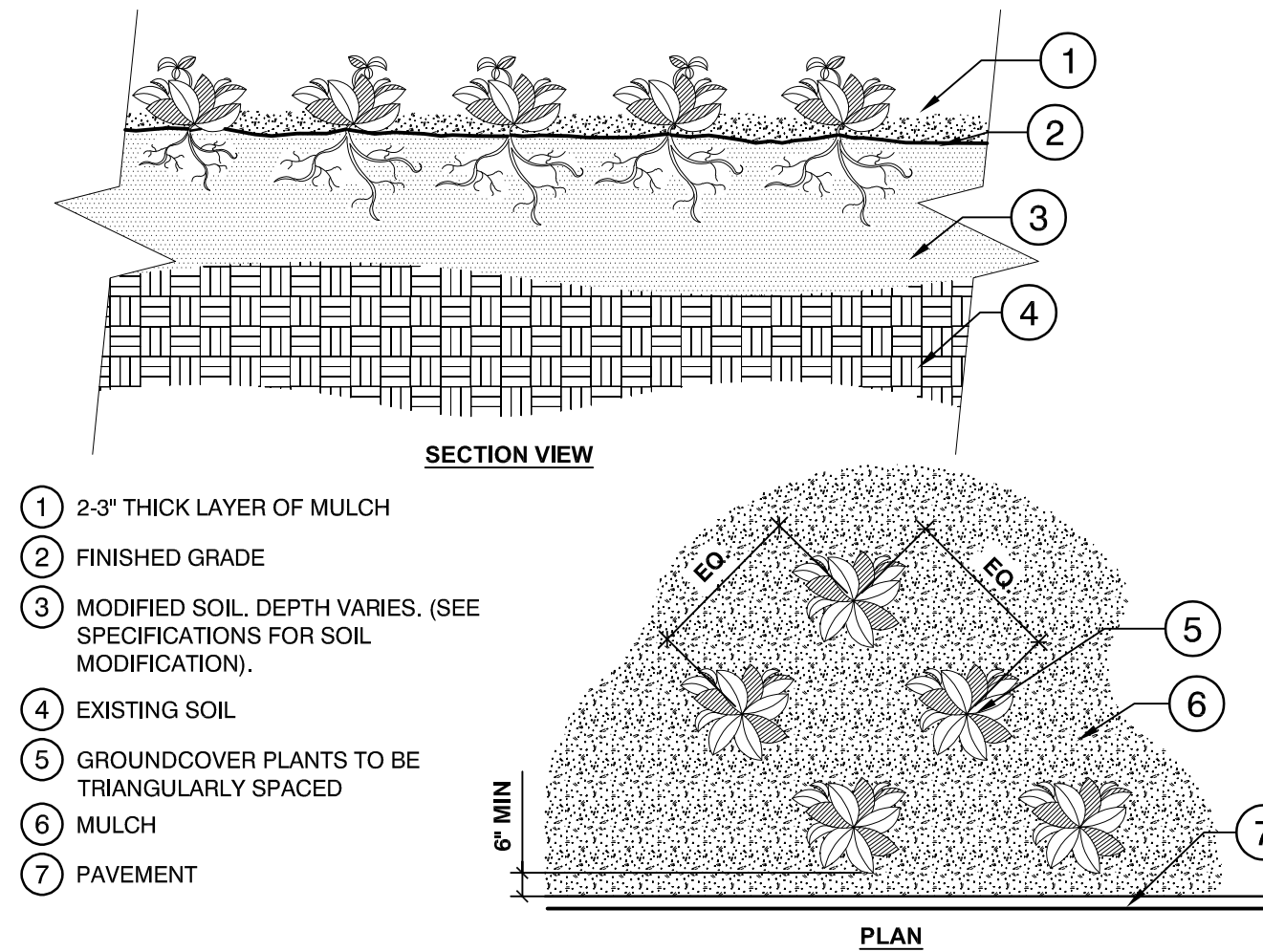


- 1 WATER WELL: 4" HIGH AT SHRUB, NO WATER WELL AT LAWN AREA.
- 2 SET ROOT BALL CROWN 1" HIGHER THAN SURROUNDING FINISHED GRADE.
- 3 SLOPE FINISHED GRADE AT BACKFILL AWAY FROM ROOT BALL.
- 4 MULCH TO 2" DEPTH AT WATER WELL.
- 5 FINISHED GRADE.
- 6 PLANT TABLETS AS NOTED OR SPECIFIED.
- 7 BACKFILL MIX, SEE NOTES AND SPECIFICATIONS.
- 8 NATIVE SOIL MIX FIRMLY COMPACTED.

3 SHRUB PLANTING

1" = 1'-0"

FX-PL-FX-SHRB-07



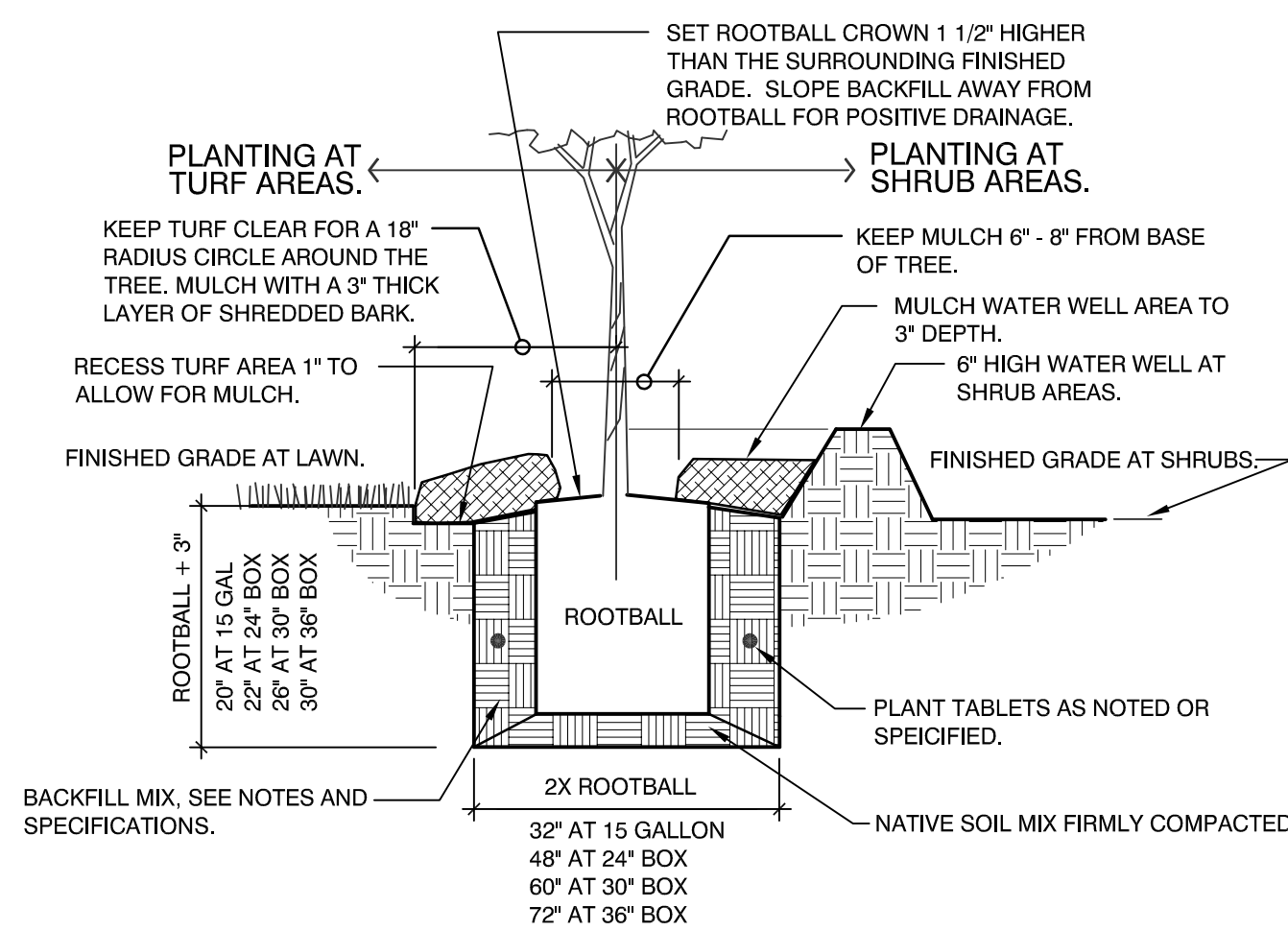
- 1 2-3" THICK LAYER OF MULCH
- 2 FINISHED GRADE
- 3 MODIFIED SOIL, DEPTH VARIES. (SEE SPECIFICATIONS FOR SOIL MODIFICATION).
- 4 EXISTING SOIL
- 5 GROUNDCOVER PLANTS TO BE TRIANGULARLY SPACED
- 6 MULCH
- 7 PAVEMENT

NOTES:
 1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
 2- SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
 3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

