



CHAIR FRANCISCO SOLORIO
VICE CHAIR MARIO LUA
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COMMISSIONER FLOR SANCHEZ

CITY OF SAN FERNANDO

PLANNING & PRESERVATION COMMISSION MEETING AGENDA SUMMARY FEBRUARY 10, 2025 – 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

Recommended the Chair request a Commissioner to lead the Pledge.

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.

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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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PUBLIC HEARING

1. SITE PLAN REVIEW (SPR2024-026) FOR THE INSTALLATION OF A DIGITAL SIGN ON THE EXTERIOR WALL OF AN EXISTING 6,300 SQUARE FOOT, ONE-STORY, COMMERCIAL STRUCTURE OF AN EXISTING PROPERTY LOCATED AT 12940 FOOTHILL BOULEVARD WITHIN THE COMMERCIAL/PRECISE DEVELOPMENT OVERLAY ZONE (C-2/PD) PRECISE

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. 2025-002 approving Site Plan Review No. 2024-026 to install a new 12.45 square foot exterior digital sign at 12940 Foothill Boulevard within the Commercial Zone District with a Precise Development Overlay (C-2/PD).

2. CONDITIONAL USE PERMIT (CUP2023-004) TO ALLOW EXPANSION OF THE SAN FERNANDO RECOVERY CENTER TO A LARGE COMMUNITY CARE FACILITY AND SITE PLAN REVIEW 2023-040 FOR THE CONSTRUCTION OF A NEW 3-STORY 9,733 SQUARE FOOT ADDITION TO THE REAR OF AN EXISTING 2-STORY SINGLE FAMILY HOME AT 732-734 AND 762 GRISWOLD AVENUE IN THE SINGLE FAMILY ZONE (R-1) .

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. 2025-003 approving Conditional Use Permit CUP2023-004 and Site Plan Review SPR2025-040 and the Conditions of Approval attached therein as Exhibit “A” allowing the San Fernando Recovery Center to operate as a Large Community Care Facility with up to 80 beds and to construct a 3-story 9,733 sq. ft. addition attached to the rear of the existing 2-story house and associated site improvements at 732-734 and 762 Griswold Avenue.

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ADMINISTRATIVE REPORTS

3. PRESENTATION OF ROLE AND RESPONSIBILITY OF A PLANNING AND PRESERVATION COMMISSIONER

It is recommend that the Planning and Preservation Commission:

- a. Receive and file a presentation from the City Attorney's Office regarding the role and responsibility of a Planning and Preservation Commissioner.

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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AGENDA REPORT

To: Planning and Preservation Commission Chair Solorio and Commissioners

From: Erika Ramirez, Director of Community Development
Andres Sanchez, Contract Planner

Date: February 10, 2025

Subject: Site Plan Review 2024-026

Proposal: A continued public hearing to consider the request for the approval of a Site Plan Review to allow the installation of a digital sign on the exterior wall of an existing 6,300 square foot, one-story, commercial structure of an existing property located at 12940 Foothill Boulevard in the Commercial Zone District with a Precise Development Overlay (C-2/PD).

Applicant: Daniel Crowley
12940 Foothill Boulevard, San Fernando, CA 91340

RECOMMENDATION:

Staff recommend that the Planning and Preservation Commission:

- a. Conduct a public hearing; and
- b. Pending public testimony, adopt Planning and Preservation Commission ("Commission") Resolution No. 2025-002 (Attachment A), approving the installation of the digital sign on the exterior wall of the existing 6,300 square foot, one-story, commercial structure located within a shopping center located at 12940 Foothill Boulevard and a Class 1 CEQA Exemption.

BACKGROUND:

1. On October 1, 2024, a Site Plan Review application was received.
2. On November 24, 2024, Application was deemed Complete.
3. On December 5, 2024, The Transportation and Public Safety Commission reviewed, and voted in support of the proposed digital sign pursuant to the San Fernando Municipal Code (SFMC) Section 106-933.

PROJECT OVERVIEW:

On October 1, 2024, Daniel Crowley (the "Applicant"), submitted an application to construct a 12,45 square foot digital sign mounted to the exterior wall of an existing 6,300 square foot, one-story, commercial structure located within a shopping center located at 12940 Foothill Boulevard within the Commercial/ Precise Development Overlay Zone (C-2/PD). The request is permitted with:

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

Existing Conditions

The Project Site (APN: 2415-001-062) is located within a shopping center that is comprised of five parcels spanning a total area of 9.29 acres. The shopping center is located south of Foothill Boulevard and abutting the Pacoima Wash to the west, as shown on the Vicinity Map (Attachment C). The Project Site is a 24,802 square foot (0.57 acre) irregular-shaped parcel with stemmed portions providing access from Foothill Boulevard to the developed portion of the lot. The project site is currently improved with a 6,300 square foot, one-story, commercial structure and associated parking. The commercial structure includes four (4) commercial units (Units A, B, C and D) currently occupied by medical office and restaurant uses. The property is zoned Commercial (C-2) with a Precise Development (PD) overlay, and a Commercial (COM) General Plan land use designation.

The subject property is located within an existing shopping center and surrounded by other commercial properties to the south (Target) and northwest (Home Depot), and restaurants to the north.

There are seven parking spaces located immediately north of the existing structure and additional parking spaces associated with the surrounding shopping center. The subject site and surrounding properties are accessible by three driveways providing access to the shopping center from Foothill Boulevard.

Project Description

The Project involves the installation of a 12.45 square foot (64-inches diagonally) digital sign on the exterior wall of an existing 6,300 square foot commercial building. The proposed sign will be installed on an exterior wall that oriented toward the northeast and recessed behind the building facade, beneath an entry arcade feature of the existing commercial structure, between Unit B (Robek's Juice) and Unit C (EZDENTAL). The project will also include the installation of a mounting plate (approximately 4 feet in length and 2 feet in width) on the exterior wall to accommodate the installation of the digital sign display. The proposed digital sign will reach maximum height of 6 feet and 8 inches measured from finished adjacent grade to the top of the sign, and a height of 2 feet, measured from the adjacent grade to the lowest part of the sign.

ANALYSIS:

The San Fernando Municipal Code (SFMC) Article V, Division 5 regulates signage in the city. The proposed digital sign is classified as an Electronic Message Center sign and, per SFMC Section 106-933(c) and (d), must be reviewed as a freestanding sign. It requires approval from the Transportation and Safety Commission to ensure it does not interfere with traffic signals, disrupt traffic flow, or create safety hazards. Additionally, it must be approved at a public hearing by the Planning and Preservation Commission.

The application has been reviewed for compliance with SFMC regulations and commercial zone sign criteria, including Transportation and Public Safety Commission review. Compliance details are provided below.

Business Sign Development Standards

The following standards apply to all business signs located in commercial and industrial zones within the City of San Fernando. The proposed project meets the applicable standards within the section as described below.

1. Section 106-933(1) limits the size of the proposed sign from exceeding an area that is 20 percent of the building elevation, up to a maximum sign area of 150 square feet. 106-933(1) also includes supplemental standards applicable to directory signs, including Subsection 106-933(1)(a) which limits the size devoted to advertising for an individual business to a maximum of two square feet for any directory sign, and Subsection 106-933(1)(b) limits the size of advertising the name of the complex or center to a maximum of 25 percent of a directory sign or 20 square feet, whichever is greater.

The proposed sign is 12.45 square feet in size and will be installed on a north-facing building elevation that is approximately 1,300 square feet in area. The proposed sign will occupy approximately one (1) percent of the building elevation and will not result in the sign exceeding 20 percent of total building elevation area limitation, as required by Section 106-933(1).

Furthermore, the proposed sign is not a directory sign. The proposed sign is a business sign intended to identify the business of the owners or occupants of the premises where the sign is displayed and to advertise the business conducted, leasing opportunities and/or other services rendered or the goods produced, sold or available for sale, therefore the standards set forth in Subsections 106-933(1)(a) and 106-933-1)(b) do not apply.

2. Section 106-933(2)(a) establishes height requirements for freestanding monument signs, limiting the height of such signs to a maximum of four (4) feet.

The proposed sign is a business sign that will be affixed to the exterior wall of an existing structure and not a freestanding sign, therefore this standard is not applicable.

3. Section 106-933(2) establishes the maximum sign area for freestanding monument signs and limits such signs to a maximum area of 30 square feet in Section 106-933(a), and Subsection 106-933(2)(b) limits the total area of a freestanding sign to a maximum of 30 square feet.

The proposed sign is a business sign that will be affixed to the exterior wall of an existing structure and is not considered a freestanding monument sign, therefore the standards set forth in Subsections 106-933(2)(a) and 106-933(2)(b) standard are not applicable.

4. Section 106-933(3) sets forth standards relevant to canopy signs in commercial and industrial zones, and establishes the minimum distance required between the bottom of a canopy sign and the ground elevation to 10 feet in Subsection 106-933(a). Additionally, Subsection 106-933(3)(b) requires canopy signs to be at a 90-degree angle to the face of the building while also requiring such signs to be centered between the face of the building and the outer edge of the canopy or awning in Subsection 109-633(3)(c). Lastly, Subsection 109-633(3)(d), establishes the size of the sign from exceeding two (2) feet in height or two-thirds of the projection of the awning or canopy.

The proposed sign is a business sign that will be affixed to the exterior wall of an existing commercial structure and is not considered a canopy sign. Therefore, standards set forth in Subsections 106-933(a) – 106-933(d) do not apply to the proposed sign.

5. Section 106-933(4) limits a wall sign from extending more than three (3) feet above the roofline or parapet wall of the building.

The proposed sign will be installed on the exterior wall of the existing structure reaching a height of approximately 6 feet and 8 inches, measured from the tallest point of the sign to the adjacent grade. Therefore, the proposed sign will comply with the requirements of Section 106-933(4).

6. Section 106-933(5) establishes minimum distance standards for all electronic message center signs in the City of San Fernando. Subsection 106-933(5)(a) limits any electronic message center sign from being located within 100 feet of a residential zone. Additionally, Subsection 106-933(5)(b), requires a minimum distance of 500-feet from any other electronic message center sign while also requiring an electronic message sign to be affixed to a building or pole in Subsection 106-933(4)(c). Lastly, Subsection 106-933(4)(d), requires written approval by the City's Transportation and Public Safety Commission.

The proposed digital sign will be approximately 1,000 feet from the nearest residential zone property, and a minimum of 500-feet from other electronic message center signs. Furthermore, the proposed sign will be affixed to an exterior building elevation, and the sign will be permitted subject to written approval by the Transportation and Public Safety Commission.

7. Section 106-933(6) establishes standards for signs that are affixed to a building and project into an existing or proposed right-of-way, and limits a sign from projecting onto a right-of-way, based on the height of a proposed sign.

The proposed sign will be affixed to the exterior wall of an existing, one-story, commercial structure, however the sign will not be projecting over an existing or proposed right-of-way. Therefore, the standards set forth in Section 106-933(6) do not apply to the proposed project.

8. Section 106-933(7), requires the granting of a Conditional Use Permit for revolving sign, supergraphic signs, and a proposed sign program.

The proposed sign is not a revolving sign, nor a supergraphic sign, nor a sign program. Therefore, the standards set forth in Section 106-933(7) do not apply to the proposed project.

9. Section 106-933(8), limits the placement or installation of prohibited signs in any zone, as established by Section 106-930. Specifically, Section 106-930 the following advertising signs in all zones, including the following:

- A. A-frame or sandwich-board signs.
- B. Flashing or scintillating signs.
- C. Painted signs.
- D. Devices dispensing bubbles and free-floating particles of matter.
- E. Any notice, placard, bill, card, poster, sticker, banner, sign, advertising or other device calculated to attract the attention of the public which any person posts, prints, sticks, stamps, takes, or

otherwise affixes or causes the same to be done to or upon any public street, walkway, crosswalk, other rights-of-way, curb, lamp post, hydrant, tree, telephone booth or pole, lighting system, or other public place except as may be required by ordinance or law. The provisions of this section shall not impact the city's ability to permit commercial sponsor signs to be posted on the city owned little league fields pursuant to regulations adopted by the city council.

- F. Devices projecting, or otherwise reproducing, the image of an advertising sign or message or any surface or object.
- G. Signs on vehicles. No person shall erect or maintain a sign which is attached to, suspended from, or supported in whole or in part by any vehicle, whether self-propelled or towed. A sign will be allowed if painted directly upon, or permanently affixed to, the body or integral part of the vehicle or permanent decoration, identification or display, if such vehicle is used regularly in the business to which the sign pertains, for purposes other than as an advertising device, and such sign shall conform to the limitations set forth in the state Vehicle Code, excluding only public carrier buses and trains.
- H. Outdoor advertising signs, except as provided for in subsection 106-583(7).
- I. Subdivision directional signs.
- J. Roof signs.
- K. Home occupation signs.

The proposed sign is a 12.45 square foot digital sign that will be affixed to the exterior wall of an existing, one-story, commercial structure. The proposed sign is not listed as a prohibited sign listed under Section 106-930 and will comply with the requirements of Section 106-933(8).

10. Section 106-933(9) establishes standards for window signs in commercial and industrial zones. Subsection 106-933(9)(a) limits the total area of a window sign to ten (10) percent of the window or door where it is displayed and requires any sign displaying lettering or symbols that are higher than three (3) inches, be counted against the total allowable sign area for the structure it is affixed to. Additionally, Subsection 109-933(b) requires permanent window signs and temporary advertising signs from exceeding 40 percent of the window where they are displayed.

The proposed sign is a 12.45 square foot digital sign that will be affixed to the exterior wall of an existing, one-story, commercial structure. The proposed sign is not a window sign therefore, the proposed project is not subject to the standards set forth in Section 106-933(9).

Digital Sign Findings

Pursuant to San Fernando City Code Section 106-933(d), the following findings for approval of the proposed project can be made in a positive manner as follows:

1. The proposed project does not interfere with traffic signals.

The proposed project involves the installation of a 12.45 square foot digital sign on an exterior building elevation of an existing one-story commercial building located at 12940 Foothill Boulevard. The existing shopping center was developed with three (3) driveways along Foothill Boulevard which provide access to the site. Of the three driveways fronting Foothill Boulevard, one (1) driveway (located immediately north of the existing McDonald's drive-through restaurant)

includes traffic signals. The traffic signal is approximately 550 feet from the location of the proposed sign and the proposed sign is not anticipated to interfere with surrounding traffic signals.

2. The proposed project does not disrupt normal traffic flow.

The proposed digital 12.45 square foot digital sign will be installed on an exterior wall, that is oriented towards the northwest, facing Foothill Boulevard. There are two driving aisles near the location of the proposed sign. The closest driving aisle is approximately 30 feet from the proposed sign location and allows vehicular traffic to traverse the site along the front-facing façade of the existing one-story commercial structure. The second driving aisle is perpendicular to, and located approximately 60 feet from, the proposed sign installation area. This driving aisle channels vehicular traffic toward and away from the existing one-story structure and the proposed digital installation area, which may be visible to on-coming traffic utilizing the driving aisle. The project will comply with applicable Title 24 Building Efficiency standards for illuminated signs which require automatic time-scheduling and turn-off controls to automatically adjust brightness levels throughout specific times of day to prevent excess sign illumination that would impact visibility for vehicular traffic traversing the site. Additionally, the proposed sign will be installed beneath an entry arcade feature of the existing commercial structure, providing partial shading around the location of the proposed sign during certain hours of the day, allowing the proposed sign to function at a subdued illumination that would be visible to pedestrians, while also limiting visibility and preventing distractions to oncoming vehicular traffic resulting in a disruption of traffic flow throughout the area.

3. The proposed project does not create a safety hazard.

The proposed sign is not anticipated to create a safety hazard, as the proposed project will be reviewed for compliance with applicable Title 24 Building Efficiency standards for illuminated signs requiring automatic time-scheduling and turn-off controls to automatically adjust brightness levels throughout specific times of day to prevent excess sign illumination that would impact visibility for vehicular traffic traversing the site. Additionally, the sign will be installed on an existing wall beneath an entry arcade of an existing one-story commercial structure, allowing the sign to operate at subdued illumination to prevent visibility and distracting to vehicular traffic utilizing the parking aisles and spaces surrounding the project site. Furthermore, the project is not anticipated to interfere with existing traffic signals surrounding the shopping center, nor disrupt the normal flow of traffic.