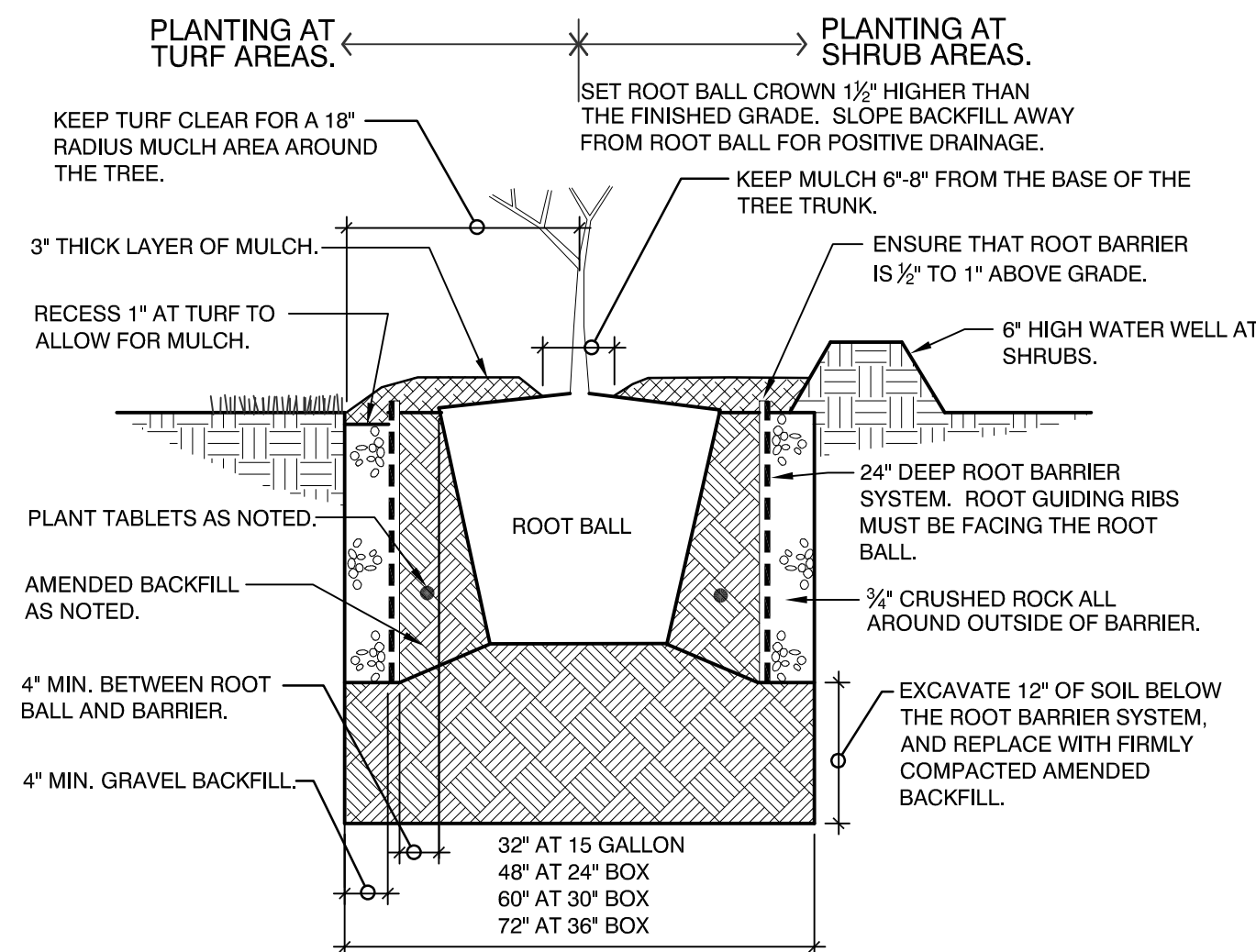
4 GROUNDCOVER

3/4" = 1'-0"

URBAN TREE FOUNDATION © 2014
 OPEN SOURCE FREE TO USE
 FX-PL-FX-GROU-01



PLANT PIT DETAIL



2 ROOT BARRIER TREE PLANTING

1" = 1'-0"

P-MU-12

1 TREE PLANTING DOUBLE STAKE

1" = 1'-0"

FX-PL-FX-TREE-10

No.	DESCRIPTION	YYYY/MM/DD

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Client/Project:
 Brand Estate, LLC
 833 N Brand Blvd.
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Project 833 N. Brand Blvd., SF	Sheet PLANTING DETAILS
Date 2024/01/03	L1.2
Scale per detail	

PLANTING SPECIFICATIONS

Scope

A. The Contractor shall furnish and install plant materials as indicated on the drawings and as specified. Planting shall be performed by personnel familiar with planting procedures and under supervision of a qualified planting foreman adjudged by the Landscape Architect to be capable of performing the class and scale of work contemplated.

B. General Contractor of Owner shall supply to Landscape Contractor a grade condition of within 2% of 1 foot of finish grade.

Inspections

A. Inspections will be made by the Owner or Owner's Representative. Contractor shall be on the site when inspections are made. Request inspection by telephone at least two (2) working days in advance of date desired. Contractor will not be permitted to initiate the succeeding steps of work until he has received approval to proceed by the inspector.

B. Contractor shall find out from the Owner or Owner's Representative if a soils test has been made and shall not begin work on the site until the results of such tests are known unless told otherwise by Owner. Contractor shall obtain soils test and send report to Owner or Owner's Representative if no such test exists and pay all costs for such reports. Soil amendments and general backfill mixes listed below are for bid purposes only. Contractor will be responsible for providing mixes as specified based on the results of soil tests.

C. Inspection is required for the following:

- When trees and other plant material are spotted for planting, but before planting occurs.
- When planting and all other specified work has been completed.

MATERIALS

A. Topsoil

- Existing soil on the site shall be used as topsoil for planting purposes insofar as possible, but shall be free of debris, oil, weeds, plaster, concrete, gasoline, paint, solvents, or other foreign matter. Contaminated soil shall be removed and replaced with acceptable existing soil or imported soil.

B. Imported Topsoil

- Imported topsoil shall be fertile, friable, clean, sanitary, free of weeds, rocks, gravel, debris, and other deleterious matter. Soil shall contain sufficient quantities of available nitrogen, phosphorous, potassium, calcium, and magnesium to support normal plant growth.
- Topsoil shall be subject to inspection at the source from which it is obtained before delivery, but such approval shall not impair the right of inspection and rejection at the site during delivery and progress of work. Rejected topsoil shall be removed immediately from the site.
- Furnish the Owner or Owner's Representative with the following information 30 days prior to the importation of topsoil:
- Specific location of topsoil source.
- Contractor shall submit topsoil to soil testing Laboratory for conformance testing. Contractor shall have report sent to Owner or Owner Representative and shall pay all costs.
- Contractor shall amend imported topsoil according to soil testing specifications.

C. Soil Amendments (for bid purposes only): All planting areas shall be prepared by incorporating the following amendments:

Amounts per 1,000 square feet:

100 lbs. of Gro-Power Plus
 100 lbs. of Gypsum
 3 cu. yd. nitrilized shavings or Organic Alternative:
 3 cu. yd. of Organic (no sludge included) Compost

D. Backfill

- Backfill shall be the following: (for bid purposes only):
- 6 parts by volume site soil
- 4 parts by volume nitrilized organic amendment
- 5 lbs. Gro-Power Plus per cu. yd. of mix
- Backfill for Succulents, Cacti, and other drought-tolerant plants shall be the following:
- 6 parts coarse peat moss
- 2 parts planter mix
- 8 parts volcanic rock
- 100 lbs. washed sand
- 5 lbs. Gro-Power
- Backfill for Palms shall be the following:
- 100% coarse sand for at grade planting

E. On-slab Planter mix shall be the following: 33% Peat moss 33% Vermiculite (coarse grade) 33% Sand plus nutrients and minerals (triple super phosphate, potassium sulfate, urea formaldehyde, lime, gypsum and iron sulfate). Contractor shall submit samples of the mix to soil testing laboratory for conformance testing. In addition, small amounts of the components (1 quart each bark and sand, 1 cup each of other ingredients) shall be delivered for lab to mix to specifications and compare. Contractor shall have report sent to Owner or Owner's Representative and shall pay all costs.

- Quality and size of all plants shall conform to the California Standard Grading Code of Nursery Stock and shall be No. 1 grade. Plants shall be vigorous, of normal growth, free from disease, insects, insect eggs and larvae. All plants shall equal or exceed the measurements specified in the plant list and be supplied from those sources indicated when a source is specified.
- Container stock shall have grown in containers for at least one year, but not over two years. Samples shall be shown to prove that no root bound conditions prevail. No container plants that have cracked or broken balls or earth when taken from containers shall be planted, except on special approval of the Owner or Owner's Representative
- Plants shall have been grown under climatic conditions comparable to those of the project site, unless otherwise specifically approved by the Owner or Owner's Representative.
- Nomenclature conforms to customary usage: For clarification, the term multi-trunk defines a plant having a minimum of three trunks and a maximum of five trunks of nearly equal diameter.
- Sod to be freshly cut and provided with minimum 3/4" thick root area and at least 9-12 months old. All sod to be protected from sun and wind drying while being shipped and prior to planting.
- Inspection: Plants shall be subject to inspection and approval by the Owner or Owner's Representative at the place of growth or upon delivery, for quality, size and variety. Such approval shall not impair the right of inspection and rejection at the site, during progress of work, for size and condition of ball or roots, latent defects or injuries. Rejected plants shall be removed immediately from the site.
- Certificate of Inspection: To accompany shipment of plant materials shall be furnished which may be required by Federal, State, County or other authorities.
- Identify each species and variety with a weatherproof label.

9. Protection: Plants shall be protected at all times from sun and drying wind, and shall be kept watered.

10. Nursery Order Placement: Place plant material order sufficiently in advance of planting to insure availability of plant materials and sizes specified.

11. Names of Plants and Standards: All plant materials shall conform to the standards as outlined by the Association of Nurserymen.

12. Substitutions will not be permitted without proof of the unavailability of any specified material. In the event it is impossible to provide the quantities or varieties of plants specified, the Owner or Owner's Representative must be given notice in writing to submit a revised plant list. When substitutions are made, all requirements of the plant list shall be met, and in no case shall substitutions be made without approval of the Owner or Owner's Representative. The cost of substitute plants shall not exceed the original plants, except by the written approval of the Owner or Owner's Representative. Contractor may supply larger plants than those specified in the plant list at no additional cost, in which case, the root systems shall be proportional to the size of the component parts of the plants.

13. Verification of dimensions and quantities: All scaled dimensions are approximate. Before proceeding with any work, the Contractor shall carefully check and verify all dimensions and quantities, and shall immediately inform the Owner or Owner's Representative of any discrepancy between the drawings and/or specifications and actual conditions. No work shall be performed in any area where there is a discrepancy until Owner or Owner's Representative has given approval of it.

F. Tree Ties: Corded rubber tree tie as approved by Owner or Owner's Representative.

G. Tree Stakes: Tree stakes shall be black painted 1 1/2" Schedule 40 steel pipe (actual dimension) or as shown on detail.

H. Wood bark mulch: Use 1/2" to 3/4" diameter wood bark. If not available in bulk quantity use bagged wood bark.

EXECUTION

Installation

A. Commencement of Work

- The irrigation system shall have been installed and approved prior to soil preparation.
- Within five days after notification by the Owner or Owner's Representative conduct operations continually to completion, unless weather conditions are unfavorable. All work shall conform to high standards of practice within the trade.

B. Site clearance: Clean up and remove from the planting areas weeds and grasses, including roots, and any minor accumulated debris and rubbish before commencing work. Existence of major amounts of construction debris shall be called to the attention of the General Contractor or Owner for removal.

C. Storage: Secure permission to store plants of the project site, and insure that they are protected from damage by sun, rain, wind and construction work.

D. Weed Control

- All landscape areas to receive an application of Surflan 75W and Devrinol following manufacturer's instructions for rate, method and sequence with planting.
- Application is to be made by licensed personnel.
- Apply 1/2" to 1" water within two or three hours after applying this combination. This will incorporate the herbicides into the soil surface to control the susceptible weeds.
- Equipment
 - Add the recommended rate of Surflan 75W and Devrinol to the spray tank during the filling operation. Apply in enough water to assure adequate coverage, 50 to 250 gallons per acre.
 - Use any properly calibrated low-pressure boom-type herbicide sprayer with 50-mesh or coarser screens in strainers, nozzles and suction units. Spray equipment shall provide vigorous bypass agitation during application.
 - Spray equipment shall be calibrated before use and checked frequently during application to insure a uniform spray pattern.
- Caution
 - Harmful if swallowed or absorbed through the skin. Avoid contact with skin, eyes, and clothing. In case of contact, flush with water. Do not contaminate food.
 - Do not contaminate any body of water by direct application, cleaning of equipment or disposal of wastes.

E. Soil Preparation:

- No soil preparation work shall occur when moisture content is so great that excessive compaction will occur, not when it is so dry that dust will form in the air, or that clods will not break readily. Apply water if necessary to provide ideal moisture content for tilling and planting.
- Prior to placing conditioners and fertilizer, scarify all planting areas, except slopes exceeding 2:1 to a depth of 12" below grade.
- Grade all areas to be amended and lower, or fill areas not to grade.
- Incorporate soil amendments into existing soil by means of a Rototiller to a depth of 6" using the soil amendments in MATERIALS paragraph (subsection C) thoroughly.

F. Planting

- Position plants as indicated in drawings. Secure city approval of plant locations if required by local authority, or call Owner or Owner's Representative prior to planting for inspection. Before excavating pits, make necessary adjustments if indicated. The irrigation system shall be operable and tested prior to any planting.
- Excavate pits with vertical sides for all plants. If hardpan or compacted soil is encountered, use a soil auger, digging-bar, or posthole digger to loosen soil and ensure drainage. Pits shall be twice the diameter and at a depth equal to the container or rootball. Dig 3-6 inches deeper around the edges of the hole's bottom to create a plateau of undug soil to support plant at proper depth. Where drainage is a problem, plant so the upper half of the root ball is above grade and add a ring of soil around root ball that gradually tapers down to the natural grade.
- Remove plants from container and inspect root ball. Circling, matted, and kinked roots on outer surface should be trimmed away.
- Refill holes with backfill mixture about halfway up the rootball. Soil amendments, if used, should generally not exceed 5% by volume. Tamp mixture around root ball. Water sufficiently to thoroughly settle backfill. Allow water to drain then fill remaining void with soil. Tamp firmly and water again to settle. Make impermanent basin and water plant immediately. The top of the root ball should sit 1 to 3 inches above soil grade.
- Once a tree has been planted and thoroughly watered to settle soil, exposed soil to be covered with 2 to 3 in. wood mulch. Keep mulch 3 to 4 in. from the trunk.

6. After planting has been completed, double stake all trees, up to and including 24" box specimens, as follows:

- On-grade trees: place stake in prepared hole and drive stake one foot into solid ground. Plant tree as close to stake as possible without crowding roots. Fasten tree to stake in at least two places (preferably 6" below top of stake and 3 feet below first tie) using flat-woven polypropylene 3/4", 900-lb. break strength tree ties. Tie trees loosely to permit crown to move 4 to 6 in. in the wind. Stakes shall be 1" - 2" (actual dimension) 10' lodgepole stake. Stakes should be placed at right angles to prevailing winds. Install 24" below finish grade.
- Finish grade all planting areas to a smooth and even condition making certain that no water pockets or irregularities remain. Remove and dispose of all foreign materials, clods and rocks over 1-1/2 inches in diameter. Final grade shall be one inch below existing walkways, sloping to drain to adjacent concrete or asphalt surfaces, drain swale or catch basins. Surface drainage shall flow away from all building foundations.
- Groundcover shall be planted as specified in triangular configurations. After groundcover has been planted, water thoroughly.

G. Wood Bark Mulch: Apply a minimum of 2" layer in all shrub areas without groundcover planting. Wood bark shall not be applied to groundcover areas.

H. Clean Up

- During the course of the work, remove surplus materials from the site and leave premises in a neat and clean condition.
- Clean up and remove all remaining debris and surplus materials upon completion of work, leaving the premises neat and clean.
- Remove all tags, labels, nursery stakes and ties from all plants.

MAINTENANCE

A. After all work indicated on the drawings or herein specified has been completed, inspected and approved by the Owner or Owner's Representative, maintain all planted areas for a period of 90 days.

B. During the maintenance period specified above, all plants and planted areas shall be kept well-watered at all times; weeds and grass shall be removed and disposed of; basins and depressions shall be maintained and cultivated and kept well formed around trees and shrubs; the water system will be maintained and repaired and the entire project shall be so cared for that a neat and clean condition will be presented at all times.

C. The Contractor shall maintain a sufficient number of men and adequate equipment to perform the maintenance work herein specified from the time of planting until completion of the maintenance period and acceptance by the Owner.

GUARANTEE

A. Within 15 days after notification by Owner, remove and replace all plant materials which for any reason fail to meet these requirements of the guarantee. All plant materials shall be the same as originally specified on the planting plan.

B. All trees, shrubs, and plant material 15-gallon size and smaller shall be guaranteed for a period of 3 months; larger than 15 gallon shall be guaranteed for a period of one year. This includes replacement of material, which has been correctly maintained after final acceptance. This does not include replacement of material improperly maintained after final acceptance.

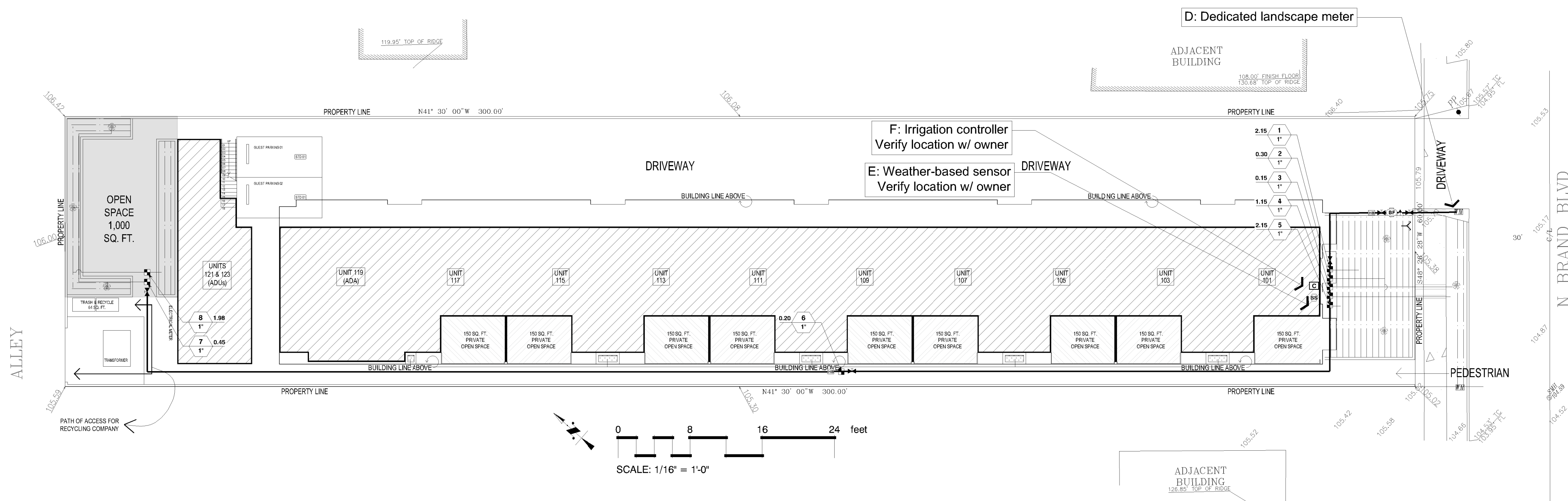
General Notes		
1	DESCRIPTION	YYYY/MM/DD
No.	Revision/Issue	Date

Designed By: DR
HARMONY GARDENS
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Client:
 Brand Estate, LLC
 833 N Brand Blvd.
 San Fernando, CA 91340

Project 833 N. Brand Blvd., SF	Sheet LANDSCAPE SPECIFICATIONS
Date 2024/01/03	L1.3
Scale N/A	



IRRIGATION SCHEDULING

WATER DURING PLANT ESTABLISHMENT:
SHRUB AND GROUND COVER SYSTEMS:
10 MIN., 1X PER DAY, FOR FIRST 10 DAYS

SPRING WATERING AFTER PLANT ESTABLISHMENT:
TREE, SHRUB AND GROUND COVER SYSTEMS:
6 MIN., 3X PER WEEK

SUMMER WATERING AFTER PLANT ESTABLISHMENT:
SHRUB AND GROUND COVER SYSTEMS:
10 MIN., 3X PER WEEK

FALL WATERING AFTER PLANT ESTABLISHMENT:
TREE, SHRUB, AND GROUND COVER SYSTEMS:
6 MIN., 3X PER WEEK

WINTER WATERING AFTER PLANT ESTABLISHMENT:
SHRUB AND GROUND COVER SYSTEMS:
10 MIN., 2X PER WEEK

ALL IRRIGATION SYSTEMS TO BE OPERATED IN EARLY MORNING OR IN THE EVENING.