December 5, 2024 Transportation and Safety Commission Meeting

On Thursday December 5, 2024, the City of San Fernando Transportation and Safety Commission discussed and considered approval of the proposed 12.45 square foot digital sign, pursuant to SFMC Section 106-933. On a 4-0 vote, the Transportation and Safety Commission voted in favor of the proposed digital sign. Minutes of the meeting are attached as Attachment B.

Commission Comments:

Commissioners provided additional comments regarding the proposed project. Vice Chair Cuellar posed questions regarding the content of the proposed sign, the frequency at which the content displayed on

the digital sign would change while in operation, and regarding functionality and voiced concerns regarding the likelihood of the sign malfunctioning and what how long it would take to repair the sign. Furthermore, Commissioner Montanez inquired about the design and colors of the proposed sign and whether it will be compatible with the existing commercial structure it is affixed to and asked about the purpose of the content and digital display.

ENVIRONMENTAL REVIEW:

This project has been reviewed by the City for compliance with the California Environmental Quality Act (CEQA). A Class 1 Exemption – consisting of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The key consideration is whether the project involves negligible or no expansion of an existing use. The addition of the proposed sign does not expand the existing shopping center use. Therefore, the proposed Project is exempt from further CEQA review pursuant to CEQA Guidelines section 15301(a), Class 1 – Minor alteration to an existing structure. 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 February 5, 2025, a public hearing notice was published in the print and online versions of the legal advertisement section of the *San Fernando Sun Newspaper* (Attachment D). In addition, on February 5, 2025, 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 Planning and Preservation Commission:

- c. Conduct a public hearing; and
- d. Pending public testimony, adopt Planning and Preservation Commission ("Commission") Resolution No. 2025-002 (Attachment A), approving the installation of the digital sign on the exterior wall of the

existing 6,300 square foot, one-story, commercial structure located within a shopping center located at 12940 Foothill Boulevard and a Class 1 CEQA Exemption.

a. ATTACHMENTS:

- A. Planning and Preservation Commission Resolution 2025-002, including:
 - a. Exhibit “A”: Conditions of Approval
- B. December 5, 2024 Minutes of the Transportation and Safety Commission
- C. Vicinity Map
- D. Notice of Public Hearing Published in the San Fernando Sun Newspaper
- E. Project Plans

RESOLUTION NO. 2025-002

A RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO, CALIFORNIA, APPROVING SITE PLAN REVIEW NO. 2024-026 FOR THE INSTALLATION OF A 12.45 SQUARE FOOT DIGITAL SIGN ON THE EXTERIOR WALL OF AN EXISTING 6,300 SQUARE FOOT, ONE-STORY, COMMERCIAL STRUCTURE OF AN EXISTING PROPERTY LOCATED AT 12940 FOOTHILL BOULEVARD WITHIN THE COMMERCIAL (C-2) ZONE DISTRICT WITH A PRECISE DEVELOPMENT (PD) OVERLAY.

WHEREAS, an application was filed by Daniel Crowley, 12940 Foothill Boulevard Suite San Fernando, CA 91340 (the “Applicant”), to request for the approval of a Site Plan Review for a proposed 12.45 square foot digital sign at 12940 Foothill Boulevard within the Commercial Commercial/Precise Development Overlay Zone (C-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 C-2/PD allows for signs as a permitted use, and the proposed use meets the minimum development standards set forth in Sec. 106-933 and has been processed in accordance with 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 15301(a), Class 1 – Minor Alteration to an Existing Structure; and

WHEREAS, on December 5, 2024, the Transportation and Public Safety Commission reviewed and voted to approve the proposed project, pursuant to Section 106-933 of the San Fernando Municipal Code.

WHEREAS, in accordance with State law, on February 5, 2025, 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 February 10, 2025, and mailed the notice to property owners located within a 500-foot radius of the project site; and

WHEREAS, on February 10, 2025, the Planning and Preservation Commission conducted a duly noticed public hearing, at which time public testimony was taken concerning the proposed Site Plan Review for the proposed sign at 12940 Foothill Boulevard within the Commercial/Precise Development Overlay Zone (C-2/PD);

WHEREAS, the Planning and Preservation Commission, as part of its regular meeting of February 10, 2025, 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 Findings

This project has been reviewed by the City for compliance with the California Environmental Quality Act (CEQA). The project site is in an urbanized area with no environmentally sensitive habitats or species of concern on the property, there has been no successive effort to intensify land uses in the area, and no unusual circumstances exist that would pose a reasonable possibility of having a significant effect on the environment, and the project does not involve or affect historic resources. Based on this analysis, no significant environmental effects would result from this project and the use of a categorical exemption is appropriate. As such, the proposed project is exempt from CEQA review pursuant to CEQA Guidelines section 15301(a), Class 1 – Minor alteration to an existing structure.

SECTION 3. FINDINGS

Pursuant to San Fernando Municipal Code Section 106-933 the following findings shall be made for approval of a Business Sign :

Finding 1: The proposed project does not disrupt normal traffic flow.

Evidence: The proposed digital 12.45 square foot digital sign will be installed on an exterior wall, that is oriented towards the northwest, facing Foothill Boulevard. There are two driving aisles near the location of the proposed sign. The closest driving aisle is approximately 30 feet from the proposed sign location and allows vehicular traffic to traverse the site along the front-facing façade of the existing one-story commercial structure. The second driving aisle

is perpendicular to, and located approximately 60 feet from, the proposed sign installation area. This driving aisle channels vehicular traffic toward and away from the existing one-story structure and the proposed digital installation area, which may be visible to on-coming traffic utilizing the driving aisle. The project will comply with applicable Title 24 Building Efficiency standards for illuminated signs which require automatic time-scheduling and turn-off controls to automatically adjust brightness levels throughout specific times of day to prevent excess sign illumination that would impact visibility for vehicular traffic traversing the site. Additionally, the proposed sign will be installed beneath an entry arcade feature of the existing commercial structure, providing partial shading around the location of the proposed sign during certain hours of the day, allowing the proposed sign to function at a subdued illumination that would be visible to pedestrians, while also limiting visibility and preventing distractions to oncoming vehicular traffic resulting in a disruption of traffic flow throughout the area.

Finding 2: The proposed project does not disrupt normal traffic flow.

Evidence: The proposed digital 12.45 square foot digital sign will be installed on an exterior wall, that is oriented towards the northwest, facing Foothill Boulevard. There are two driving aisles near the location of the proposed sign. The closest driving aisle is approximately 30 feet from the proposed sign location and allows vehicular traffic to traverse the site along the front-facing façade of the existing one-story commercial structure. The second driving aisle is perpendicular to, and located approximately 60 feet from, the proposed sign installation area. This driving aisle channels vehicular traffic toward and away from the existing one-story structure and the proposed digital installation area, which may be visible to on-coming traffic utilizing the driving aisle. The project will comply with applicable Title 24 Building Efficiency standards for illuminated signs which require automatic time-scheduling and turn-off controls to automatically adjust brightness levels throughout specific times of day to prevent excess sign illumination that would impact visibility for vehicular traffic traversing the site. Additionally, the proposed sign will be installed beneath an entry arcade feature of the existing commercial structure, providing partial shading around the location of the proposed sign during certain hours of the day, allowing the proposed sign to function at a subdued illumination that would be visible to pedestrians, while also limiting visibility and preventing distractions to oncoming vehicular traffic resulting in a disruption of traffic flow throughout the area.

Finding 3: The proposed project does not create a safety hazard.

Evidence: The proposed sign is not anticipated to create a safety hazard, as the proposed project will be reviewed for compliance with applicable Title 24

Building Efficiency standards for illuminated signs requiring automatic time-scheduling and turn-off controls to automatically adjust brightness levels throughout specific times of day to prevent excess sign illumination that would impact visibility for vehicular traffic traversing the site. Additionally, the sign will be installed on an existing wall beneath an entry arcade of an existing one-story commercial structure, allowing the sign to operate at subdued illumination to prevent visibility and distracting to vehicular traffic utilizing the parking aisles and spaces surrounding the project site. Furthermore, the project is not anticipated to interfere with existing traffic signals surrounding the shopping center, nor disrupt the normal flow of traffic.

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

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 set forth in the City of San Fernando Municipal Code. Therefore, the Planning and Preservation Commission approves Site Plan Review No. 2024-026, subject to conditions of approval attached hereto as Exhibit “A”.

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 10th day of February 2025, by the following votes:

- AYES:**
 - NOES:**
 - ABSENT:**
 - ABSTAIN:**
-

FRANCISCO SOLORIO,
CHAIRPERSON

ATTEST:

ERIKA RAMIREZ, SECRETARY
TO THE PLANNING AND
PRESERVATION COMMISSION

Exhibit A
CONDITIONS OF APPROVAL

PROJECT NO.: Site Plan Review No. 2024-026

PROJECT ADDRESS: 12940 Foothill Boulevard, San Fernando, CA 91340
(Assessor's Parcel Number 2415-001-064)

PROJECT DESCRIPTION: Site Plan Review for the installation of a 12.45 square foot digital sign.

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 is 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 January 13, 2025, 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 approval to which these Conditions of Approval apply shall expire one year from the date of final approval of said Site Plan Review 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 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.	Planning	

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 impact report or related environmental assessment) if made necessary through the initiation of the project.	All Depts.	

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	
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>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	
12.	<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	
13.	A copy of these conditions of approval shall be printed on the building construction plans.	Building	
<p align="center">Prior to Issuance of a Building Permit (NOTE: Additional comments may be added during Plan Check)</p>			

14.	<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	
15.	<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	
16.	<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	



**CITY OF SAN FERNANDO
TRANSPORTATION AND PUBLIC SAFETY COMMISSION**

**REGULAR MEETING
MINUTES
DECEMBER 5, 2024
ZOOM MEETING STREAMED ON YOUTUBE**

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE TRANSPORTATION & PUBLIC SAFETY COMMISSION. VIDEO AND AUDIO OF THE ACTUAL MEETING ARE AVAILABLE FOR LISTENING AT: <https://www.youtube.com/c/CityOfSanFernando>

CALL TO ORDER/ROLL CALL

Chair Rudy Trujillo called the meeting to order at 6:02 p.m. Executive Assistant, Maria Padilla, called the roll call.

The following persons were recorded as present:

PRESENT:

Chair Rudy Trujillo, Vice Chair Julie Cuellar, and Commissioners Nicole Mohr, and Miguel Montañez

ABSENT:

Commissioner Zoe Rodriguez

ALSO PRESENT:

Director of Public Works Wendell Johnson, Acting Lieutenant Walter Dominguez, Civil Engineering Assistant II Manuel Fabian, Contract Planner Andres Sanchez, and Executive Assistant Maria Padilla.

PLEDGE OF ALLEGIANCE

Chair Trujillo led the Pledge of Allegiance.

APPROVAL OF AGENDA

Vice Chair Cuellar motioned to approve the agenda for the December 5, 2024 Transportation and Public Safety Commission meeting. Commissioner Mohr seconded the motion.

The motion carried with the following votes:

TRANSPORTATION AND PUBLIC SAFETY COMMISSION

Regular Meeting Minutes – December 5, 2024

Page 2 of 3

AYES:	R. Trujillo, J. Cuellar, N. Mohr, and M. Montañez - 4
NOES:	None
ABSENT:	Z. Rodriguez - 1
ABSTAIN:	None

PUBLIC STATEMENTS – WRITTEN/ORAL

None

CONSENT CALENDAR

1) CONSIDERATION TO APPROVE TRANSPORTATION AND PUBLIC SAFETY COMMISSION MEETING MINUTES FOR NOVEMBER 7, 2024.

Vice Chair Cuellar motioned to approve the Consent Calendar approving the Minutes of the November 7, 2024 Transportation and Public Safety Commission Meeting. Commissioner Montañez seconded the motion.

The motion carried with the following votes:

AYES:	R. Trujillo, J. Cuellar, N. Mohr, and M. Montañez - 4
NOES:	None
ABSENT:	Z. Rodriguez - 1
ABSTAIN:	None

ADMINISTRATIVE REPORT

2) APPROVAL OF THE INSTALLATION OF A DIGITAL SIGN ON THE EXTERIOR WALL OF AN EXISTING COMMERCIAL STRUCTURE LOCATED AT 12940 FOOTHILL BOULEVARD – Contract Planner Andres Sanchez presented the staff report. Mr. Sanchez and Applicant Dan Crowley responded to Commissioners questions. Commissioner Mohr motioned to approve the installation of the digital sign. Vice Chair Cuellar seconded the motion.

The motion carried with the following votes:

AYES:	R. Trujillo, J. Cuellar, N. Mohr, and M. Montañez - 4
NOES:	None
ABSENT:	Z. Rodriguez - 1
ABSTAIN:	None

3) NOTABLE POLICE DEPARTMENT ACTIVITIES FOR OCTOBER 2024 – Acting Lieutenant Dominguez presented the staff report and responded to questions from the Commission.

TRANSPORTATION AND PUBLIC SAFETY COMMISSION

Regular Meeting Minutes – December 5, 2024

Page 3 of 3

- 4) PRESENTATION ON UPDATES OF PUBLIC WORKS CAPITAL IMPROVEMENT PROJECTS –** Civil Engineering Assistant II Manuel Fabian presented an update and responded to questions from the Commission.

STAFF COMMUNICATION

None.

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

Commissioner Mohr did not have comments.

Commissioner Montañez thanked staff for all their work.

Vice Chair Cuellar thanked staff for their work.

Chair Trujillo expressed his appreciation to Commissioners, and City staff and looks forward to the next chapter.

ADJOURNMENT

Chair Trujillo adjourned the Transportation and Public Safety Commission meeting at 7:26 p.m.

I do hereby certify that the foregoing is a true and correct copy of the minutes of December 5, 2024, meeting as approved by the Transportation and Public Safety Commission.

Maria Padilla, Executive Assistant

Corner Media - Outdoor LCD Sign Installation, Onsite Digital Display

12980 Foothill Blvd. San Fernando, CA, 91340

PROPOSED EXTERIOR SIGN, LOCATIONS

The proposed project shall be consistent with the following criteria for all sign requiring a permit, as established by Section 106-928, including:

a. A sign would serve primarily to identify the business, the establishment, or the type of activity conducted on the same premises, or the project, service or interest being offered for sale, lease or rent thereon, except as otherwise specifically provided.

b. The design of signs should be consistent with professional graphic standards.

c. Illumination of signs, where not specifically prohibited by this division, should be at the lowest possible level consistent with adequate identification and readability.

d. Signs should be harmonious with the materials, color, texture, size, shape, height, placement and design of the building, property, shopping center and area.

5. Pursuant to Section 106-933(5) of the San Fernando Zoning Ordinance (SFZO):

The proposed project will need to conform to the following findings relating to the proposed sign:

a. b. The sign shall be at least 100 feet from a residential zone; The sign shall be at least 500 feet from any other electronic message center sign; (ctd to the right on this same sheet)

c. The sign shall be affixed to a pole or building subject to the free standing sign limitations of this division; and

d. No such sign shall be erected until written approval is obtained from the City Traffic Commission. Approval shall not be granted in the proposed sign would interfere with traffic signals, disrupt normal traffic flow or otherwise create a safety hazard.

The content shall conform to standards set forth in the following SFZO sections:

a. Section 106-940(c), Restrictions on Alcohol Advertising

i. Except as otherwise provided in this chapter, no person shall place or maintain, or cause or allow to be placed or maintained, any advertising or promotion of alcoholic beverages on any advertising display in a publicly visible location.

ii. No part of this section shall be construed to permit any advertising display that is otherwise restricted or prohibited by law. Nor shall it be construed to permit an otherwise restricted or prohibited advertising display because it is combined with a permitted public service message.

iii. No part of this section shall be construed to permit any advertising display otherwise restricted or prohibited by sections 106-926 et seq. of this Code.

iv. No part of this section shall be construed to regulate messages that do not propose a commercial transaction.

v. No part of this section shall be construed to prohibit the display of public service messages designed to communicate the hazards of alcoholic beverages or to encourage minors to refrain from consuming or purchasing alcoholic beverages. However, this section shall not be construed to permit such a message when it is made in conjunction with the positive display of a recognized image, artwork, photograph, logo or graphic used for marketing or promotion of alcoholic beverages.

b. Standards set forth in Section 106-941(c), including,

i. Except as otherwise provided in this chapter, no person shall place or maintain, or cause or allow to be placed or maintained, any advertising or promotion of tobacco products on any advertising display in a publicly visible location.

ii. No part of this section shall be construed to permit any advertising display that is otherwise restricted or prohibited by law. Nor shall it be construed to permit an otherwise restricted or prohibited advertising display because it is combined with a permitted public service message.

iii. No part of this section shall be construed to permit any advertising display otherwise restricted or prohibited by sections 106-926 et seq. of this Code.

iv. No part of this section shall be construed to regulate messages that do not propose a commercial transaction.

v. No part of this section shall be construed to prohibit the display of public service messages designed to communicate the hazards of tobacco products or to encourage minors to refrain from using or purchasing tobacco products. However, this section shall not be construed to permit such a message when it is made in conjunction with the positive display of a recognized image, artwork, photograph, logo or graphic used for marketing or promotion of tobacco products.

c. Please also review exceptions (applicable to Section 106-940(c) and Section 106-941(c) above) that do not apply to Advertisement displays, established in Section 106-940(d) and Section 106-941(d).