NOTES:

1. Pressure-regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.
2. Check valves or anti-drain valves are required on all sprinkler heads where low-point drainage could occur.
3. Recirculating water systems shall be used for water features.
4. Locks shall be installed on all publicly accessible exterior faucets and hose bibs.
5. Refer to LID plans for LID and drainage systems.
6. Irrigation equipment locations shown on this plan are approximate and schematic. See architectural, mechanical, plumbing, and civil plans to verify placement on site.

General Notes

Green Building Notes Prescriptive Approach

A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.

At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule and irrigation maintenance.

An irrigation audit report shall be completed at the time of final inspection.

Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation device.

For projects that include landscape work, the Landscape Certification, Form GRN 12, shall be completed prior to final inspection approval. (State Assembly Bill No. 1881, 5.304.1)

I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans.

I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package.

Signed: see stamp

Date: 01/03/2024

No.	Revision/Issue	Date
1	SITE PLAN REVISE	2024/08/01

Designed By:
HARMONY GARDENS
6620 MURIETTA AVE.
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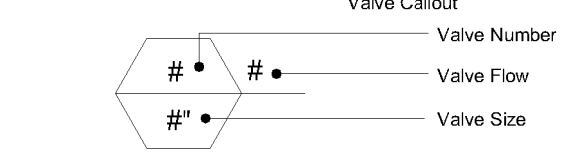


Client:
Brand Estate, LLC
833 N Brand Blvd.
San Fernando, CA 91340

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Hunter ICZ-101-25-LF 1" Drip Control Zone Kit. 1 in. ICV Globe Valve with 1 in. HY100 filter system. Pressure Regulation: 25 psi. Flow Range: .5 GPM - 15 GPM. 150 mesh stainless steel screen.	8	
	Hunter HDL-06-12-CV Drip Ring	6	
	Area to Receive Dripline Hunter HDL-06-12-CV HDL-06-12-CV: Hunter Dripline w/ 0.6 GPH emitters at 12" O.C. Check valve, dark brown tubing with gray striping. Dripline laterals spaced at 16" apart, with emitters offset for triangular pattern. Install with Hunter PLD barbed or PLD-LOC fittings.	854.0 l.f.	

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	Hose Bibb owner to select location(s)	2	
	Nibco Gate Valve Size per line	5	
	Wilkins 600 Pressure Reducing Valve	1	
	Febco 825Y 1" Reduced Pressure Backflow Preventer	1	
	Hunter I2C-0800-M 8 Station Outdoor Modular Controller. Two Expander Modules Required. Metal Cabinet.	1	
	Hunter Solar-Sync Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, and I-Core Controllers. install as noted. Includes 10 year Lithium battery and rubber module cover, and gutter mount bracket. Wired.	1	
	Irrigation Lateral Line: PVC Schedule 40	363.5 l.f.	
	Irrigation Mainline: PVC Schedule 40	357.5 l.f.	
	Pipe Sleeve: PVC Schedule 80	21.8 l.f.	

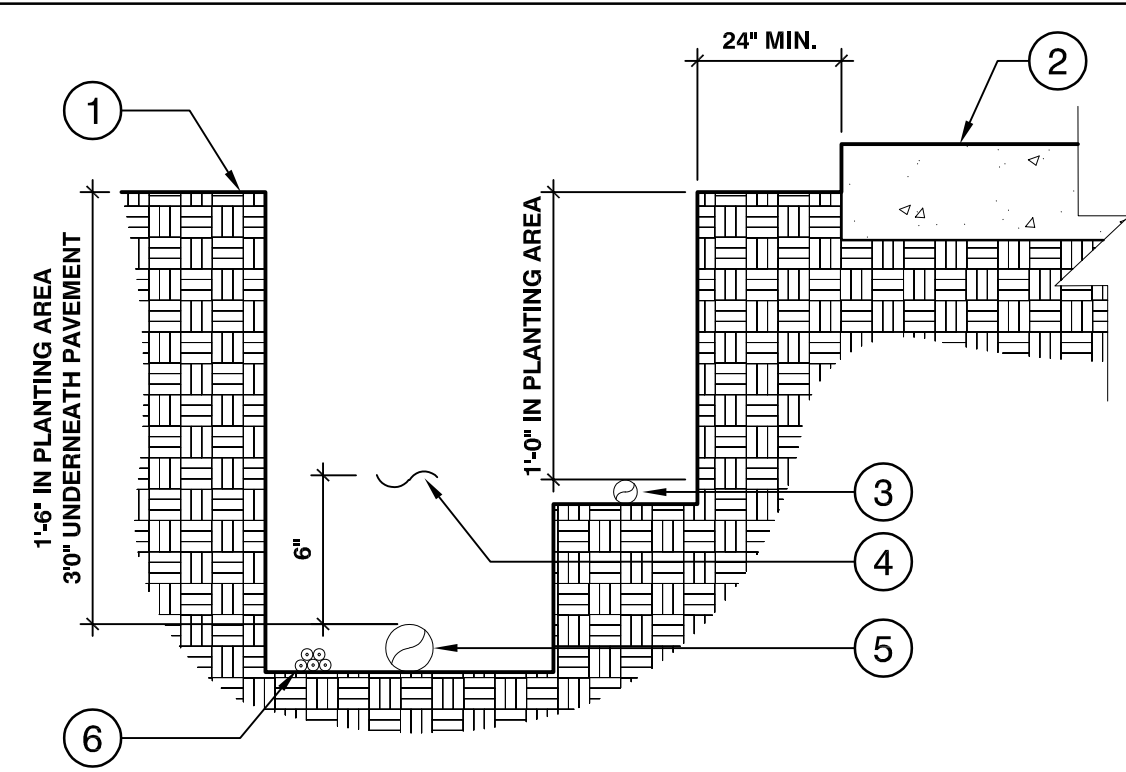


IRRIGATION VALVE LEGEND							
VALVE NO.	PRESSURE	GPM	APP. IN./HR.	QTY.	SPACING	SUBTOTAL	TOTAL GPM
1	30	0.01	0.72	215	16"	2.15	2.15
2	30	0.01	0.72	30	16"	0.30	0.30
3	30	0.01	0.72	15	16"	0.15	0.15
4	30	0.01	0.72	115	16"	1.15	1.15
5	30	0.01	0.72	215	16"	2.15	2.15
6	30	0.01	0.72	20	16"	0.20	0.20
7	30	0.01	0.72	45	16"	0.45	0.45
8	30	0.01	0.72	198	16"	1.98	1.98

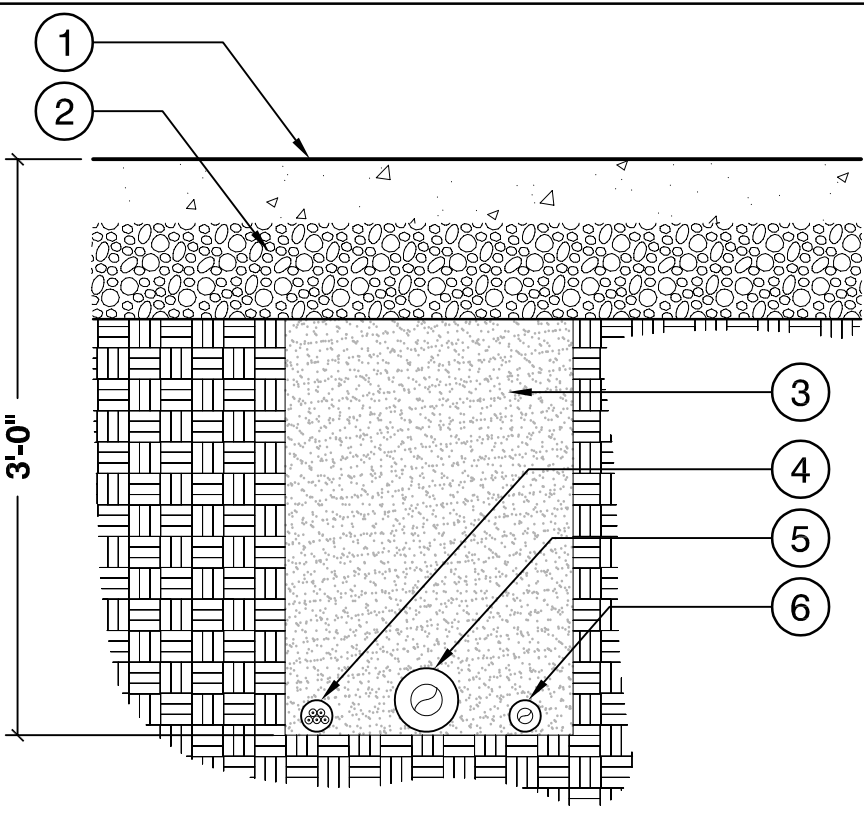
STATIC PRESSURE AT METER: 80 PSI, per San Fernando Water Dept. 01/04/2024

LEGAL DESCRIPTION
AIN: 2515-015-009
District: North District Office
Region: 03
Cluster: 03126 SAN FERNANDO

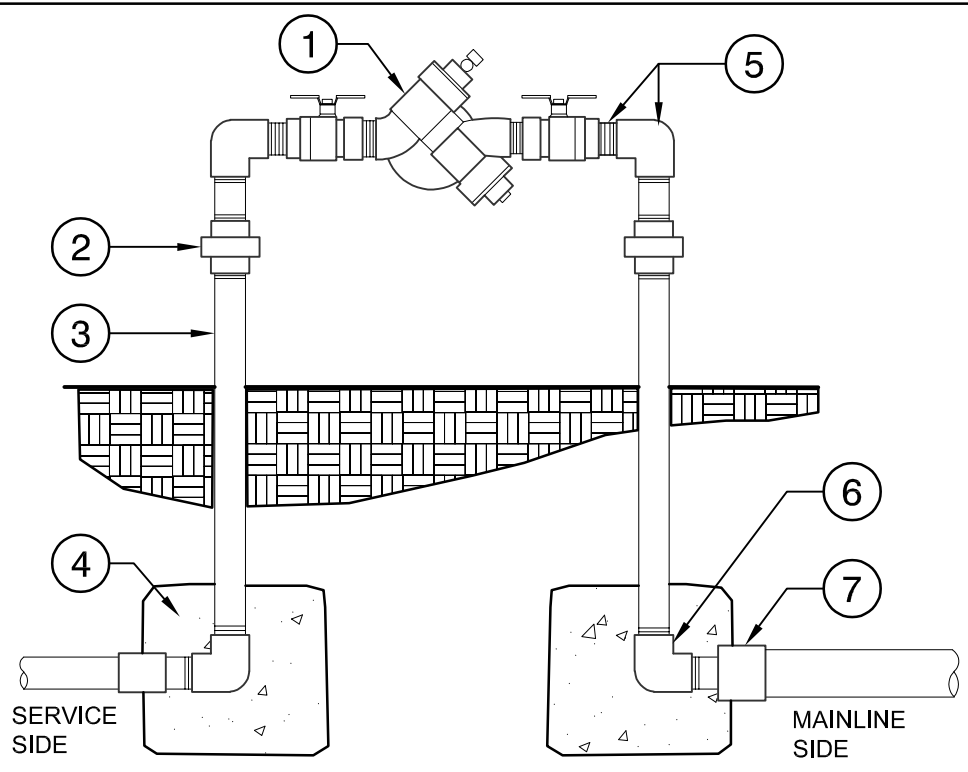
Project 833 N. Brand Blvd., SF	Sheet IRRIGATION PLAN
Date 2024/01/03	L2.1
Scale 1/16" = 1'-0"	



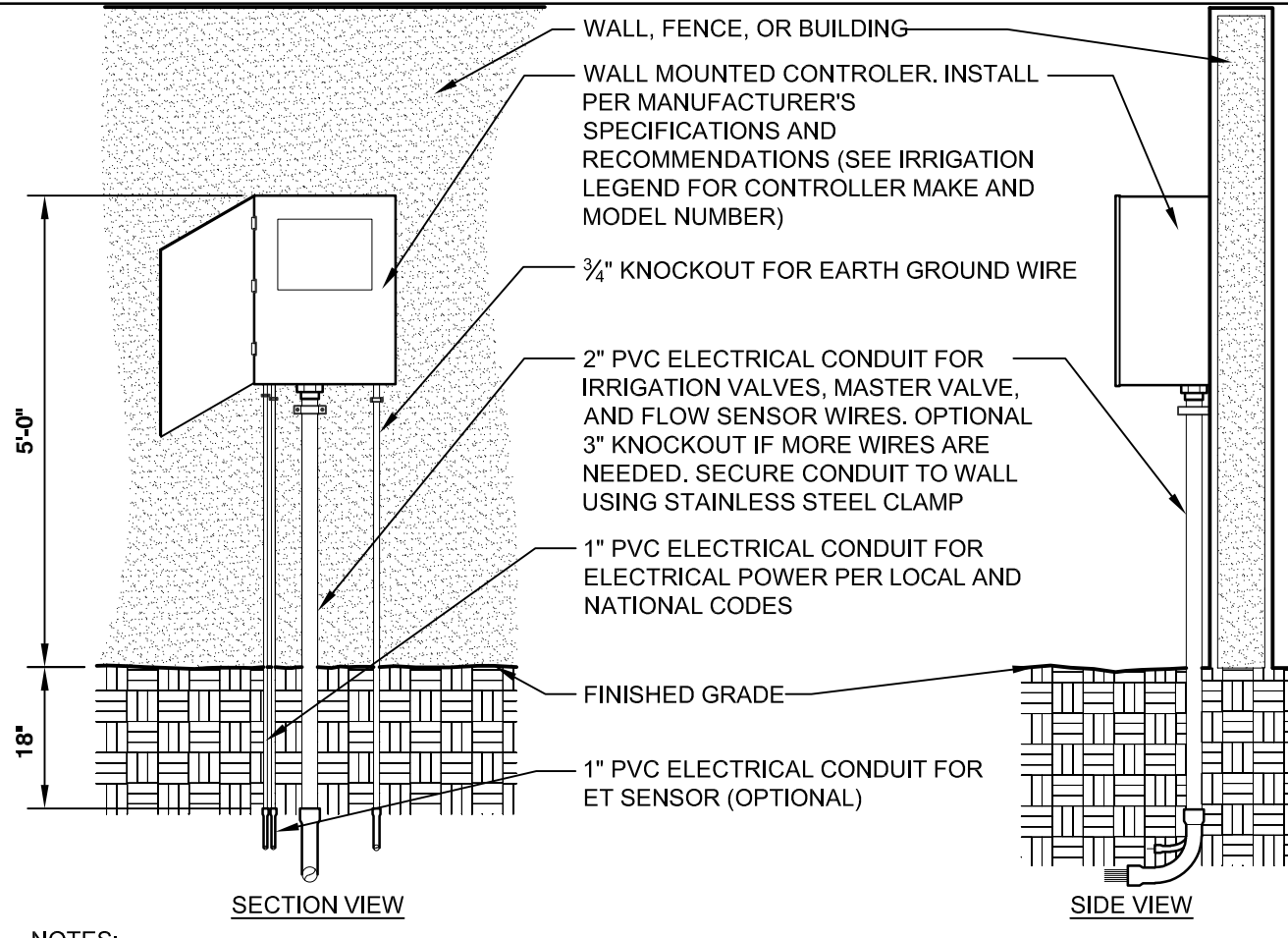
- NOTES:
- SEE IRRIGATION LEGEND FOR MAINLINE AND LATERAL LINE PIPE SIZE AND TYPE.
 - DIRECT BURIAL CONTROL WIRES SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT IF REQUIRED.
 - 2-WIRE IRRIGATION WIRE SHALL BE INSTALLED IN SCH. 40 PVC ELECTRICAL CONDUIT.
 - DETECTABLE LOCATOR TAPE SHALL BE LOCATED SIX INCHES (6") ABOVE THE ENTIRE MAINLINE RUN.
 - FINISHED GRADE
 - PAVEMENT
 - NON-PRESSURIZED LINE (LATERAL LINE)
 - DETECTABLE LOCATOR TAPE
 - PRESSURIZED LINE (MAINLINE)
 - DIRECT BURIAL LOW VOLTAGE CONTROL WIRES



- NOTES:
- SEE IRRIGATION LEGEND FOR MAINLINE SIZE AND TYPE.
 - ALL SLEEVES SHALL BE SCH. 40 PVC PIPE.
 - ALL SLEEVES SHALL EXTEND 12" BEYOND THE EDGE OF PAVEMENT.
 - END OF SLEEVES SHALL BE LOCATED WITH A WOODEN STAKE OR PVC PIPE. LOCATORS SHALL RUN CONTINUOUSLY FROM THE END OF THE SLEEVE TO FINISHED GRADE.



- REDUCED PRESSURE BACKFLOW DEVICE AS SPECIFIED
- GALVANIZED UNIONS AT EACH SIDE
- GALVANIZED RISERS
- CONCRETE THRUST BLOCKS, 90 LBS OF CONCRETE EACH
- GALVANIZED NIPPLES AND ELL AS REQUIRED
- GALVANIZED ELL AND NIPPLE, TYPICAL EACH SIDE
- PVC COUPLER AND SCH. 80 TOE NIPPLE, TYPICAL EACH SIDE