GENERAL NOTES:

All work will shall comply to the following:

- 2022 California Building Code
- 2022 California Existing Building Code
- 2022 California Electrical Code
- 2022 California Energy Code

ELECTRICAL PERMIT REQUIRED FOR ELECTRICAL WORK

Sign manufacturer: Corner Media and Shanghai Eyes Electronics Co. Ltd.

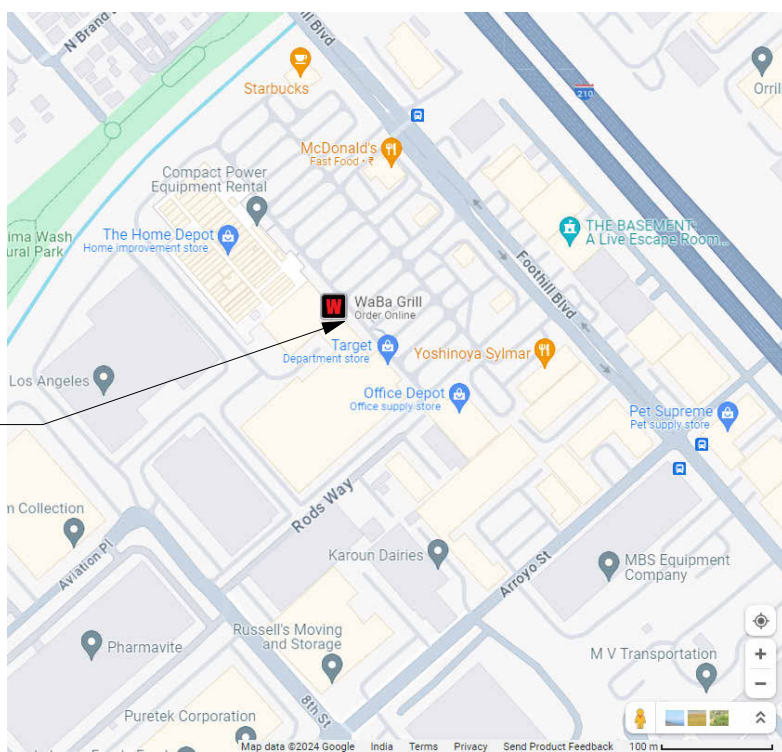
SCOPE OF PROJCT:

Installation of exterior LCD screen sign, connecting power to junciton box.

Total facade frontage:

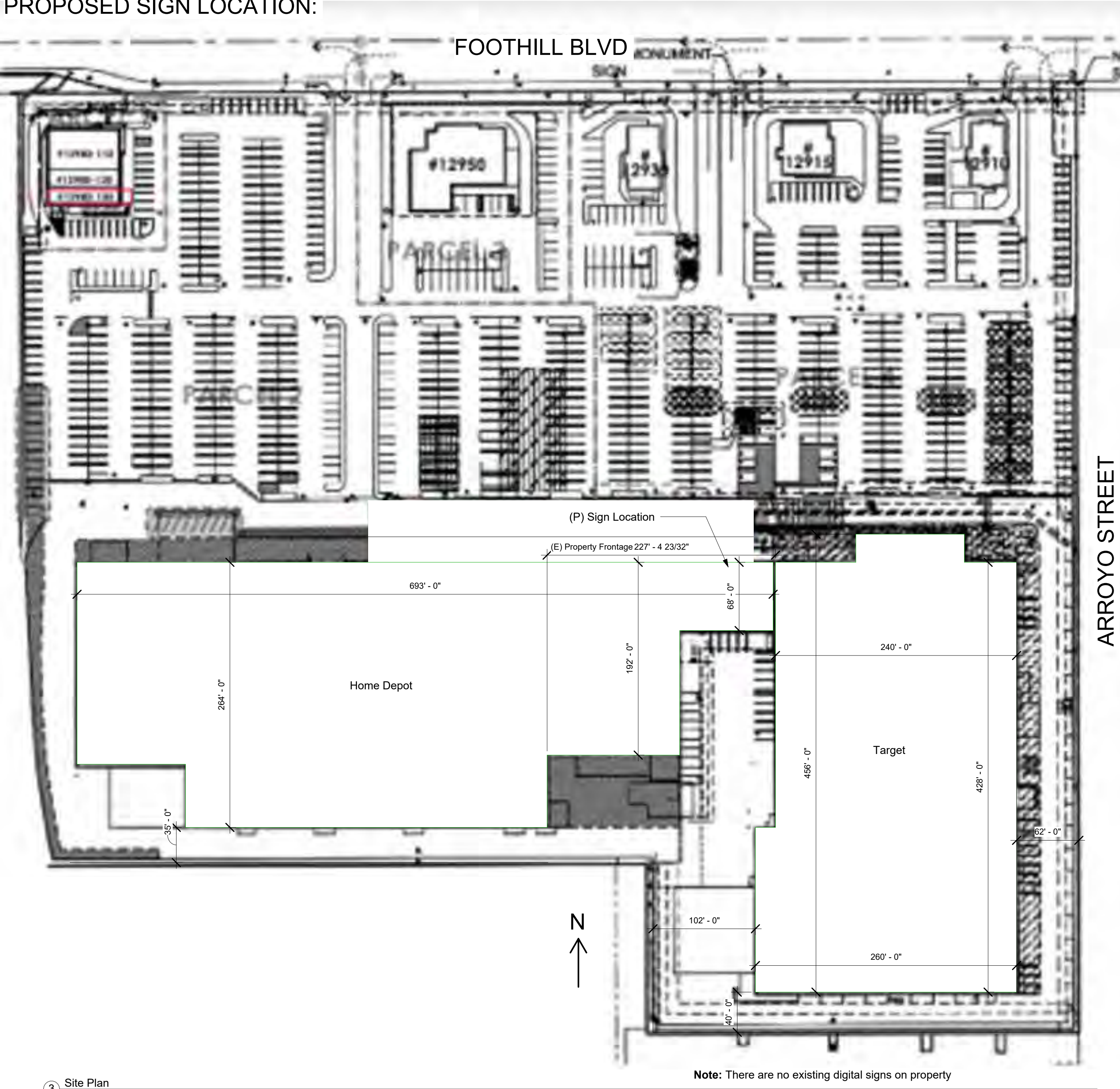
227' linear frontage, (see dimension in proposed sign locaiton below) north facade property frontage, considered at 12' high: **3,178 SF**

(P) Sign,



Vicinity Map

PROPOSED SIGN LOCATION:



Note: There are no existing digital signs on property

3 Site Plan
1/64" = 1'-0"



LIVING PROCESS

www.livingprocess.net
info@livingprocess.net



Corner Media, g) San Fernando Sign

12980 Foothill Blvd. San Fernando, CA, 91340

PROJECT NUMBER: CMCC

ISSUE/REVISION: Issue Date ---

Drafting:
Living Process, LLC
David Getzin
(626) 491 - 4084
dg@livingprocess.net
611 Mound Ave Unit C
South Pasadena, CA 91030

g) San Fernando Info & Notes

A100

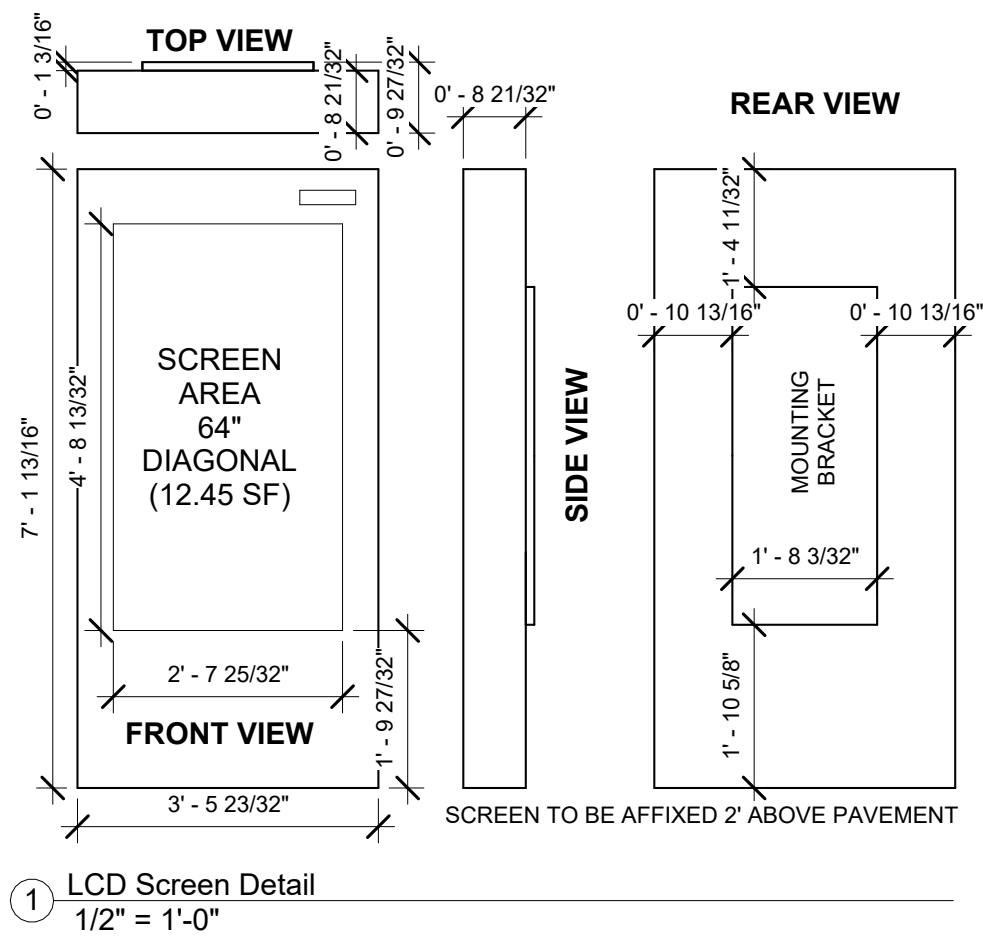
Corner Media - Outdoor LCD Sign Installation, Onsite Digital Display