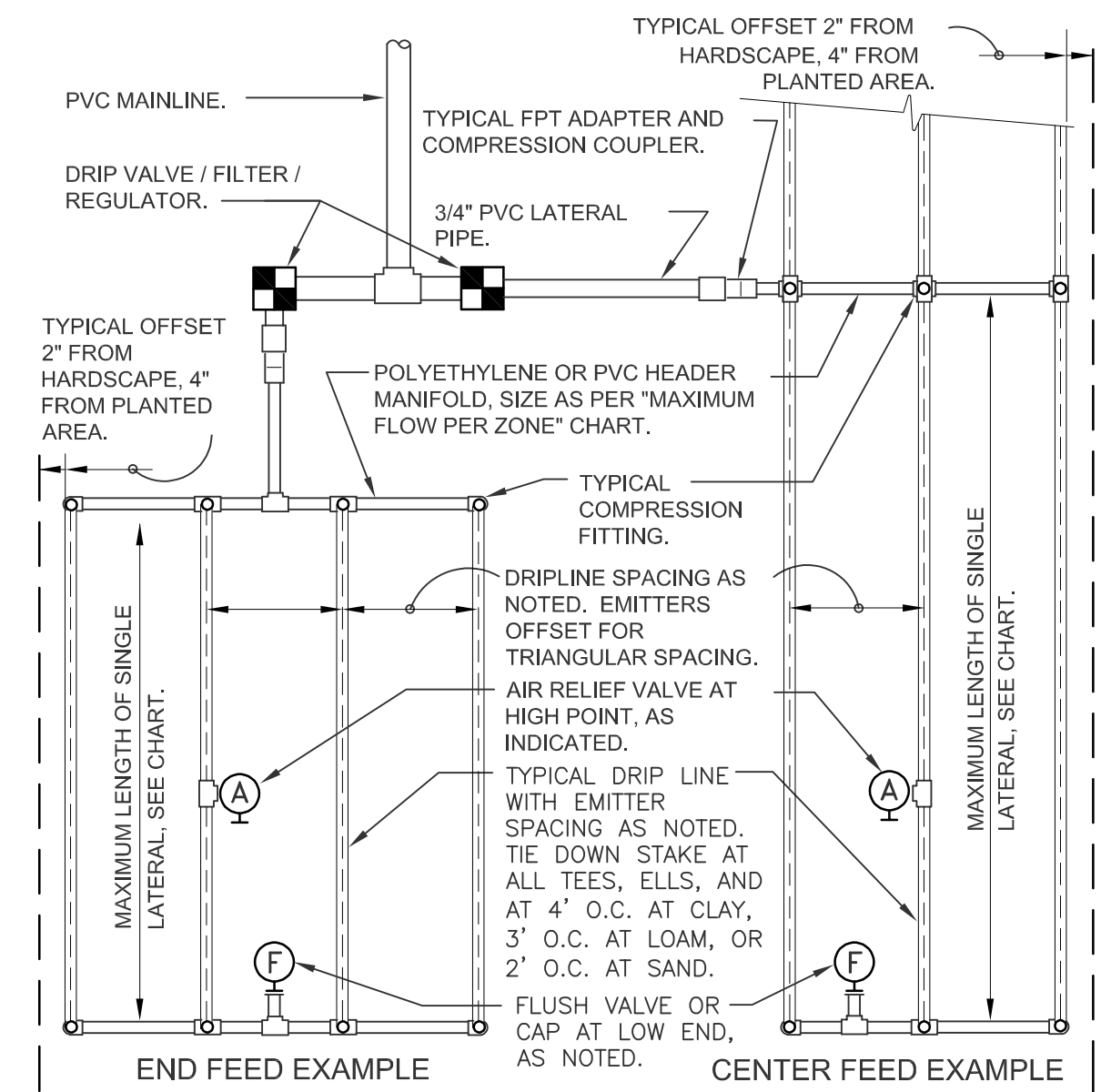
- NOTES:
- COMMON AND CONTROLLER WIRE TO BE BUNDLED USING ELECTRICAL TAPE 10'-0" ON CENTER.
 - GROUNDING RODS SHALL BE LOCATED BETWEEN 8'-0" TO 12'-0" AWAY FROM THE CONTROLLER. GROUNDING RODS SHALL BE 3/8" IN DIAMETER x 8' IN LENGTH, CONNECT THE GROUNDING ROD TO THE CONTROLLER USING 6 GAUGE BARE COPPER WIRE OR PER THE MANUFACTURER'S SPECIFICATIONS. SEE GROUNDING ROD DETAIL.
 - ET STATION SHALL BE INSTALLED NO FURTHER THAN 90' AWAY FROM THE CONTROLLER AND A MINIMUM OF 15' OFF THE GROUND, OUT FROM UNDER ANY OVERHEAD OBSTRUCTIONS SUCH AS, BUT NOT LIMITED TO, BUILDING OVERHANGS, TREES, OR UTILITIES.

1 IRRIGATION TRENCHING
1 1/2" = 1'-0" FX-IR-FX-AUXEQ-08

2 PIPE BENEATH PAVEMENT
1" = 1'-0" FX-IR-FX-AUXEQ-05

3 REDUCED PRESSURE BACKFLOW DEVICE
1" = 1'-0" FX-IR-FX-BACK-03

4 WALL MOUNTED CONTROLLER
1/2" = 1'-0" FX-IR-FX-CONT-05



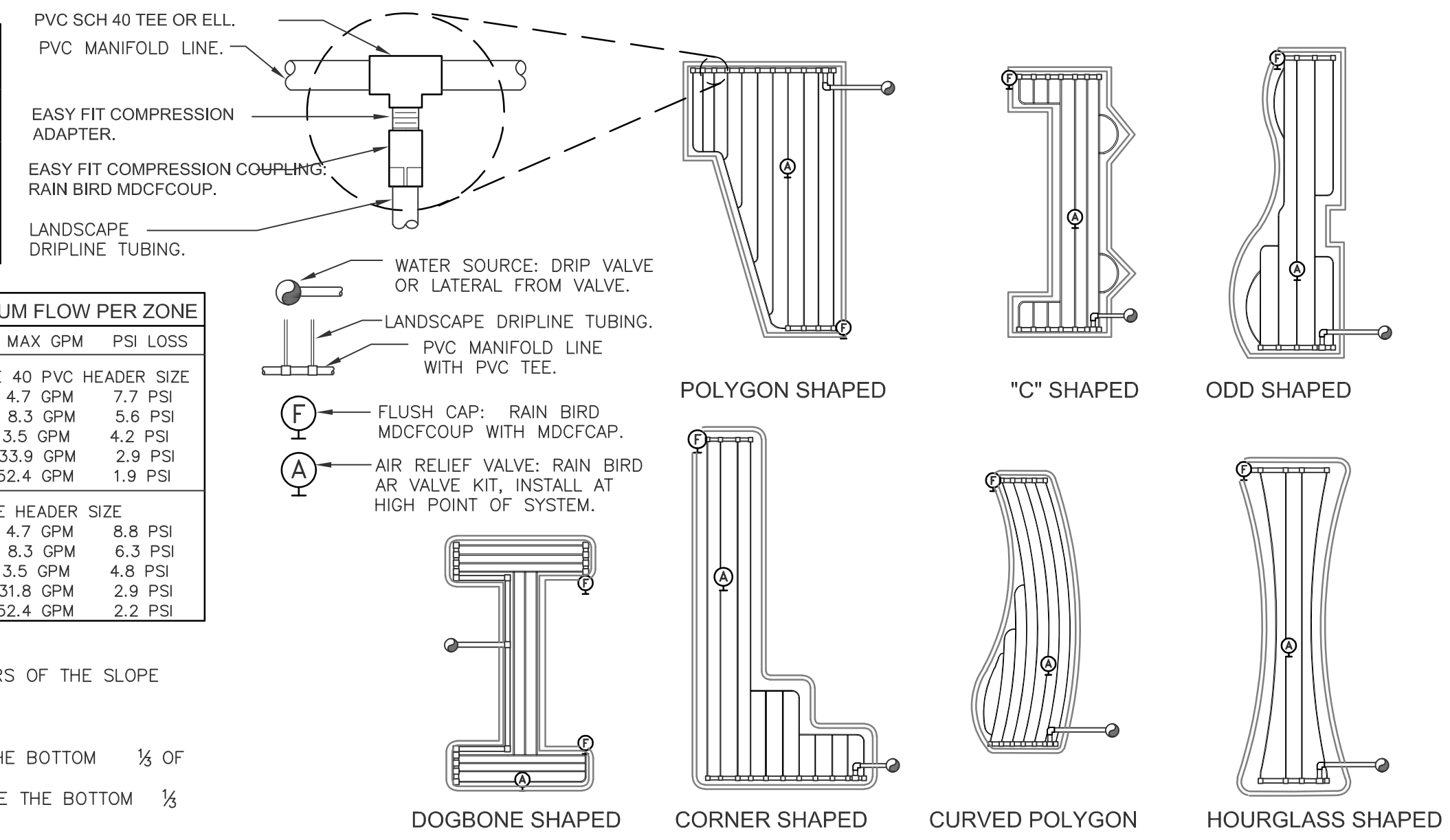
PSI	EMITTER FLOW RATE GPH					
	12" SPACING		18" SPACING		24" SPACING	
10	125	96	175	135	218	171
20	249	191	350	171	442	340
30	307	236	434	333	550	422
40	350	268	495	380	627	171
50	125	96	175	135	218	171
60	125	96	175	135	218	171

EMITTER SPACING	LATERAL SPACING	EMITTER FLOW RATE	
		0.6	0.9
12	12	0.96	1.44
18	18	0.69	1.03
24	24	0.28	0.41

EMITTER FLOW	SPACING	LATERAL FLOW PER 100 FT (GPM)	
		0.67 GPM	0.50 GPM
0.6 GPH	1.0 GPM	0.67 GPM	0.50 GPM
0.9 GPH	1.5 GPM	1.0 GPM	0.75 GPM

MAX GPM	PSI LOSS	POLY PIPE HEADER SIZE	
		1/2"	3/4"
4.7 GPM	8.8 PSI	1/2"	3/4"
8.3 GPM	6.3 PSI	1"	1-1/2"
13.5 GPM	4.2 PSI	1-1/2"	2"
33.9 GPM	2.9 PSI	2"	2"
52.4 GPM	1.9 PSI	2"	2"

- SLOPED CONDITION NOTE:
- DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
 - INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
 - NORMAL SPACING WITHIN THE TOP 2/3 OF SLOPE.
 - INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM 1/3 OF THE SLOPE.
 - WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM 1/3 ON A SEPARATE VALVE.



5 TYPICAL RAIN BIRD DRIPLINE REQUIREMENTS
N.T.S. FX-IR-RB-DRIP-25

PSI	EMITTER FLOW RATE GPH					
	12" SPACING		18" SPACING		24" SPACING	
10	125	96	175	135	218	171
20	249	191	350	171	442	340
30	307	236	434	333	550	422
40	350	268	495	380	627	171
50	125	96	175	135	218	171
60	125	96	175	135	218	171

EMITTER SPACING	LATERAL SPACING	EMITTER FLOW RATE	
		0.6	0.9
12	12	0.96	1.44
18	18	0.69	1.03
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EMITTER FLOW	SPACING	LATERAL FLOW PER 100 FT (GPM)	
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0.6 GPH	1.0 GPM	0.67 GPM	0.50 GPM
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MAX GPM	PSI LOSS	POLY PIPE HEADER SIZE	
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- SLOPED CONDITION NOTE:
- DRIPLINE LATERALS SHOULD FOLLOW THE CONTOURS OF THE SLOPE WHENEVER POSSIBLE.
 - INSTALL AIR RELIEF VALVE AT HIGHEST POINT.
 - NORMAL SPACING WITHIN THE TOP 2/3 OF SLOPE.
 - INSTALL DRIPLINE AT 25% GREATER SPACING AT THE BOTTOM 1/3 OF THE SLOPE.
 - WHEN ELEVATION CHANGE IS 10 FT OR MORE, ZONE THE BOTTOM 1/3 ON A SEPARATE VALVE.

6 TYPICAL RAIN BIRD DRIPLINE REQUIREMENTS
N.T.S. FX-IR-RB-DRIP-25

General Notes

No.	DESCRIPTION	YYYY/MM/DD

Designed By: DR
HARMONY GARDENS
6620 MURIETTA AVE.
VAN HUY, CA 91405
818-505-9783
don@harmonygardens.net
harmonygardens.net

YOU DIG

Project/Client:
Brand Estate, LLC
833 N Brand Blvd.
San Fernando, CA 91340

Project: 833 N. Brand Blvd., SF
Date: 2024/01/03
Scale: per detail

Sheet: IRRIGATION DETAILS
L2.2

12/31/2024
01/03/2024

IRRIGATION SPECIFICATIONS

GENERAL

Scope

- A. Include furnishing all labor, materials and equipment required to provide and install the irrigation system specified herein and required to complete the work per the plans. Contractor shall test water pressure to verify adequacy and inform Owner or Owner's Representative prior to irrigation system installation.
B. Scope includes backfilling and recompacting soil equal to adjacent undisturbed soil.
C. Owner shall provide a rough grade within 2% of 1 foot of finish grade prior to commencement of irrigation work.
D. The Irrigation Contractor shall be familiar with site conditions and shall coordinate work with General Contractor and other subcontractors for locating pipe sleeves through walls, under paving and coordinate with mechanical and electrical subcontractors for water and electrical supplies.
E. Water supply provided for by Owner.
F. Manual shut-off valves shall be required, as close as possible to the point of connection of the water supply, to minimize water loss in case of an emergency or routine maintenance.

Requirements of regulatory agencies

- A. Comply with all local and state codes, ordinances, safety orders and regulations of all legally constituted authorities having jurisdiction over this work.
B. Obtain and pay for all plumbing permits and all inspections required by authorities stated above.
C. Notify the Landscape Architect in the event any equipment or methods indicated on the drawings or in specifications conflicts with local codes, prior to installation. In the event this notification is not performed, the Contractor must assume full responsibility for revisions necessary.

Submittals

- A. As-built Record Drawings:
1. The contractor shall maintain a complete and accurate set of "as-built" drawings. These drawings shall be kept up with the progress of the work. The Owner shall furnish a set of drawings on which to record "as-built" conditions.
2. The Contractor shall indicate clearly and correctly work installed differently from the shown on the contract drawings. By dimensioning from two permanent points of reference, show connection to existing water lines, gate valves, pressure supply pipe, control valves and control wiring.
B. Operations and Maintenance Manuals:
1. Prepare and deliver to the Owner within ten days by calendar prior to completion of construction, all required and necessary descriptive material in complete detail and sufficient quantity, properly one bound copy of the operation and maintenance manuals. The manual shall describe the material installed and shall be in sufficient detail to permit operating personnel to understand, operate and maintain all equipment. Spare parts lists and related manufacturer information shall be included for each equipment item installed. Each complete, bound manual shall include the following information:
a. Index sheet stating Contractor's address and telephone number.
b. Duration of guarantee period.
c. List of equipment with names and addresses of local Manufacture Representative.
d. Complete operating and maintenance instructions on all major equipment.
2. In addition to the above maintenance manuals, provide the maintenance personnel and Owner with instructions for major equipment

Drawings

- A. For purposes of legibility, sprinkler lines are essentially diagrammatic. Although size and location of sprinkler equipment are drawn to scale wherever possible, make use of all data in all of the contract documents and verify this information at the construction site. The work shall be installed in such a manner as to avoid conflicts between irrigation systems, planting and architectural features.
B. Irrigation lines shown adjacent to planter shall be located in planters. Wherever possible, locate lines in same trench.

MATERIALS

Materials to be furnished:prior to final inspection the Contractor shall furnish the following materials to the Owner:

- 1. Two wrenches for disassembling and adjusting each type of sprinkler head supplied.
2. Two keys for automatic controller.Materials and Equipment
A. All irrigation equipment shall be new and unused prior to installation, shall conform to the Irrigation Plan and Legend, and as specified. No substitution shall be allowed without prior written approval of Owner.
B. Equipment or materials installed or furnished without the prior approval of the Owner or Owner's Representative may be rejected and such materials removed from the site at no expense to the Owner.

Plastic Pipe and Fittings

- A. All fittings shall be injection molded Schedule 80 of an approved PVC fitting compound featuring high tensile strength, high chemical resistance, and high impact strength. In terms of the current ASTM Standard D-1784-69, the compound must meet the requirements described in cell classification 13454B. Where threads are required in plastic fittings, these shall be injection molded also. All tees and ells shall be side gated.
B. All threaded nipples exposed above grade shall be gray in color.
C. All pipe and fittings shall be as manufactured by Lasco Co., pacific Western or S.M. or approved equal.
D. Solvent weld pipe shall be extruded of an improved P.V.C. virgin pipe compound featuring high tensile strength, high chemical resistance, and high impact strength. In terms of the current ASTM Standard D-1784, or D-2241, this compound shall meet the requirements of cell classification 12454B for pipe. This compound must have a 2,000 p.s.i. hydrostatic design stress rating.
E. All supply lines up to 2" diameter shall be Schedule 40 PVC. PVC lines to be manufactured by GSR, Johns Manville, Pacific Western Cleanese or approved equal.

Automatic Controller, Electrical

- A. Automatic controller shall be fully automatic in operation and shall be capable of operating the number of stations of remote-control valves as noted on the drawing.
B. Controller shall be wall-mounted type (see plan), with a heavy duty watertight case and locking, hinged cover.
C. Controller compounds shall be fused and chassis grounded.
D. Controller shall be equipped with an approved on and off switch for 115-volt service and electrical outlet, located inside housing.
E. The exact location of the controller shall be determined as noted on drawings and verified with Owner. The Irrigation Contractor will be responsible for coordinating the electrical service to this location. In the event a conflict prevents this coordination, the Landscape Architect shall be notified immediately.
F. Electrical power and connections including 1-1/2" conduit sleeve, to automatic controller as per manufacturers specifications.

Remote Control Valves, Electrical

- A. Valve shall be spring-loaded, packless diaphragm activated type with brass or plastic body as specified on drawings.
B. Valve shall be capable of being operated in the field without electricity at the controller, by a bleeder valve.
C. Valve shall be installed in shrub area whenever possible and installed according Manufacturer's instructions.

Wiring, Low Voltage

- A. Unless otherwise specified, connections between the controller and remote-control valves shall be made with direct burial AWG-UF type wire, installed in accordance with valve manufacturer's wire chart and specifications.
B. Wiring shall occupy the same trench and shall be installed along the same route as the pressure supply lines wherever possible, and shall be installed before pressure line whenever possible.
C. Where more than one wire is placed in a trench, the wiring shall be taped together at intervals of 10 feet.
D. Sizing of wire shall be according to manufacturer recommendations, in no case less than #14 in size.
E. Use a continuous wire between controller and remote-control valves. Under no circumstances shall splices exist without prior approval. Any splices allowed shall be installed in an approved box.
F. All splices shall be made using Scotch Lok Unipack waterproof sealing packets, Pen-Tite Connectors, or approved equal. An expansion loop of 12 inches shall be provided at each wire connection and/or directional turn.
G. Ground wires shall be white in color.

EXECUTION

- A. The contractor shall not willfully install the irrigation system as shown on the drawings when it is obvious in the field that obstructions, grade differences or discrepancies in equipment usage or area dimensions exist that might not have been considered in the engineering. Such obstructions or differences shall be brought to the attention of the Owner or Owner's Representative. In the event this notification is not performed, the Contractor shall assume full responsibility.
B. Before starting work on sprinkler system, carefully check all grades to determine that work may safely proceed, keeping within the specified material depths.
C. The installation of all sprinkler materials, including pipe, shall be coordinated with the landscape drawings to avoid interfering with the trees, shrubs, or other planting.
D. Layout sprinkler heads and make any minor adjustments required due to difference between site and drawings. Any such deviations in layout shall be within the intent of the original drawings, and without additional cost to the Owner. When directed by the Owner or Owner's Representative the layout shall be approved before installation. Check valves to prevent drainage of sprinklers through lowest head shall be installed on every sprinkler head at a lower elevation than the control valve.
E. Contractor shall verify location of Controller. Contractor shall supply and install a rechargeable battery for controller back up, per manufacturer's instructions.
F. All piping or equipment shown diagrammatically on drawing outside of planting areas shall be installed inside planting area whenever possible.
G. Sprinklers with adjustable flow rate nozzles shall be adjusted by fully opening the sprinkler furthest from the control valve. The manual adjustment of the control valve shall be opened slightly to obtain a 12" high spray at the sprinkler mentioned above. After this condition has been met, all other sprinklers in the section shall be adjusted for equal height sprays, regulating the control valve as required to maintain this condition. With a pressure gauge on the sprinkler first opened, the control valve shall be adjusted to obtain the catalog rated pressure for the sprinkler installed. Individual heads shall be rotated and adjusted as required to keep sprays within the areas of lawn or shrubbery.

INSTALLATION

- A. Water Supply: Connections shall be made to the water meter or existing pipe as shown at approximate location on drawings or to point of connection. Minor changes caused by actual site conditions shall be made without additional cost to Owner.
B. Assemblies:
1. Routing of pressure supply lines as indicated on drawings is diagrammatic.
2. All plastic threaded pipe and fittings shall be assembled using Teflon tape or equivalent, applied to the male threads only.
3. Install all assemblies on a swing joint connection.
C. Line Clearance: All lines shall have a minimum clearance of 4 inches from each other and 6 inches from lines of other trades. Parallel lines shall not be installed directly over one another.
D. Trenching:
1. Dig trench and support pipe continuously on bottom of ditch. Shake pipe in trench to an even grade. Trenching excavation shall follow layout indicated on drawings and as noted. Where lines occur under paved areas, these dimensions shall be considered below subgrade.
2. Provide minimum cover of 18 inches for all pressure supply lines 2 1/2" and smaller.
3. Provide minimum cover of 18 inches for all control wires.
4. Provide minimum cover of 12 inches for all other non-pressure lines.
E. Paved Areas:
1. Coordinate installation of sleeves under paved areas with General Contractor.
2. If the only piping installed is over 20 feet long, pressure testing is required for that section at the time of installation. Upon completion of piping installation, the entire system must be tested.
F. Backfilling:
1. Backfill for trenching shall be compacted to a dry density equal to the adjacent undisturbed soil, and shall conform to the adjacent grades without dips, sunken areas, humps or other irregularities. Initial backfill on all lines shall be of a fine granular material with no foreign matter larger than 1/2" size.
2. Trenches shall be backfilled promptly after the open trench inspection.