12980 Foothill Blvd. San Fernando, CA, 91340

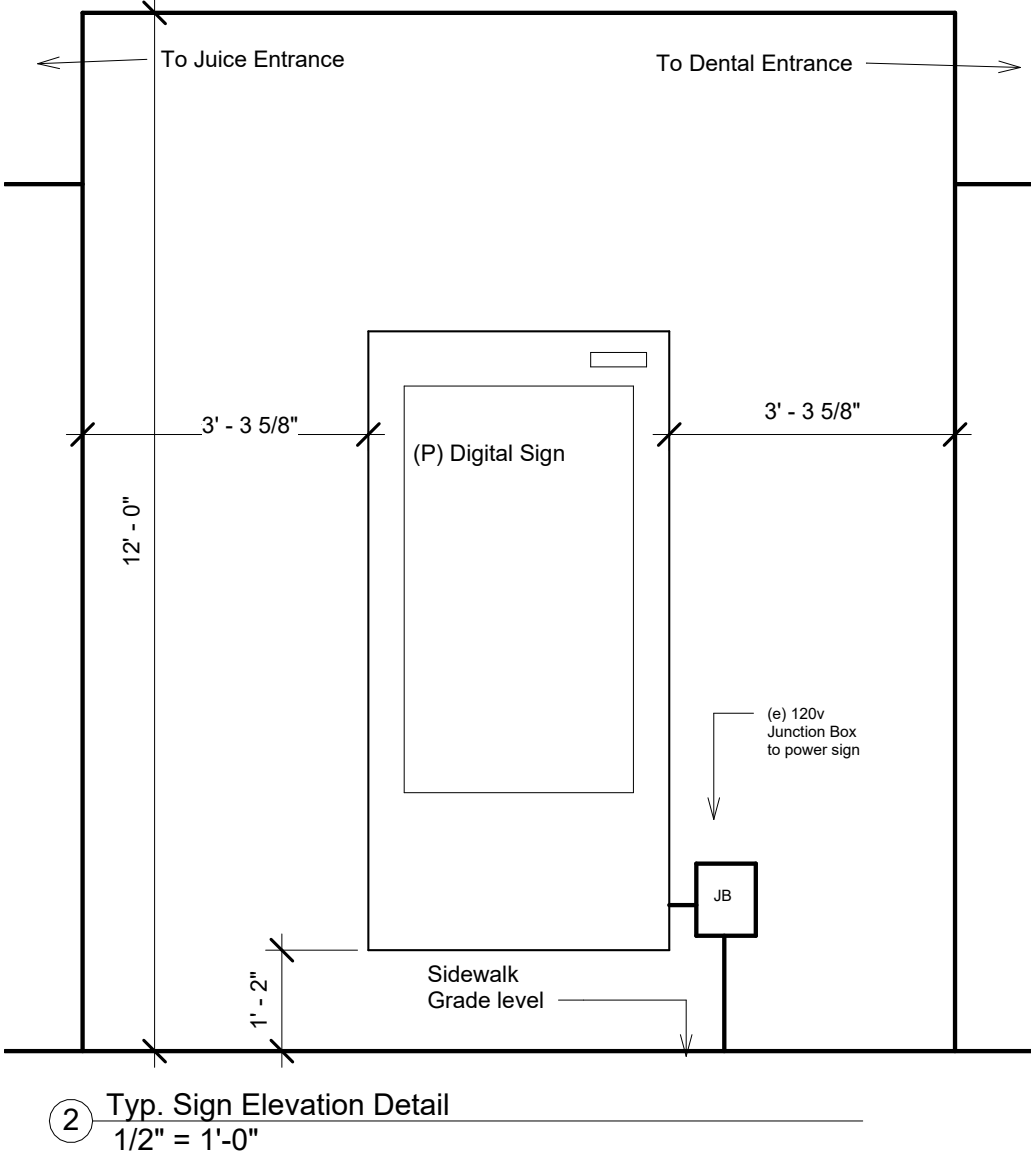
PROPOSED EXTERIOR SIGN, LOCATIONS

Sign to be mounted to wall, attachment rated to hold up to 350 LBS

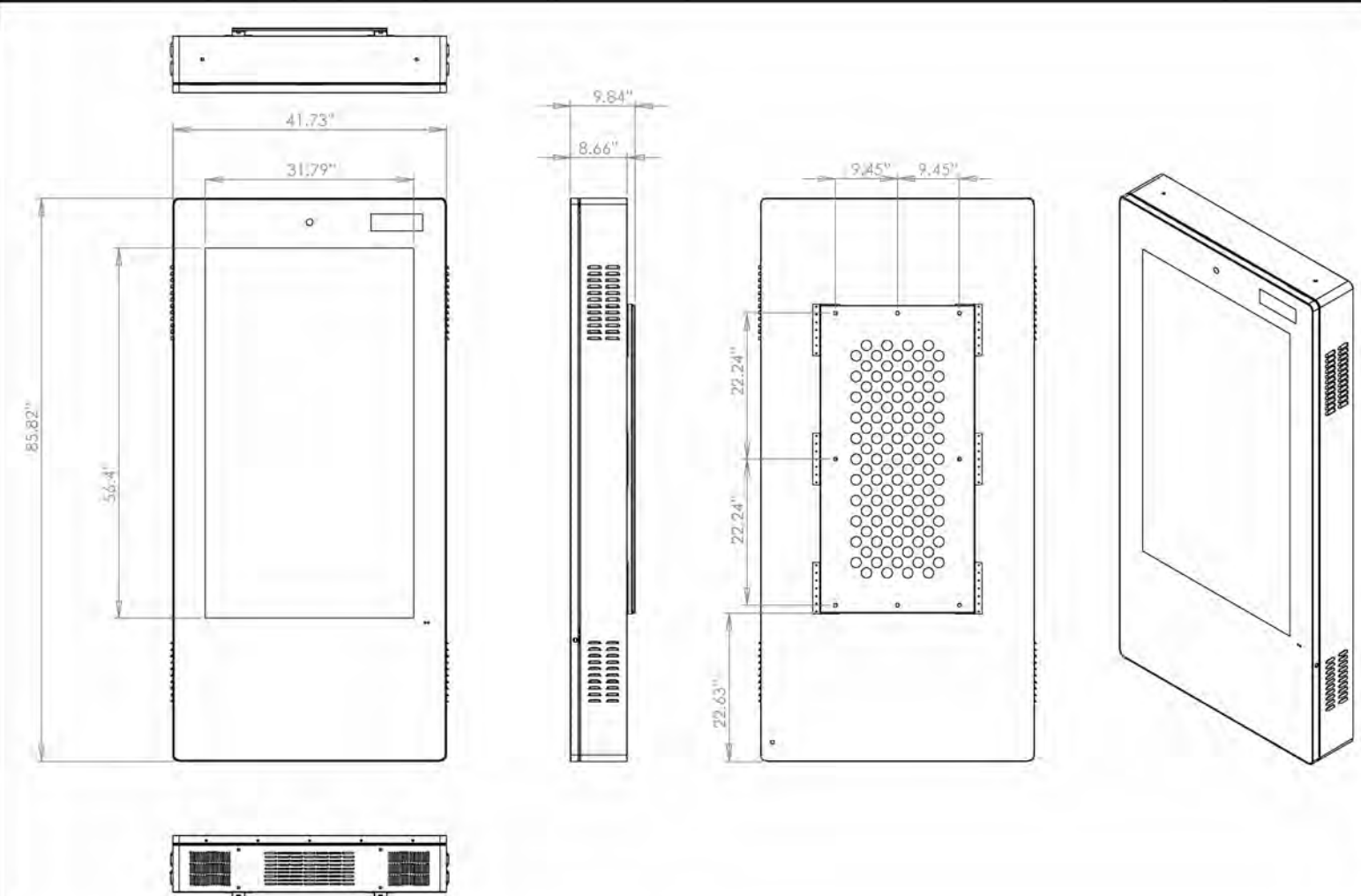
INSTALL LOCATION indicated



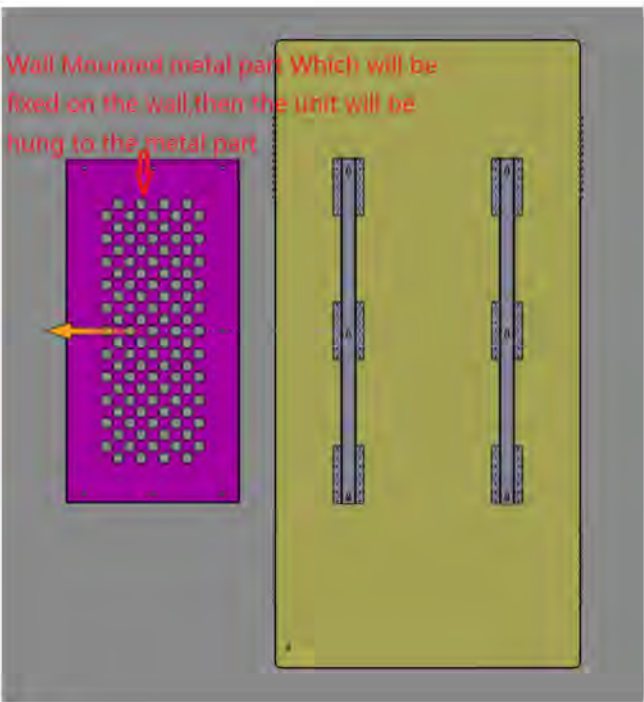
① LCD Screen Detail
1/2" = 1'-0"



② Typ. Sign Elevation Detail
1/2" = 1'-0"

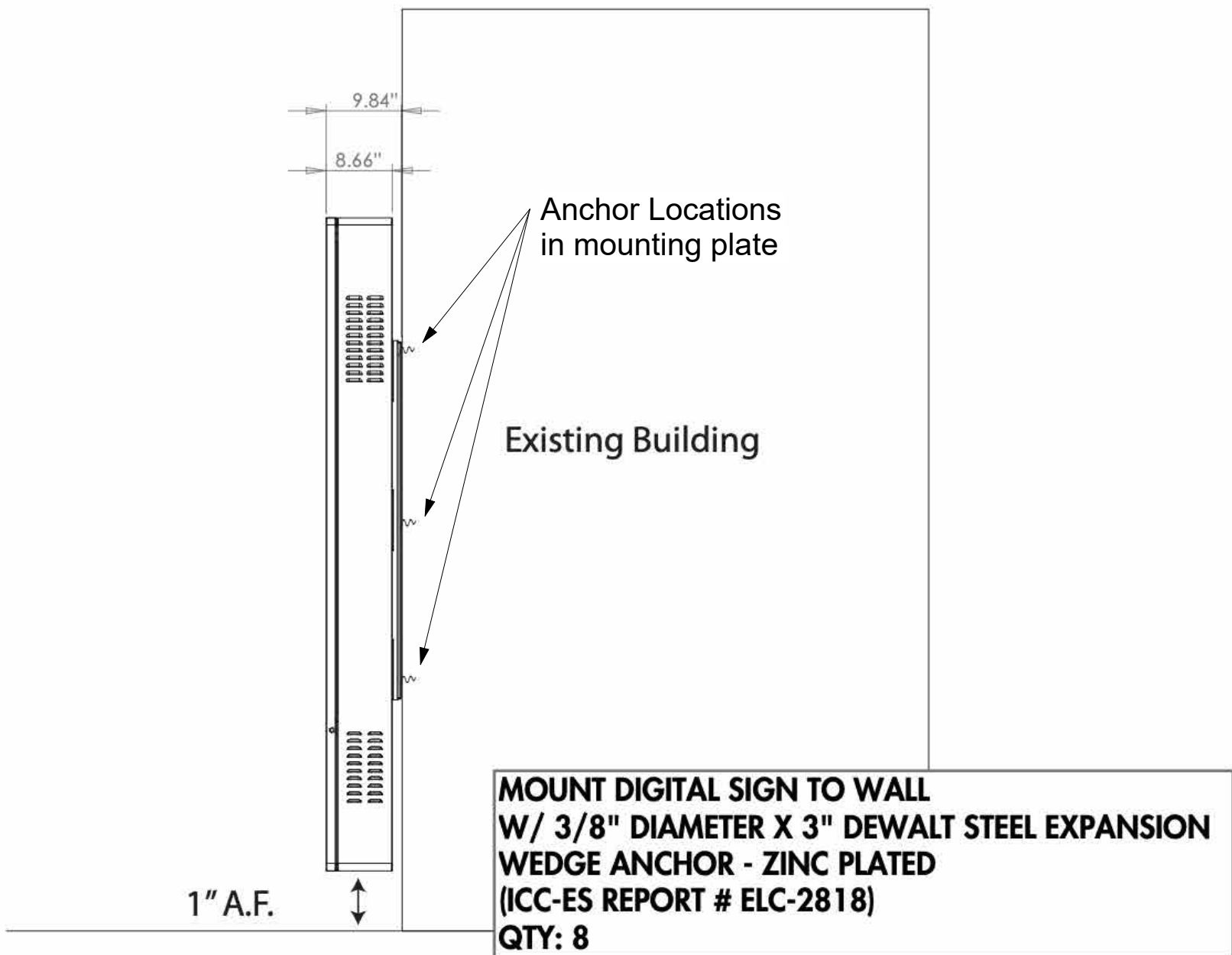


Detail 1 Digital Sign Dimensions



Detail 2 Mounting Plate

EXISTING PROPERTY IMAGE



Detail 3 sign wall mounting and attachment specification



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Corner Media, g) San Fernando Sign

12980 Foothill Blvd San Fernando, CA, 91340

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ISSUE/REVISION:
Issue Date ---
Drafting:
Living Process, LLC
David Getzin
(626) 491 - 4084
dgetzin@livingprocess.net
611 Mound Ave Unit C
South Pasadena, CA 91030

g) San Fernando Info & Notes
Copy 1

A100-1

Sign Lighting

CERTIFICATE OF COMPLIANCE		NRCC-LTS-E	
<i>This document is used to demonstrate compliance with requirements in 110.9, 110.12, 130.0/ 160.5, 130.3/ 160.5(d), 140.8/ 170.2(e) and 141.0(b)2M/ 180.2(b)4Bvi for sign lighting scopes using the prescriptive path. Exit signs and traffic signs are not required to comply with prescriptive requirements per exceptions to 140.8/ 170.2(e) and do not need to complete this compliance document.</i>			
Project Name: CMCC g) San Fernando Sign		Report Page: (Page 1 of 4)	
Project Address:		Date Prepared: 2024-04-26T20:43:15-04:00	

A. GENERAL INFORMATION

01	Project Location (city)	San Fernando	
02	Climate Zone	9	
03	Occupancy Types within Project	<input type="checkbox"/>	Healthcare Facility
		<input type="checkbox"/>	Multifamily/ MF Mixed-use >= 4 stories (includes dormitory, senior living)

B. PROJECT SCOPE

This table includes illuminated signs that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.8/ 170.2(e) or 141.0(b)2M/ 180.2(b)4Bvi for alterations. Exit signs and traffic signs are not required to comply with prescriptive requirements per exceptions to 140.8/ 170.2(e) and do not need to complete this compliance document.

01	02	03	04	05
Name or Item Tag	Complete Sign Description	Sign Status ¹	Sign Type	Compliance Method ²
Outdoor Sign	Exterior Sign, portrait orientation, LCD 64" diagonal screen powers off between 11 PM to 6 AM, Power draw - 120 volts, 16.5 amps is the manufacturer's rating. 80 watts	New	Outdoor	Alternate Light Sources

¹FOOTNOTE: Sign alterations that increase the connected lighting load, replace and rewire more than 50% of the ballasts, or relocate the sign to a different location must comply with 140.8/ 170.2(e). See 141.0(b)2M/ 180.2(b)4Bvi for more details.

²The ENERGY VERIFIED Label compliance method is only applicable if the sign has a permanent, factory-installed, ENERGY VERIFIED label certified by UL or comparable, confirming the sign complies with 140.8/ 170.2(e). Note that using an ENERGY VERIFIED label is an optional compliance path, not a mandatory requirement. See the tooltips for this table for more details.

Generated Date/Time:

Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000
Schema Version: rev 20220101

Compliance ID: 195179-0424-0002
Report Generated: 2024-04-26 17:43:19

Sign Lighting

CERTIFICATE OF COMPLIANCE		NRCC-LTS-E	
Project Name: CMCC g) San Fernando Sign		Report Page: (Page 3 of 4)	
Date Prepared:		2024-04-26T20:43:15-04:00	

G. LIGHT SOURCES AND CONTROLS

This table includes illuminated signs using the Alternate Lighting Sources compliance method per 140.8(b)/ 170.2(e) as indicated on Table B of this compliance document. It also demonstrates compliance with mandatory controls requirements from 130.3 / 160.5(d) by indicating control types for each sign.

01	02	03	04			05	
Name or Item Tag	Complete Sign Description	Compliant Light Sources ^{1,2}	Mandatory Controls			Field Inspector	
			Shut-Off	Dimming	Demand Response ³	Pass	Fail
Outdoor Sign	Exterior Sign, portrait orientation, LCD 64" diagonal screen powers off between 11 PM to 6 AM, Power draw - 120 volts, 16.5 amps is the manufacturer's rating. 80 watts	LED + pwr supply 80%+ eff.	Automatic Time Switch + Photocontrol (outdoor)	Power reduced 65%+		<input type="checkbox"/>	<input type="checkbox"/>

** NOTES: Controls with a * require a note in the space below explaining how compliance is achieved. EX: Sign within tunnel illuminated day and night; EXCEPTION to 130.3(a)2A.*

¹FOOTNOTE: Dropdown choices have been abbreviated, please refer to 140.8(b) / 170.2(e) to confirm compliance with the specific light source technologies listed.

² Authority having jurisdiction may ask for cutsheets to confirm compliance of light source.

³ Demand response controls are only required for an Electronic Message Center having a new connected lighting power load greater than 15 kW per 110.12(d).

I. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title

NRCL-LTS-E - Must be submitted for all buildings

J. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no forms required for this project.

Generated Date/Time:

Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000
Schema Version: rev 20220101

Compliance ID: 195179-0424-0002
Report Generated: 2024-04-26 17:43:19

Sign Lighting

CERTIFICATE OF COMPLIANCE		NRCC-LTS-E	
Project Name: CMCC g) San Fernando Sign		Report Page: (Page 2 of 4)	
Date Prepared:		2024-04-26T20:43:15-04:00	

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables B through H. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

01	02	03	≥	04	OR	05	OR	06	07
Name or Item Tag (See Table B)	Complete Sign Description (See Table B)	Total Allowed (Watts) (See Table F)	≥	Total Designed (Watts) (See Table F)	OR	Compliant Light Sources (See Table G)	OR	ENERGY VERIFIED Label (See Table H)	Compliance Results
Outdoor Sign	Exterior Sign, portrait orientation, LCD 64" diagonal screen powers off between 11 PM to 6 AM, Power draw - 120 volts, 16.5 amps is the manufacturer's rating. 80 watts		≥		OR	YES	OR		COMPLIES
Controls Compliance (See Table F/G/H for Details)									COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. MAXIMUM ALLOWED LIGHTING POWER AND CONTROLS

This section does not apply to this project.

Generated Date/Time:

Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000
Schema Version: rev 20220101

Compliance ID: 195179-0424-0002
Report Generated: 2024-04-26 17:43:19

Sign Lighting

CERTIFICATE OF COMPLIANCE		NRCC-LTS-E	
Project Name: CMCC g) San Fernando Sign		Report Page: (Page 4 of 4)	
Date Prepared:		2024-04-26T20:43:15-04:00	

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Kate O'Brien	Documentation Author Signature:
Company: Corner Media	Signature Date:
Address:	CEA/ HERS Certification Identification (if applicable):
City/State/Zip:	Phone:

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

- The information provided on this Certificate of Compliance is true and correct.
- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
- The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
- I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name: Kate O'Brien	Responsible Designer Signature:
Company: Corner Media	Date Signed:
Address:	License:
City/State/Zip:	Phone:

Generated Date/Time:

Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000
Schema Version: rev 20220101

Compliance ID: 195179-0424-0002
Report Generated: 2024-04-26 17:43:19



LIVING PROCESS

www.livingprocess.net
info@livingprocess.net



Corner Media, g) San Fernando Sign

12960 Foothill Blvd, San Fernando, CA 91340

PROJECT NUMBER: CMCC

ISSUE/REVISION:

Issue Date ---

Drafting:

Living Process, LLC
David Getzin
(626) 491 - 4084
dg@livingprocess.net
611 Mound Ave Unit C
South Pasadena, CA 91030

g) San
Fernando,
Energy
Standards

A101

STRUCTURAL CALCULATIONS

KATE O'BRIEN, P.E.
1058 PACIFIC AVENUE
SANTA VALLEY, CA 93065

SIGN/FRAME CONNECTIONS
12980 FOOTHILL BLVD.
SAN FERNANDO, CA 91340
November 25, 2024
24-40



OSHPD

12980 Foothill Blvd, Sylmar, CA 91342, USA
Latitude, Longitude: 34.2957353, -118.4181183



Date	11/25/2024, 6:27:28 PM	
Design Code Reference Document	ASCE7-16	
Risk Category	II	
Site Class	D - Default (See Section 11.4.3)	
Type	Value	Description
S _S	2.611	MCE _g ground motion, (for 0.2 second period)
S ₁	0.855	MCE _g ground motion, (for 1.0s period)
S _{MS}	3.134	Site-modified spectral acceleration value
S _{M1}	null - See Section 11.4.6	Site-modified spectral acceleration value
S _{DS}	2.089	Numeric seismic design value at 0.2 second SA
S _{D1}	null - See Section 11.4.6	Numeric seismic design value at 1.0 second SA
Type	Value	Description
SDC	null - See Section 11.4.6	Seismic design category
F _a	1.2	Site amplification factor at 0.2 second
F _v	null - See Section 11.4.6	Site amplification factor at 1.0 second
PGA	1.077	MCE _g peak ground acceleration
F _{PGA}	1.2	Site amplification factor at PGA
PGA _M	1.283	Site modified peak ground acceleration
T _L	8	Long-period transition period in seconds
S _{SR}	2.611	Probabilistic risk-targeted ground motion, (0.2 second)
S _{SRH}	2.884	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
S _{SD}	2.663	Factored deterministic acceleration value, (0.2 second)
S _{SR}	0.934	Probabilistic risk-targeted ground motion, (1.0 second)
S _{SRH}	1.047	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
S _{SD}	0.855	Factored deterministic acceleration value, (1.0 second)
PGA _d	1.077	Factored deterministic acceleration value, (Peak Ground Acceleration)
PGA _M	1.123	Uniform-hazard (2% probability of exceedance in 50 years) Peak Ground Acceleration
C _{RS}	0.905	Mapped value of the risk coefficient at short periods
C _{R1}	0.892	Mapped value of the risk coefficient at a period of 1 s
C _v	1.5	Vertical coefficient