G. Flushing the System:

- 1. After all new sprinkler pipe lines and risers are in place and connected, all necessary diversion work has been completed, and prior to installation of sprinkler heads, the control valves shall be opened and a full head of water used to flush out the system.
2. Sprinkler heads shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the Owner's Representative.
H. Sprinkler Heads:
1. Install sprinkler heads as designated on the drawings.
2. Spacing of heads shall not exceed the maximum indicated on the drawings. In no case shall the spacing exceed the maximum recommended by the manufacturer.
3. Sprinkler heads in lawn or turf areas shall be elevated to a minimum of 3 inches above grade. Heads along curbs, walks, paving, etc., shall be placed 1/2 inch above finish grade or coordinated with adjacent shrub heights. adjust sprinkler heads within ten days after notification by Owner.

Adjusting the System

- A. Adjust valves, alignment and coverage of all sprinkler heads.
B. If it is determined that adjustments in the irrigation equipment or nozzle changes will provide proper and more adequate coverage, make all necessary changes, without additional cost to the Owner, prior to any planting.
C. The entire system shall be operating properly before any planting operations commence.

Irrigation System Coverage Test

- A. When the sprinkler system is completed, determine if the water coverage of planting areas is complete and adequate. Furnish all materials and perform all work required to correct any inadequacies of coverage due to deviations from plans. This test shall be accomplished when planting is complete.

Clean-up and Repair

- A. Upon completion of the work, make the ground surface level, remove excess materials, rubbish, debris, etc., and remove construction and installation equipment from the premises.

Inspection of Work

- A. Installations and operations must be approved by owner.
B. Prior to commencing work, the Contractor shall arrange a meeting with the Owner, at which time the Contractor will be informed of specific inspections required and the method of calling for such inspections as the individual work is completed.
C. In no event shall the Contractor cover up or otherwise removes from view any work under this contract without prior approval of the Owner. The Contractor at his expense shall open any work covered prior to inspection to view.
D. All hydrostatic tests shall be made only in the presence of the Landscape Architect, or other duly authorized representative of the Owner. No pipe shall be backfilled until it has been inspected, tested, and approved in writing.
E. All pressure supply lines shall be tested under hydrostatic pressure of 150 pounds per square inch for a period of two hours.
F. Upon completion of the project, the Contractor shall transfer all information concerning the dimensions to a clear set of transparency prints of the drawings. The changes and dimensions shall be recorded in a legible and workmanlike manner to the satisfaction of the Owner. The Contractor shall, for this purpose, procure from the Owner a copy of the piping layout to mark all as-built dimensions and work that differs from the original plans.
G. Contractor shall instruct Owner on use of irrigation controller. Contractor shall consult with Owner and Landscape Architect to establish appropriate watering program for the site.

Guarantee

- A. The entire sprinkler system shall be guaranteed for one year by the Contractor as to material and date of final acceptance of the work.
B. Should any trouble develop within the specified guarantee period due to inferior or faulty material and/or workmanship, the trouble shall be corrected without delay by the Contractor to the satisfaction and at no expense to the Owner.
C. Any and all damage to rainwater drains, water supply lines, gas lines and/or other service lines shall be repaired and made good by the Contractor at no extra cost to the builder. It is the responsibility of the Contractor to be aware of the location of all utilities or other permanent or non-permanent installations and to protect these installations from any damages whatsoever.

General Notes

Table with 3 columns: No., DESCRIPTION, YYY/YY/YY. Row 1: 1, DESCRIPTION, YYY/YY/YY.

Designed By: HARMONY GARDENS 6620 MURETTA AVE. VAN HUY'S, CA 91405 818-505-9783 don@harmonygardens.net harmcnvgardens.net



Brand Estate, LLC 833 N Brand Blvd. San Fernando, CA 91340

Table with Project info: 833 N. Brand Blvd., SF; Date: 2024/01/03; Scale: N/A; Sheet: IRRIGATION SPECIFICATIONS; L2.3

ATTACHMENT F

Project Development Standards Summary

APN: 2515-015-009	Lot Size: 18,000 sq.ft. or 0.41 acres	Proposed 10 Townhomes Plus 2 ADUs Includes 1 Very Low Income	
Development Standard	Required	Standard Satisfied	Comment
R-2 Zone, Sec. 106-390 (Density), 106-829:832 (Parking), and 109-967 (Development Standards)			
Density	6-17 du/acre	Yes	$6 \times 0.413 = 2.478 = 3$ $17 \times 0.413 = 7.021 = 8$ State Density Law: $5\% \times 8 = 0.4 = 1$ Very Low Income $20\% \times 8 = 1.6 = 2$ bonus units Density = $8 + 2 = 10$ units ADUs per State Law = 2 detached units in a multi-family development
Minimum Parking	R-2: 2 spaces per unit within a garage.	Yes	20 covered parking spaces provided, including 1 ADA 2 uncovered guest parking spaces provided
Parking Dimensions	9 by 19 regular size 14 by 20 ADA	Yes	
Driveway Width	24 ft.	Yes	26 ft.
Common Area	1,000 ft. 25 ft. min dimension	Yes	1,000 ft. 25 ft. x 40 ft.
Garages / Carports	Min 20 ft. from the ultimate street right-of-way	Yes	20 ft.
Landscaping	Min 50% of front yard	Yes	60.8%
Height	35 ft.	Yes	35 ft.
Site Coverage	40% max	No	42% (incentive requested)
Minimum Site Area	7,500 sq. ft.	Yes	18,000 sq. ft.
Minimum Lot Width and Depth	50 ft. by 100 ft.	Yes	The lot is 60 ft. by 300 ft.
Setback – Front	20 ft.	Yes	20 ft.
Setback – Rear	20 ft.	Yes	25 ft.
Setback – Side Right (East)	5 ft.	Yes	26' for the main building 5 ft. for ADUs
Setback – Side Left (West)	5 ft.	Yes	5 ft.
Storage	100 cubic ft. per unit	Yes	Min. 100 cubic ft. per unit (in garages)
Usable Open Space in addition to setbacks	150 sq. ft./unit. 10 ft. min dimension	Yes	150 sq. ft./unit. 10 ft. min dimension

Your Return Mailing Address

Name: San Fernando Sun
Address: 1150 San Fernando Road, Suite 100
City: San Fernando State: CA Zip Code: 91340

ATTACHMENT G

1st Proof of Publication –
(2015.5 C.C.P.)

**STATE OF CALIFORNIA
COUNTY OF LOS ANGELES**

I am a citizen of the United States, and a resident of the county aforesaid; I am over the age of eighteen years; and I am not a party to or interested in the notice published. I am the chief legal advertising clerk of the publisher of the

San Fernando Valley Sun

a newspaper of general circulation, printed and published weekly in the City of San Fernando,

County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California,

Under the date of 8-16, 1945

Case Number 503894

that the notice, of which the annexed is a printed copy has been published in each regular and entire issue of said newspaper and not in any supplement There of on the following dates, to-wit:

10/03/2024

all in the year 2024. I certify (or declare) under penalty of perjury that the foregoing is true and correct. Dated at San Fernando California, this 3rd day of **October, 2024**

Signature,



Yaritza Rodriguez
SAN FERNANDO VALLEY SUN
1150 SAN FERNANDO ROAD, SUITE 100
SAN FERNANDO, CA 91340

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

NOTICE IS HEREBY GIVEN that the Planning and Preservation Commission of the City of San Fernando will hold a public hearing on Site Plan Review No. 2024-001:

DATE: October 14, 2024

TIME: 5:30 p.m.

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

PROJECT LOCATION: 833 N Brand Boulevard

APPLICATION: Site Plan Review (SPR2024-001)

PROJECT DESCRIPTION: Site Plan Review (SPR2024-001) is a request to construct a 3-story, 10-unit townhouse residential development with 2 detached Accessory Dwelling Units (ADUs) with various site improvements at 833 N Brand Boulevard within the Multiple-Family Dwelling/Precise Development Overlay Zone (R-2 PD). This proposed project involves the demolition of an existing 1,320 sq. ft. single-family house and two accessory structures.

ENVIRONMENTAL REVIEW: Pursuant to the California Environmental Quality Act (CEQA), the approval of the proposed project is exempt from further environmental analysis under a Class 32 In-Fill Development Projects (CEQA Guidelines § No. 15332). The project meets all the conditions of Class 32 categorical exemption: it is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulation; the proposed development occurs within the city limits on a project site of no more than five acres substantially surrounded by urban uses; the project site has no value as habitat for endangered, rare, or threatened species; approval of the project would not result in any significant effects related to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. The City of San Fernando strongly encourages your participation. Interested members of the public may provide verbal comments or written comments regarding any aspect of the proposed Site Plan Review during the public hearing on this matter. Additionally, public comments may be submitted via email to CommunityDevelopment@sfcity.org or mailed to Community Development, 117 Macneil Street, San Fernando, CA 91340, by 4:00 PM on the date of the meeting. If you have any questions, please contact Marina Khrustaleva, Associate Planner, at mkhrustaleva@sfcity.org or call 818-898-1378.

Erika Ramirez

Community Development Director
Community Development Department
117 N Macneil Street San Fernando, CA 91340 (818) 898-1227 www.sfcity.org
Publish: 10/03/2024
L13784