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1058 PACIFIC AVENUE
SANTA VALLEY, CA 93065
805-501-3623
BMAIL:KATEO'BRIEN@GMAIL.COM
http://kateobrien.wix.com/kateobrien

Job:	24-59	WIND vs SEISMIC	
Date:	25-Nov	LOAD CALCULATION	
Location:	San Fernando	ASCE 7-16	
		PART 2	
WIND LOAD IN PSF:			
OTHER STRUCTURES (Chapter 29)	V= 90 mph		
Q _w = .00256K _z K _{zt} K _e K _z V ²	Exp= C		(Eq 29.3-1)
Q _w = 15.86 psf	H= 10 ft		
	L= 8 ft		
	B= 3.5 ft		
	L/B= 2.29		
WHERE	K _z = 0.85	Table 26.10-1	
	K _{zt} = 1	(1+K _{zt})K _z	(Eq 26.8-1)
	K _e = 0.9	Table 26.6-1	
	K _z = 0.93	Elev 1917 ft	
	K _z = 0.73	(FIG 26.8-1)	
	K _z = 0	do	
	K _z = 0	do	

wind-OTHER STRUCTURES

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Job:	24-59	WIND vs SEISMIC	
Date:	25-Nov	LOAD CALCULATION	
Location:	San Fernando	ASCE 7-16	
WIND LOAD IN PSF:			
OTHER STRUCTURES (Chapter 29)	V= 90 mph		
F _w = Q _w (GC) _f A _f	Exp= B		(Fig 25.3-1A)
p _w = 13.48 psf	H= 10 ft		(Eq 29.3-1)
	L= 7.17 ft		
	B= 3.5 ft		
	L/B= 2.05		
WHERE	q _w = 15.86 psf	previous sheet	
	GC _f = 0.85	BL of roof N/A	
	A _f = 25 ft ²		
DIM1=	25.10 FT ²		
DIM2=	25.10 FT ²		
V _{wind} =	338 #		

wind-OTHER STRUCTURES (2)

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Date:	23-55	EQUIVALENT LATERAL FORCE PROCEDURE	
Job:	23-Dec	LOAD CALCULATION	
Sheet:		ASCE 7-10	
		(simplified procedure)	
II. SEISMIC LOAD FACTOR:			
F _p =	Q _w = 1	ASCE 7-16 13.6-1	
F _p =	S _{DS} = 1.768		
	R= 2.5	ASCE 7-16 13.6-1	
	I _p = 1.00		
	z= 10.5		
	h= 10.5		
	Ω= 2	ASCE 7-16 13.6-1	
F _p =	0.85 W		
ASD or Strength?	asd		
F _p =	0.59 SEISMIC LOAD FACTOR		
CHECK MINIMUM			
F _p =	0.35 _{coll} = 0.5304 W		
CHECK MAXIMUM			
F _p =	1.45 _{coll} = 2.8288 W		
USE	0.59 SEISMIC LOAD FACTOR		
WT=	350.00 #		
VEQ=	208 #		
VWIND=	338 #		
USE	338 #		

Non-Structural Components

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Date:	25-Nov-24	F _C = 2500 psi	
		(F _C) ^{1/2} = 50 psi	
Project:	24-40	F _t =0.85*6*(F _C) ^{1/2} = 255 psi	
Sheet No:	WIND= 338 #	EQ	
	= 13.48 psf	F _r = 0.594 350 # = 8.3 psf _{eq}	
		25.10 SF	
I. DETERMINE MOST LIKELY CONCRETE WALL THICKNESS			
L= 12 ft			
w= 20 plf			
M= 360 #			
S _{rx} = 16.9 in ³			
I= 3.5 ", S= 24.5 in ³			
3.5" OK			
II. DETERMINE ADDED FORCES/DEMAND ON DEWALT 3/8" EXP ANCHOR			
P= 350 #			
e= 4.92 "			
b= 4.6 "			
T _{eq} = 208 #			
V _{anchor} = 88 #			
M _e = 1722 #			
T _{anchor} = 18.7 #			
III. DETERMINE NUMBER OF ANCHORS			
f _{tsu} = 0.05 "			
F _v = 2440 #/anchor			
F _t = 2035 #/anchor			
TRY 1			
V _{anchor}			
F _v			
T _{anchor}			
F _t			
0.035861 + 0.009198 = 0.045			
3/8" ANCHORS OK			

(E) TILT UP WALL

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Date:	25-Nov-24	F _C = 2500 psi	
		(F _C) ^{1/2} = 50 psi	
Project:	24-40	F _t =0.85*6*(F _C) ^{1/2} = 255 psi	
Sheet No:	WIND= 338 #	EQ	
	= 13.48 psf	F _r = 0.594 350 # = 8.3 psf _{eq}	
		25.10 SF	
IV. CHECK (E) WALL FOR ADDITIONAL LOADING			
SECTION PROPERTIES OF 12" WIDE STRIP OF WALL			
A= 42 in ²			
S= 24.5 in ³			
I= 42.88 in ⁴			
Σ MOMENTS IN "/': (E) WALL:	17.01386 plf x 144	=	306 #/ (EQ)
M _r /DIG DISPL=	350 # x 0.375	x 4.92 "	= 53.81 #/ (EQ)
ASSUMED DESIGN MOMENT=			360 #
S _r w/oddl loading=	16.94 in ³	(S=M/F _b)	
(E) TILT UP WALL OK FOR ADDL LOAD			

(E) TILT UP WALL



LIVING PROCESS

www.livingprocess.net
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Corner Media, g) San Fernando Sign

12980 Foothill Blvd San Fernando, CA, 91340

PROJECT NUMBER:	CMCC
ISSUE/REVISION:	
Issue Date	
Drafting:	
Living Process, LLC	
David Getzin	
(626) 491 - 4084	
dg@livingprocess.net	
611 Mound Ave Unit C	
South Pasadena, CA 91030	

g) San
Fernando,
Struct
Calcs

S100

NOTICE OF A PUBLIC HEARING

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. SPR2024-026.

DATE: January 27, 2025

TIME: 5:30 p.m.

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

PROJECT LOCATION: 12940
FOOTHILL BOULEVARD

PROJECT DESCRIPTION: Site Plan Review (SPR2024-026) is a request for the installation of a 12.45 square foot digital sign on the exterior wall of an existing 6,300 square foot commercial structure located at 12940 Foothill Boulevard within the Commercial/Precise Development Overlay Zone (C-2/PD). The proposed sign is to be mounted on the exterior wall at a height of 2 feet, measured from the finished adjacent grade to the bottom of the sign, and a maximum height of 6 feet and 8 inches, measured from the finished adjacent grade to the top of the sign.

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 1(a) Existing Facilities (CEQA Guidelines § No. 15301). The project meets all the conditions of Class 1(a) 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 that is developed with existing commercial structures; 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 project

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 N Macneil Street, San Fernando, CA 91340, by 5:00 PM on the date of the meeting. If you have any questions, please contact Andres Sanchez, Contract Planner, at Planner2@sfcity.org or call (818) 898-1227.

Erika Ramirez
Community Development Director
Publish: 01/16/2025
San Fernando Sun

Corner Media - Outdoor LCD Sign Installation, Onsite Digital Display

12980 Foothill Blvd. San Fernando, CA, 91340

PROPOSED EXTERIOR SIGN, LOCATIONS

SCOPE OF PROJCT:

Installation of exterior LCD screen sign,
connecting power to junciton box.

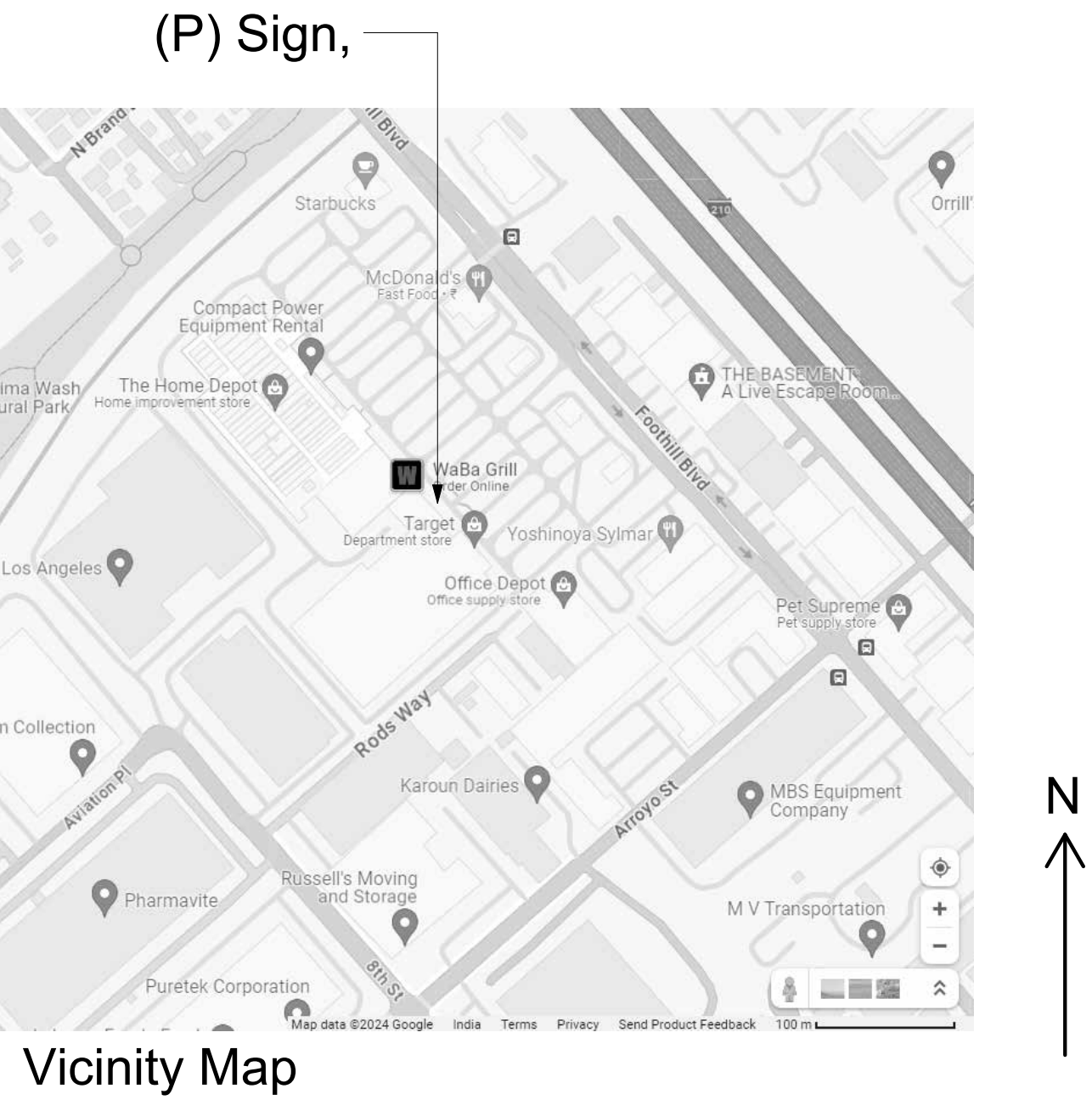
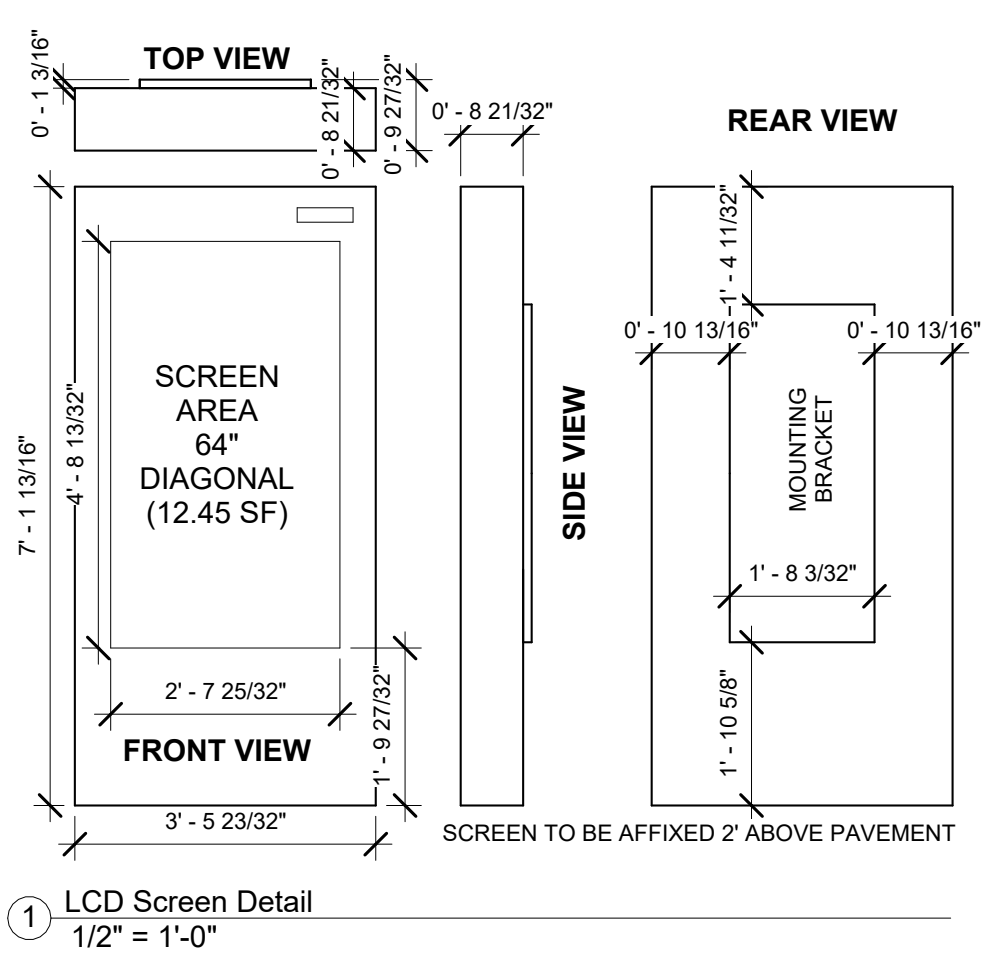
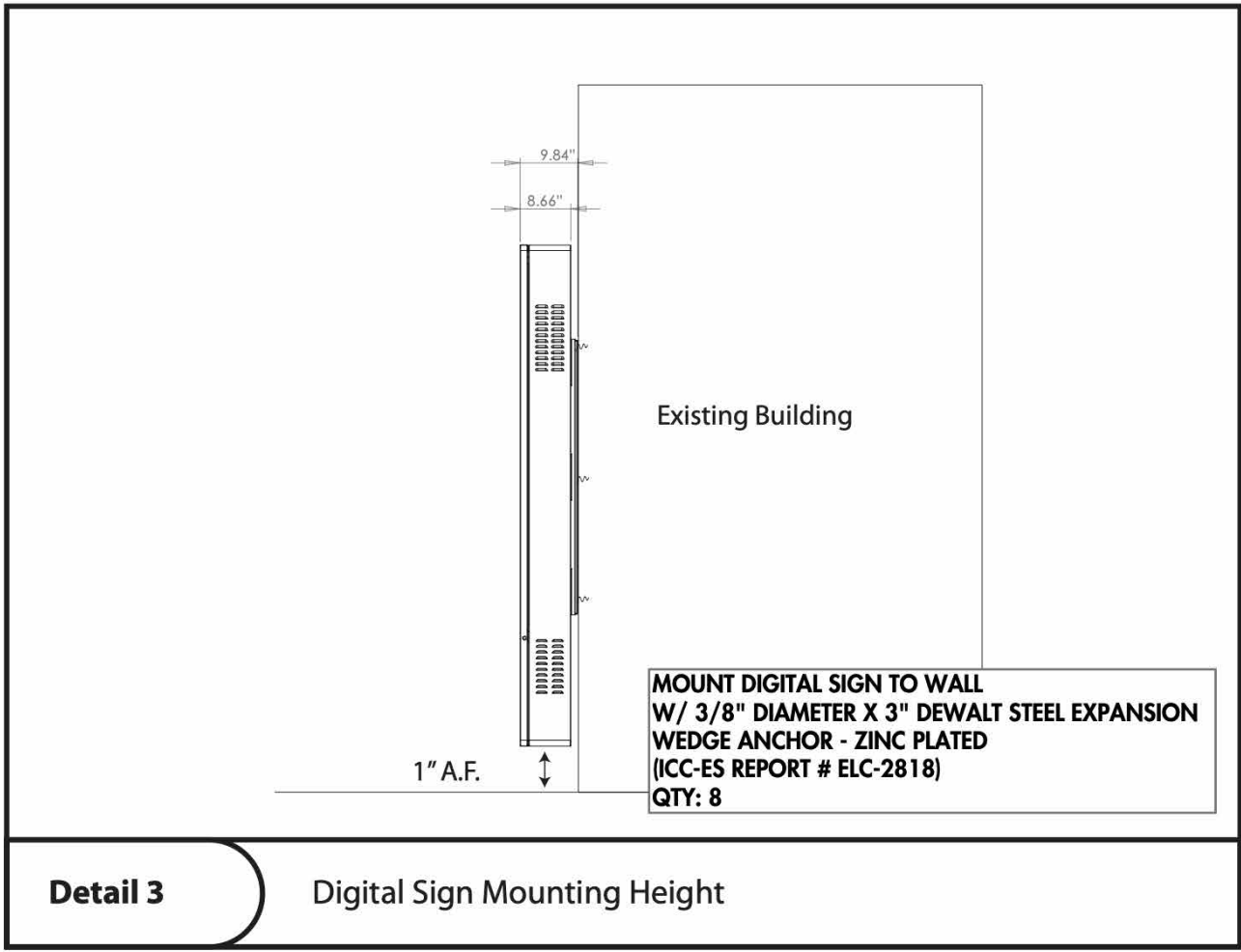
GENERAL NOTES:

All work will shall comply to the following:

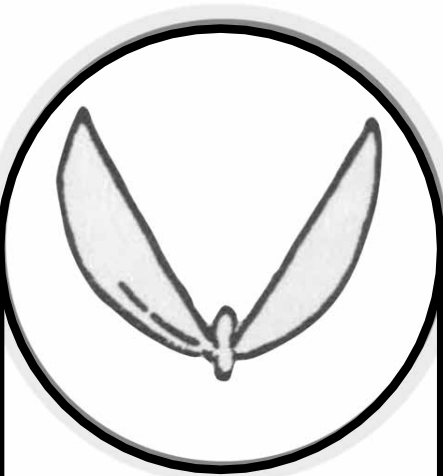
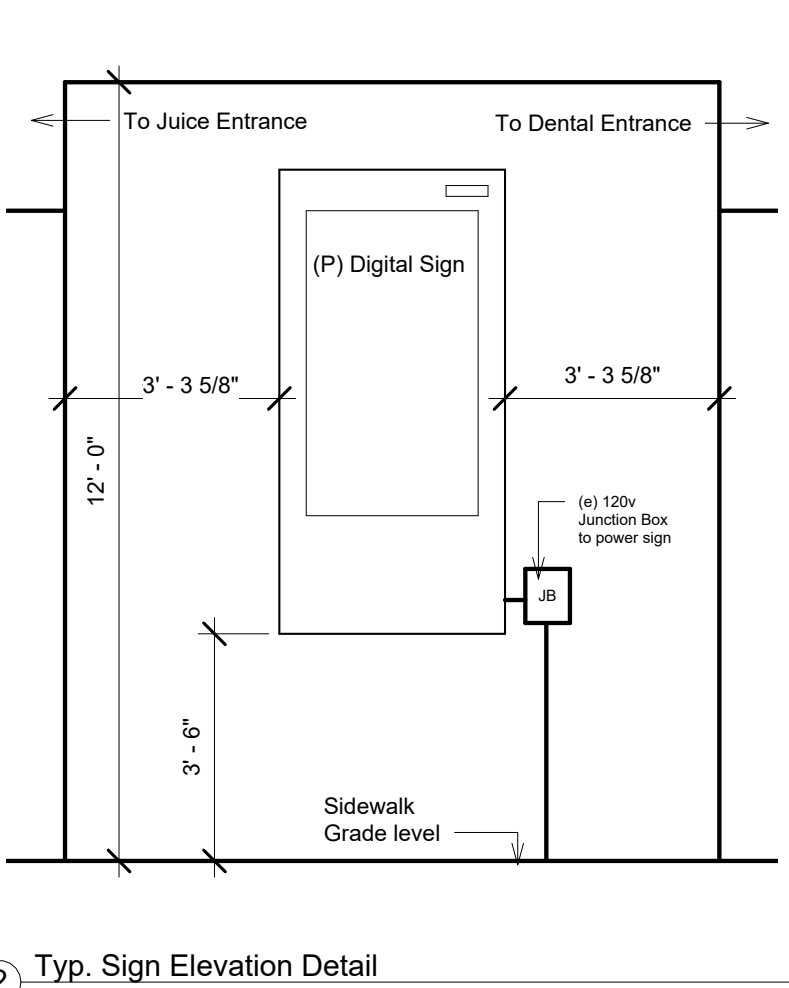
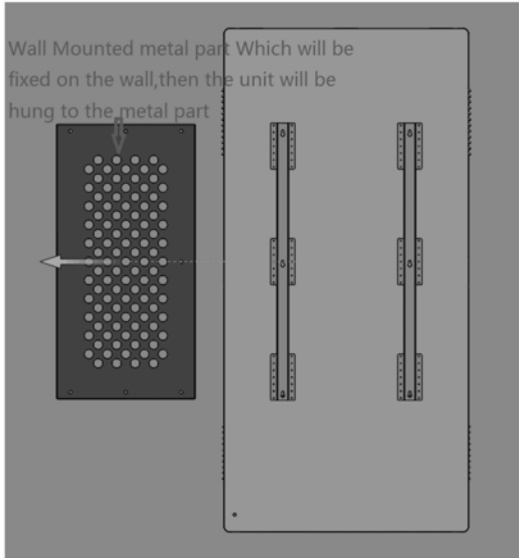
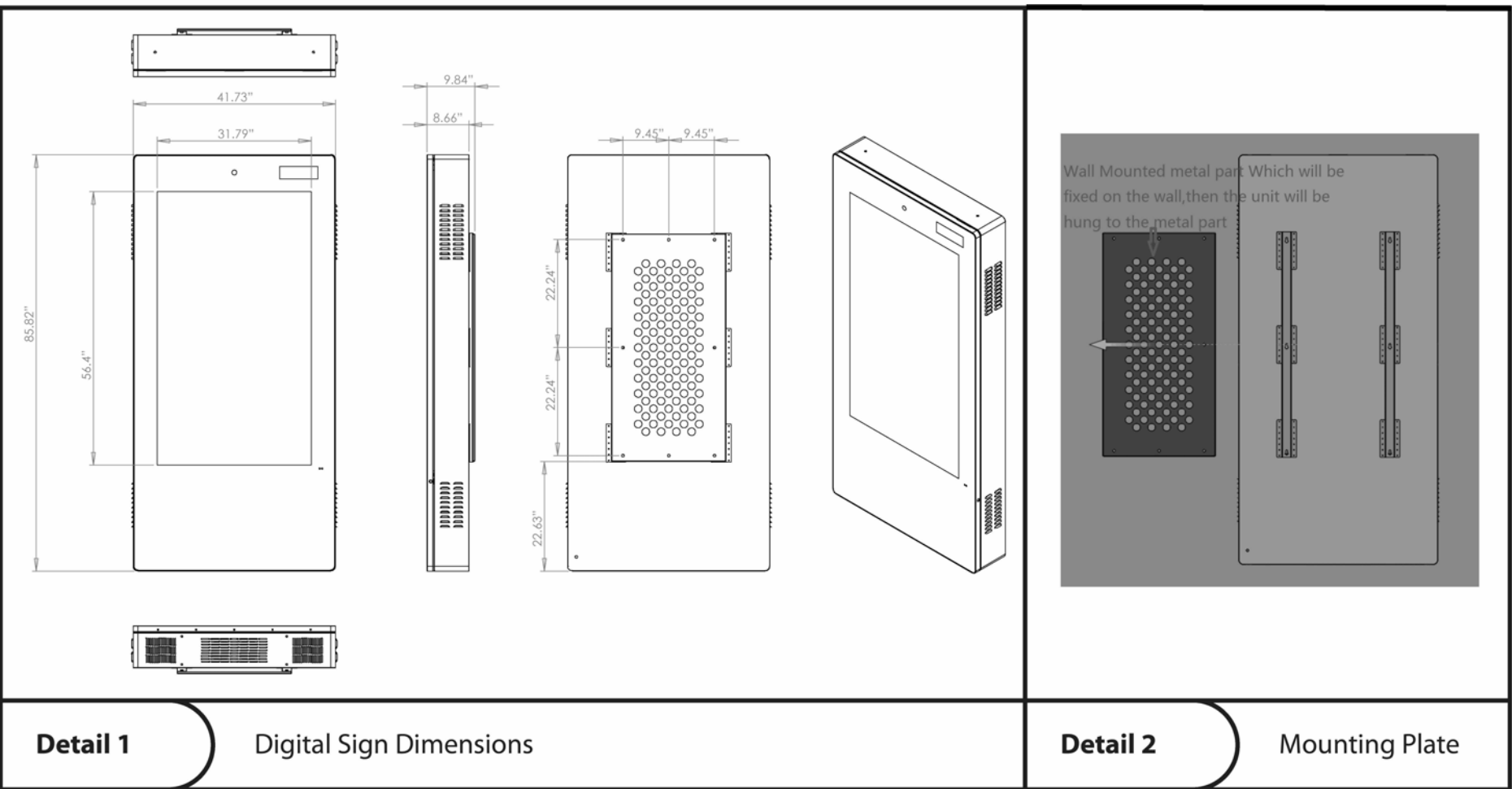
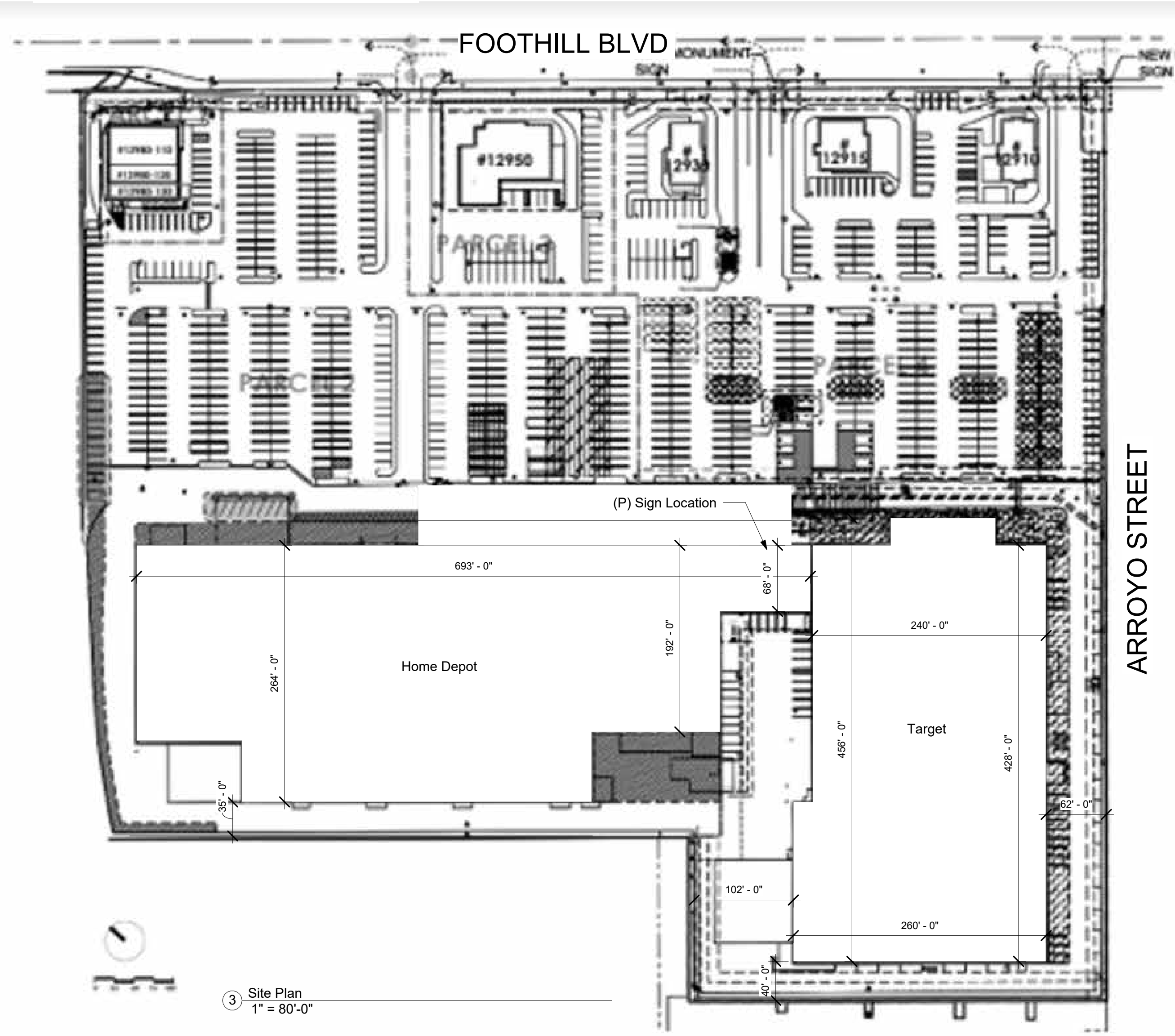
- 2022 California Building Code
- 2022 California Existing Building Code
- 2022 California Electrical Code
- 2022 California Energy Code

ELECTRICAL PERMIT REQUIRED FOR ELECTRICAL WORK

Sign manufacturer: Corner Media and
Shanghai Eyes Electronics Co. Ltd.



PROPOSED SIGN LOCATION:



LIVING PROCESS

www.livingprocess.net
info@livingprocess.net

Corner Media, g) San Fernando Sign

12980 Foothill Blvd. San Fernando, CA, 91340

PROJECT NUMBER:

CMCC

ISSUE/REVISION:

Issue Date

Drafting:

Living Process, LLC
David Getzin
(626) 491 - 4084
dgetz@livingprocess.net
611 Mound Ave Unit C
South Pasadena, CA 91030

g) San
Fernando
Info &
Notes

A100

Sign Lighting

CERTIFICATE OF COMPLIANCE		NRCC-LTS-E	
<i>This document is used to demonstrate compliance with requirements in 110.9, 110.12, 130.0/ 160.5, 130.3/ 160.5(d), 140.8/ 170.2(e) and 141.0(b)2M/ 180.2(b)4Bvi for sign lighting scopes using the prescriptive path. Exit signs and traffic signs are not required to comply with prescriptive requirements per exceptions to 140.8/ 170.2(e) and do not need to complete this compliance document.</i>			
Project Name: CMCC g) San Fernando Sign		Report Page: (Page 1 of 4)	
Project Address:		Date Prepared: 2024-04-26T20:43:15-04:00	

A. GENERAL INFORMATION

01	Project Location (city)	San Fernando	
02	Climate Zone	9	
03	Occupancy Types within Project	<input type="checkbox"/>	Healthcare Facility
		<input type="checkbox"/>	Multifamily/ MF Mixed-use >= 4 stories (includes dormitory, senior living)

B. PROJECT SCOPE

This table includes illuminated signs that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in 140.8/ 170.2(e) or 141.0(b)2M/ 180.2(b)4Bvi for alterations. Exit signs and traffic signs are not required to comply with prescriptive requirements per exceptions to 140.8/ 170.2(e) and do not need to complete this compliance document.

01	02	03	04	05
Name or Item Tag	Complete Sign Description	Sign Status ¹	Sign Type	Compliance Method ²
Outdoor Sign	Exterior Sign, portrait orientation, LCD 64" diagonal screen powers off between 11 PM to 6 AM, Power draw - 120 volts, 16.5 amps is the manufacturer's rating. 80 watts	New	Outdoor	Alternate Light Sources

¹FOOTNOTE: Sign alterations that increase the connected lighting load, replace and rewire more than 50% of the ballasts, or relocate the sign to a different location must comply with 140.8/ 170.2(e). See 141.0(b)2M/ 180.2(b)4Bvi for more details.

²The ENERGY VERIFIED Label compliance method is only applicable if the sign has a permanent, factory-installed, ENERGY VERIFIED label certified by UL or comparable, confirming the sign complies with 140.8/ 170.2(e). Note that using an ENERGY VERIFIED label is an optional compliance path, not a mandatory requirement. See the tooltips for this table for more details.

Generated Date/Time: Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000
Schema Version: rev 20220101

Compliance ID: 195179-0424-0002
Report Generated: 2024-04-26 17:43:19

Sign Lighting

CERTIFICATE OF COMPLIANCE		NRCC-LTS-E	
Project Name: CMCC g) San Fernando Sign		Report Page: (Page 3 of 4)	
Date Prepared:		2024-04-26T20:43:15-04:00	

G. LIGHT SOURCES AND CONTROLS

This table includes illuminated signs using the Alternate Lighting Sources compliance method per 140.8(b)/ 170.2(e) as indicated on Table B of this compliance document. It also demonstrates compliance with mandatory controls requirements from 130.3 / 160.5(d) by indicating control types for each sign.

01	02	03	04			05	
Name or Item Tag	Complete Sign Description	Compliant Light Sources ^{1,2}	Mandatory Controls			Field Inspector	
			Shut-Off	Dimming	Demand Response ³	Pass	Fail
Outdoor Sign	Exterior Sign, portrait orientation, LCD 64" diagonal screen powers off between 11 PM to 6 AM, Power draw - 120 volts, 16.5 amps is the manufacturer's rating. 80 watts	LED + pwr supply 80%+ eff.	Automatic Time Switch + Photocontrol (outdoor)	Power reduced 65%+		<input type="checkbox"/>	<input type="checkbox"/>

* NOTES: Controls with a * require a note in the space below explaining how compliance is achieved. EX: Sign within tunnel illuminated day and night; EXCEPTION to 130.3(a)2A.

¹FOOTNOTE: Dropdown choices have been abbreviated, please refer to 140.8(b) / 170.2(e) to confirm compliance with the specific light source technologies listed.

² Authority having jurisdiction may ask for cutsheets to confirm compliance of light source.

³ Demand response controls are only required for an Electronic Message Center having a new connected lighting power load greater than 15 kW per 110.12(d).

I. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Selections have been made based on information provided in this document. If any selection have been changed by permit applicant, an explanation should be included in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online

Form/Title

NRCL-LTS-E - Must be submitted for all buildings

J. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

There are no forms required for this project.

Generated Date/Time: Documentation Software: Energy Code Ace

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Sign Lighting

CERTIFICATE OF COMPLIANCE		NRCC-LTS-E	
Project Name: CMCC g) San Fernando Sign		Report Page: (Page 2 of 4)	
Date Prepared:		2024-04-26T20:43:15-04:00	

C. COMPLIANCE RESULTS

Results in this table are automatically calculated from data input and calculations in Tables B through H. Note: If any cell on this table says "COMPLIES with Exceptional Conditions" refer to Table D. Exceptional Conditions for guidance or see applicable Table referenced below.

01	02	03	≥	04	OR	05	OR	06	07
Name or Item Tag (See Table B)	Complete Sign Description (See Table B)	Total Allowed (Watts) (See Table F)	≥	Total Designed (Watts) (See Table F)	OR	Compliant Light Sources (See Table G)	OR	ENERGY VERIFIED Label (See Table H)	Compliance Results
Outdoor Sign	Exterior Sign, portrait orientation, LCD 64" diagonal screen powers off between 11 PM to 6 AM, Power draw - 120 volts, 16.5 amps is the manufacturer's rating. 80 watts		≥		OR	YES	OR		COMPLIES
Controls Compliance (See Table F/G/H for Details)									COMPLIES

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. MAXIMUM ALLOWED LIGHTING POWER AND CONTROLS

This section does not apply to this project.

Generated Date/Time: Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000
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Sign Lighting

CERTIFICATE OF COMPLIANCE		NRCC-LTS-E	
Project Name: CMCC g) San Fernando Sign		Report Page: (Page 4 of 4)	
Date Prepared:		2024-04-26T20:43:15-04:00	

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I certify that this Certificate of Compliance documentation is accurate and complete.

Documentation Author Name: Kate O'Brien	Documentation Author Signature:
Company: Corner Media	Signature Date:
Address:	CEA/ HERS Certification Identification (if applicable):
City/State/Zip:	Phone:

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I certify the following under penalty of perjury, under the laws of the State of California:

- The information provided on this Certificate of Compliance is true and correct.
- I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
- The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
- The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
- I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

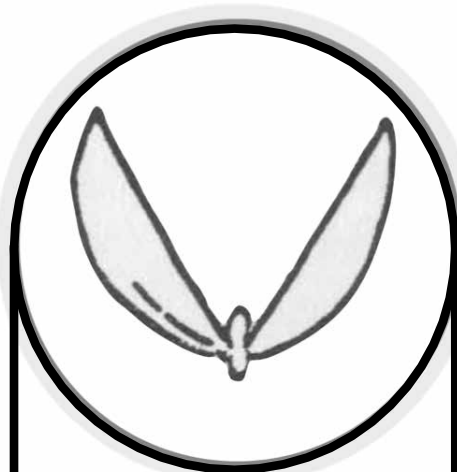
Responsible Designer Name: Kate O'Brien	Responsible Designer Signature:
Company: Corner Media	Date Signed:
Address:	License:
City/State/Zip:	Phone:

Generated Date/Time: Documentation Software: Energy Code Ace

CA Building Energy Efficiency Standards - 2022 Nonresidential Compliance

Report Version: 2022.0.000
Schema Version: rev 20220101

Compliance ID: 195179-0424-0002
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LIVING PROCESS

www.livingprocess.net
info@livingprocess.net

Corner Media, g) San Fernando Sign

12960 Foothill Blvd, San Fernando, CA, 91340

PROJECT NUMBER:

CMCC

ISSUE/REVISION:

Issue Date ---

Drafting:

Living Process, LLC
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g) San
Fernando,
Energy
Standards

A101

STRUCTURAL CALCULATIONS

KATE O'BRIEN, P.E.
1058 PACIFIC AVENUE
SIMI VALLEY, CA 93065



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Date: 18-Apr-24
Project: 24-22
Sheet No: =
WIND: 162 #
= 13.48 psf
F_c= 2500 psi
(F_c)^{1/2}= 50 psi
F_t=0.85*6*(F_c)^{1/2}= 255 psi
EQ F_r= 0.594 400 # = 19.8 psf_{eq}
12 SF

IV. CHECK (E) WALL FOR ADDITIONAL LOADING

SECTION PROPERTIES OF 12" WIDE STRIP OF WALL

A= 42 in²
S= 24.5 in³
I= 42.88 in⁴

Σ MOMENTS IN 'ft': (E) WALL: 17.01386 plf x 144 = 306 'ft' (EQ)
8

M_e/DIG DISPL= 400 # x 0.375 ' x 4.92 ' = 61.5 'ft'
12 "

ASSUMED DESIGN MOMENT= 368 'ft'
360 'ft'

S_r w/addl loading= 17.31 in³ (S=M/F_b)

(E) TILT UP WALL OK FOR ADDL LOAD

(E) TILT UP WALL

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Job: 24-22 Date: 1-Apr Location: PACOIMA	WIND vs SEISMIC LOAD CALCULATION ASCE 7-16	REMARKS/REF'S
WIND LOAD IN PSF:		
OTHER STRUCTURES (Chapter 29) F _w = q _h (GC)IΔf p _w = 13.48 psf		
V= 90 mph Exp= 8 h= 10 ft L= 4.67 ft B= 2.67 ft L/B= 1.75 WHERE q _h = 15.84 psf GC= 0.85 Δf= 12 ft ²		
DIM1= 12.45 Ft ² DIM2= 12.45 Ft ² V _{WIND} = 1.68 #		

wind-OTHER STRUCTURES (2)

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Job: 24-22 Date: 1-Apr Location: PACOIMA	WIND vs SEISMIC LOAD CALCULATION ASCE 7-10 PART 2	REMARKS/REF'S
WIND LOAD IN PSF:		
OTHER STRUCTURES (Chapter 29) q _h = .00256K _z K _d K _e K _f V ² q _h = 15.86 psf		
V= 90 mph Exp= C h= 10 ft L= 8 ft B= 3.5 ft L/B= 2.29 WHERE K _z = 0.85 K _d = 1 K _e = 0.9 K _f = 0.93		
Table 26.10-1 (1+K1K2K3)2 Table 26.6-1 Elev 1917 ft K ₁ = 0.75 K ₂ = 0 K ₃ = 0 (FIG 26.8-1) do do		

wind-OTHER STRUCTURES

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EMAIL:KATEO'BRIEN@GMAIL.COM
http://kateobrien.wix.com/kateobrien

Date: 18-Apr-24
Project: 24-22
Sheet No: =
WIND: 162 #
= 13.48 psf
F_c= 2500 psi
(F_c)^{1/2}= 50 psi
F_t=0.85*6*(F_c)^{1/2}= 255 psi
EQ F_r= 0.594 400 # = 19.8 psf_{eq}
12 SF

I. DETERMINE MOST LIKELY CONCRETE WALL THICKNESS

L= 72 ft
w= 20 plf
M= 360 'ft'
S_{xt}= 16.9 in³
(assume designed for 20 PSF wind loading)
t= 3.5 ", S= 24.5 in³

3.5" OK

II. DETERMINE ADDED FORCES/DEMAND ON DEWALT 3/8" EXP ANCHOR

P= 400 #
e= 4.92 "
b= 46 "
T_{eq}= 238 #
V_{anchor}= 100 #
M_{tr}= 1968 "ft'
T_{anchor}= 21.4 #

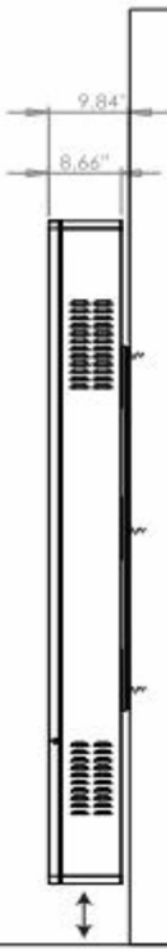
III. DETERMINE NUMBER OF ANCHORS

I_{stub}= 0.05 "
F_v= 2440 #/anchor
F_t= 2035 #/anchor
(ICC-ESR 2818 TABLES 2 AND 3)

TRY 1 V_{anchor} + T_{anchor} <= 1.33
F_v F_t
0.040984 + 0.010512 = 0.051

3/8" ANCHORS OK

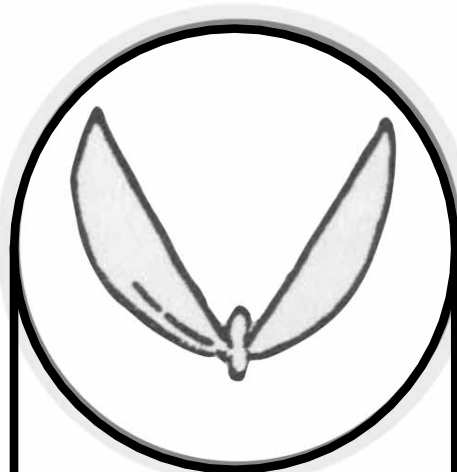
(E) TILT UP WALL



OSHPD

12980 Foothill Blvd. San Fernando, CA, 91340

Design Code Reference Document		ASCE7-16
Risk Category		II
Site Class		D - Default (See Section 11.4.3)
Type	Value	Description
S _s	2.21	MCE _E ground motion, (for 0.2 second period)
S ₁	0.785	MCE _E ground motion, (for 1.0s period)
S _{MS}	2.652	Site-modified spectral acceleration value
S _{M1}	null -See Section 11.4.8	Site-modified spectral acceleration value
S _{D5}	1.768	Numeric seismic design value at 0.2 second SA
S _{D1}	null -See Section 11.4.8	Numeric seismic design value at 1.0 second SA
Type	Value	Description
SDC	null -See Section 11.4.8	Seismic design category
F _a	1.2	Site amplification factor at 0.2 second
F _v	null -See Section 11.4.8	Site amplification factor at 1.0 second
PGA	0.908	MCE _E peak ground acceleration
F _{PGA}	1.2	Site amplification factor at PGA
PGA _M	1.09	Site modified peak ground acceleration
T _L	8	Long-period transition period in seconds
S _{aRT}	2.327	Probabilistic risk-targeted ground motion, (0.2 second)
S _{aLH}	2.564	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
S _{aD}	2.21	Factored deterministic acceleration value, (0.2 second)
S _{1RT}	0.832	Probabilistic risk-targeted ground motion, (1.0 second)
S _{1UH}	0.932	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
S _{1D}	0.785	Factored deterministic acceleration value, (1.0 second)
PGA _D	0.908	Factored deterministic acceleration value, (Peak Ground Acceleration)
PGA _{UH}	0.986	Uniform-hazard (2% probability of exceedance in 50 years) Peak Ground Acceleration
C _{RS}	0.908	Mapped value of the risk coefficient at short periods
C _{R1}	0.893	Mapped value of the risk coefficient at a period of 1 s
C _V	1.5	Vertical coefficient



LIVING PROCESS

www.livingprocess.net
info@livingprocess.net

Corner Media, g) San Fernando Sign

12980 Foothill Blvd. San Fernando, CA, 91340

PROJECT NUMBER:	CMCC
ISSUE/REVISION:	
Issue Date	---
Drafting:	
Living Process, LLC David Getzin (626) 491 - 4084 dg@livingprocess.net 611 Mound Ave Unit C South Pasadena, CA 91030	

g) San
Fernando,
Struct
Calcs

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AGENDA REPORT

To: Planning Preservation Chair Solorio and Commissioners

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

Date: February 10, 2025

Subject: Conditional Use Permit 2023-004 & Site Plan Review 2023-040
732-734 and 762 Griswold Avenue, San Fernando, CA 91340
(Assessor's Parcel Number 2515-010-019)

Proposal: A request for the approval of a Conditional Use Permit (CUP2023-004) to allow the expansion of the San Fernando Recovery Center to a Large Community Care Facility and increase capacity from 42 beds to 80 beds; and a request for the approval of a Site Plan Review (SPR2023-040) for the construction a new three-story 9,733 sq. ft. addition attached to the rear of the existing two-story single family residence at 762 Griswold Avenue, for the purposes of creating additional bedrooms, offices, group rooms, staff lounges, a medicine room, a conference room, and restrooms for the San Fernando Recovery Center, and associated site improvements including the demolition of a detached 2-car garage at 732-734 and 762 Griswold Avenue in the Single-Family Zone (R-1), and the adoption of a Class 1 / Class 32 CEQA Exemption.

Applicant: Julio Martinez
18241 Kinzie St, Northridge, CA 91325

RECOMMENDATION:

- a. Conduct a Public Hearing;
- b. Pending public testimony, adopt Planning and Preservation Commission ("Commission") Resolution No. 2025-003 (Attachment A) approving Conditional Use Permit CUP2023-004 and Site Plan Review SPR2023-040 and the Conditions of Approval attached therein as Exhibit "A" and a Class 1 / Class 32 CEQA Exemption allowing the San Fernando Recovery Center to operate as a Large Community Care Facility with up to 80 beds, and allowing to construct a three-story 9,733 sq. ft. addition attached to the rear of the existing two-story single family residential structure at 732-734 and 762 Griswold Avenue.

Approval of CUP2023-004 and SPR2023-040:

San Fernando Recovery Center at 732-734 & 762 Griswold Avenue

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BACKGROUND:

1. On September 21, 2023, Application for a Site Plan Review received.
2. On October 23, 2023, Application for the Owner-Initiated Parcel Merger received.
3. On November 30, 2023, Application for a Conditional Use Permit received.
4. On February 21, 2024, a Certificate of Compliance for the parcel merger of two parcels with APNs 2515-010-007 and 2515-010-008 was recorded by the Los Angeles County Registrar and Recorder. The newly assigned APN is 2515-010-019.
5. On January 23, 2025, the Site Plan Review and Conditional Use Permit applications were deemed complete and a public hearing was scheduled in accordance to SFMC Section 106-72.
6. On January 30, 2025, a Notice of Public Hearing was 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 B).

PROJECT OVERVIEW:

The Casa Rivas Bottom Line Recovery Center, a Veterans Affairs substance abuse hospital, was founded at 762 Griswold Avenue around 1975. In 2001, its current director, Julio Martinez, purchased the facility and renamed it the San Fernando Recovery Center ("the Center"). Since then, the Center has been dedicated to supporting individuals facing substance abuse, homelessness, and mental health challenges. Additional information is available in the Project Narrative (Attachment C).

In 2019, the Center purchased the neighboring property at 732-734 Griswold Avenue. In 2021, a community kitchen, dining room, living room, medical offices, and group therapy rooms were constructed at 732-734 Griswold Avenue. Today, the Center has the capacity to serve 42 patients between the two sites. There are currently 32 beds in the two-story single-family residence at 762 Griswold Avenue, 6 beds at the 1,281 sq. ft. one-story single-family residence at 732 Griswold Avenue, and 4 beds in a former one-story single-family residence with additions at 734 Griswold Avenue.

On September 21, 2023, Julio Martinez (the "Applicant"), submitted a Site Plan Review request to allow a demolition of an existing detached 2-car garage and construction of a 3-story addition to the rear of an existing two-story single-family residence at 762 Griswold Avenue. The total proposed floor area of the addition is 9,733 sq. ft. square feet. This addition will add 11 bedrooms, 13 staff and medical offices, 2 group rooms, staff lounges, a medicine room, a

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San Fernando Recovery Center at 732-734 & 762 Griswold Avenue

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conference room, 6 restrooms, and a 690 sq. ft. open roof patio with trellis, resulting in an increase in capacity from 42 to 80 beds. The request is permitted with:

- Owner-Initiated Parcel Merger – to merge two parcels with APNs 2515-010-007 and 2515-010-008 into one parcel (approved).
- Site Plan Review (SPR) – to conduct activity that requires issuance of a building permit.
- Conditional Use Permit (CUP) – to allow the operation of a Large Community Care Facility (seven or more patients) in the Single-Family Zone (R-1).

Existing Conditions

The Project Site was created through the merger of two parcels (APNs 2515-010-007 and 2515-010-008) and now forms a single 43,470 sq. ft. (0.99-acre) lot. The Project Site is located on the eastern side of Griswold Avenue, south of Glenoaks Boulevard and north of Fifth Street, as shown on the Vicinity Map (Attachment B). The Project Site is generally flat in topography, nearly square in shape, and measures approximately 207 feet in width by 210 feet in depth.

The left side of the lot (762 Griswold Ave) is currently improved with a 4,288 sq. ft. two-story single-family residence constructed in 1905 and a 360 sq. ft. detached garage. The right side of the lot (732-734 Griswold Ave) is currently improved with a 1,281 sq. ft. one-story single-family residence constructed in 1930, and a second single-family unit constructed in 1949 with additions completed in 2021 resulting in 4,712 sq. ft.

The Project Site is bounded by a perimeter wall along the side and rear property lines with a partial fence along the front property line. The Project Site includes paved areas, limited landscaping, and 13 mature and fruit trees.

The City's General Plan Land Use Element designates the site as Low Density Residential land use and the site is zoned Single-Family Residential (R-1). Surrounding zoning and existing land uses are outlined below:

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
West	R-1	Low Density Residential
East	R-3	High Density Residential
North	R-3	High Density Residential
South	R-1	Low Density Residential

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Project Description

The proposed L-shaped 9,733 sq. ft. addition will be attached to the rear of the existing two-story single-family residence at 762 Griswold Avenue. The addition will be gradually stepping back, from a 1-story covered entry patio to the set-back front gable of the third story. The maximum height at the ridge will be 34 feet.

The new addition will accommodate 11 bedrooms, 13 staff and medical offices, 2 group rooms, staff lounges, a medicine room, a conference room, 6 restrooms, and a 690 sq. ft. open roof patio with trellis. The first floor will include a main entrance covered patio, a welcome lobby with an elevator, 5 bedrooms, a medicine room, an office space, 2 group rooms, and restrooms with showers. The second floor will include 6 bedrooms, 7 medical offices for one-on-one counselling, 2 staff lounges, restrooms with showers, and a balcony. The third floor dedicated to administrative functions will include the director's office, staff offices and restrooms, a conference room, a staff lounge, a balcony, and an open patio.

There is no change proposed to the existing single family residence at 762 Griswold Avenue. At 732 Griswold Ave., an existing bedroom will become an office. At 734 Griswold Ave, the existing family room will become a dining room, and three new offices will be carved out of the existing living room. No exterior change is proposed to the existing structures.

The detailed plans are provided as Attachment D.

Operations Plan

The San Fernando Recovery Center operates 24/7, providing high-quality and cost-effective in-patient substance abuse treatment for adult males. It is licensed and certified by the California Department of Health Care Services and complies with Health Insurance Portability and Accountability Act (HIPAA) regulations.

Primary treatment services are offered Monday through Friday from 7 a.m. to 3 p.m., by a staff of 14 members. During evenings and weekends, a team of four staff members remains on-site overnight to ensure continuous support. Each shift includes two technicians or support staff who are responsible for supervising the floor, monitoring surveillance cameras, and conducting 30-minute client checks. After the expansion, the number of staff members will increase by 2-3 counselors to provide additional group services in the evenings but the overall schedule will remain the same.

Residents are not allowed to have cars at the Center. Client visitation is limited to approved family members only on weekends, with prior authorization from counselors and the program manager. Visitors must park in designated spaces within the facility; usually, there are no more than 3-4 visitors over a weekend. The number of vehicles on site varies from 9-11 on weekdays to 3-5 on

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weekends, depending on the time. It is not expected to change significantly after the expansion. The facility will provide a total of 11 on-site parking spaces, including on ADA parking space.

ANALYSIS:

The Project Site is located in the Single-Family Residential (R-1) Zone which is intended to provide for the development, protection and stability of single-family detached dwellings within relatively low density residential neighborhoods of the city. Permitted uses include single-family dwelling units, accessory dwelling units, accessory structures, supportive housing, family day care homes for children, small community care facilities (6 or less residents), parks, playgrounds, community centers, noncommercial greenhouses, and gardens. Conditionally permitted uses include churches and other places of worship, guesthouses, schools, hospitals, sanitariums, and large community care facilities.

Per the San Fernando Municipal Code (SFMC), community care facility/large means any facility as defined in the Health and Safety Code Section 1502(a), which provides nonmedical care on a 24-hour a day basis to seven or more persons including, but not limited to persons with substance abuse illnesses, physically handicapped, mentally impaired, incompetent persons, and abused or neglected children. Community Care Facilities are overseen by the California Department of Developmental Services through a network of Regional Centers. The Center falls under the Service Level 3 category: Care, supervision, and ongoing training for persons with significant deficits in self-help skills, and/or some limitations in physical coordination and mobility, and/or disruptive or self-injurious behavior.

Conditional Use Permit

The R-1 Zone allows the use of a Large Community Care Facility with a Conditional Use Permit. Conditional uses are those uses, which have a special impact or uniqueness such that their effect on the surrounding environment cannot be determined in advance of the use being proposed for a particular location. The review shall determine whether the proposed use should be permitted by weighing the public need for and the benefit to be derived from the use against the impact which it may cause.

According to the SFMC, Sec. 106-145, the Planning and Preservation Commission shall make the following findings:

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

Per SFMC Sec. 106-353(5), "Community care facilities/large" are permitted in the R-1 Single-Family Residential zone subject to a Conditional Use Permit. It is considered a residential (non-medical) use. The proposed addition complies with all applicable sections

of Chapter 106 – Zoning, including Sec. 106-696:697 (Setbacks), 106-829:832 (Parking), 106-896 (Trash areas), and 109-967 (Development Standards). Therefore, finding (1) can be made.

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

The applicant is not proposing a change in use but rather an expansion of the existing San Fernando Recovery Center. The use of a large community care facility is considered residential and is conditionally permitted in the R-1 zone. The addition to one of the existing buildings of the San Fernando Recovery Center meets all applicable development standards and will not impair the integrity and character of the R-1 zone because it is designed to create welcoming, home-like environment. The design features of the proposed addition will be compatible with the existing structure, and its massing will be gradually set back to avoid a disproportional effect. The addition will meet all applicable development standards. Therefore, finding (2) can be made.

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

The project site is located in the R-1 Single-Family Residential zone, in an urbanized community, and is surrounded by residential uses. The site is currently improved with three residential structures and serves the same use that is proposed to be expanded. The project site is almost 1 acre in size and it has sufficient room for an addition with a footprint of 3,455 sq. ft. The overall lot coverage will not exceed 32%, which is significantly lower than 50% lot coverage allowed in the R-1 zone. Therefore, finding (3) can be made.

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

The applicant is not proposing a change in use but rather an expansion of the existing San Fernando Recovery Center. The facility will continue its current operations while increasing its capacity from 42 beds to 80 beds. The expansion can be permitted by an approved CUP per SFMC Sec. 106-353(5). Therefore, finding (4) can be made.

- (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.*

The proposed use of a Large Community Care Facility is a conditionally permitted use within the R-1 zone. It is considered a residential (non-medical) use. The San Fernando Recovery Center is designed to create welcoming, home-like environment compatible with the existing and future single-family use. The adjacent property at 650 Glenoaks Blvd is a two-story 50-unit multifamily dwelling which is compatible in the number of residents with the proposed capacity of the Center. Therefore, finding (5) can be made.

- (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.*

According to the checklist provided by the Public Works Department (Attachment A, Exhibit A), the project site has existing sewer connection and water service, as well as gas and electricity. The utilities upgrade may be required during the building plan check process based on requested water calculations. Therefore, finding (6) can be made.

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

Residents are not allowed to have cars at the San Fernando Recovery Center. The Center has limited visitation schedule only for approved family members on weekends. The proposed site improvements will provide 11 parking spaces, including one ADA parking space, that will provide enough parking for staff and visitors. The general public access is not expected due to the nature of the facility. Therefore, finding (7) can be made.

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

The San Fernando Recovery Center was in operation for almost 50 years helping individuals struggling with substance abuse, homelessness, and mental health challenges. Its experience proves an established and growing need in such services for residents of the San Fernando Valley. According to the Los Angeles County Department of Public Health, "We are facing the worst overdose crisis in national and local history, and research has shown that two-thirds of people in the United States have been impacted by addiction in some way." The Center is the only Medi-Cal SAPC provider offering adult male residential services within an 8-mile radius. By increasing the capacity from 42 beds to 80 beds, the Center will be able to better address the growing need for treatment, reduce the local network gap, and maximize Medi-Cal funding to support San Fernando citizens and local community. Therefore, finding (8) can be made.

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

The project site at 732-734, and 762 Griswold Avenue is located within the Single-Family Residential Zone (R-1) and maintains a Low Density Residential land use designation in the General Plan Land Use Element. The proposal is consistent with the goals of the General Plan to retain the small town character of San Fernando and to maintain the identity that is distinct from surrounding communities, as it fully complies with applicable Development Standards and Design Guidelines. It is also consistent with the Housing Element, Goal 2.0, Policy 2.1, which is to provide adequate housing sites to facilitate the

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San Fernando Recovery Center at 732-734 & 762 Griswold Avenue

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development of a range of residential housing types in San Fernando that fulfill regional housing needs. Therefore, finding (9) can be made.

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

The proposed addition will expand the existing use of the San Fernando Recovery Center. The Center maintains strict discipline and enforces all property rules provided in the Residential Treatment Participant Handbook to ensure a safe and orderly environment. According to the San Fernando Police Department, there were 8 service calls for this address in 2024, including 5 routine check-in calls, 1 medical emergency call, and 2 complaints; and only one service call in 2023. Therefore, finding (10) can be made.

Site Plan Review

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 E).

Architectural Design and Building Sustainability

The main two-story single-family house was built in 1905 represents the Minimal Craftsman Style. It was not included into the 2002 Citywide Historic Resources Survey as an eligible historic resource. Character-defining features of the house include symmetrical massing, a cross-gabled roof with rectangular vents in gable ends, a front-facing gabled dormer, overhanging eaves, projecting rafters, simple triangular corbels, a gabled entry porch with square posts and brick-clad landing, brick-clad base of exterior walls, narrow horizontal wood siding, and double-hung framed windows with decorative wood shutters.

The San Fernando Design Guidelines for Single-Family Residential Zones do not request additions to mimic the style of an original house but call for compatibility:

Respect for context is central to this historic city's purpose, but that should never discourage striving for design excellence within that context (p. 3). This need not result in direct copying or referencing of design components, and contrast can be as valid an approach if compatibility is achieved. Character-defining features should be protected and complemented by any addition. <...> Outside of historically designated neighborhoods, the eclectic approach – within a neighborhood and within a single building – is acceptable if executed in a sensitive manner. (p. 18).

The proposed addition is designed as homage to the Spanish Revival style typical for San Fernando. It is characterized by terra-cotta clay tile roofs, wood corbels, white stucco walls, and soft arches. The new structure will look like a 1920s addition to a 1905 Craftsman house. The

project description states that “the charm of Spanish colonial architecture lies in its ability to blend functionality with aesthetics, creating spaces that are both beautiful and livable.”

The overall style and materials will distinguish the addition from the original structure to avoid a sense of false history. At the same time, the addition will be compatible with the existing house and will reference its design components: the front (west) elevation will have symmetrical massing; the slopes of the stepping-back roofs will mimic slopes of the front house porch and the dormer; street-facing vertical windows with wood shutters will resemble the existing front windows.

The side (south) 3-story elevation facing the backyard of the Recovery Center will convey stronger Spanish Revival feeling with red clay tiles on the slope of the roof, two open gallery balconies on the second and third floor, an arcade on the first floor, and brass light scones. The rear portion of the building adjacent to the existing parking lot will step down again. The northeast corner will be crowned with a large open patio with a trellis. A 2-story portion of the building along the rear property line will feature a continuing arcade, a decorative wall fountain, and a wide open staircase. The resulting courtyard typical for Spanish colonial architecture will promote sense of community and interaction.

Two elevations barely visible from the street, the side (north) elevation facing the existing 2-story multifamily building and the rear (east) elevation facing the parking lot on Jessie St will have minimal utilitarian design. No change is proposed to the footprint or exterior of buildings at 732 and 734 Griswold Avenue.

Overall, the proposed addition complies with the San Fernando Design Guidelines:

Design Principle 1. Shelter: Sloped roofs and small-scaled porches or entry alcoves should generally be used to express the sheltering character of houses (p. 6).

The new addition provides a welcoming main entrance covered patio with an arched opening and a cascade of sloped roofs.

Design Principle 2. Transition: Architectural and landscaping elements can help achieve strong entries to buildings and smooth transitions between indoor and outdoor areas (p. 8).

Patios, roof decks, balconies, and arcades provide desirable indoor-outdoor balance.

Design Principle 3, 4, and 7. Balance, Rhythm, and Detail: House massing and site design should maintain pleasing proportions, and should balance mass with setback and screening, avoiding monumental symmetry (p. 10-11).

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The massing of the 3-story addition is thoughtfully set back from the existing house and from the streets; elevations facing the courtyard provide desirable rhythm, depth, and detail.

Landscaping

The proposed site improvements include comprehensive re-landscaping that enhances both aesthetics and sustainability. The project will introduce new trees and decorative drought-tolerant plants throughout the site, including the circular driveway at the front of the existing single-family residence, along both sides of the structure, and behind the proposed addition. All 13 existing on-site trees and two existing street trees will be preserved and protected during construction. In accordance with Public Works Department conditions, two 24-inch box trees shall be planted in parkway along Griswold Avenue, with species selected by the Public Works Department and installed per City Standards.

The proposed landscaping will comply with the Model Water Efficient Landscape Ordinance (MWELO) and Low Impact Development (LID) requirements for water conservation and stormwater management. The circular driveway will feature permeable grasscrete (“turf pavers”) to promote groundwater infiltration. The front portion of the lot at 732-734 Griswold Ave., will remain paved with concrete to accommodate 11 parking spaces, including one ADA-compliant space. New grassy areas will be created along the front and side property lines of 732-734 Griswold Ave., as well as in the new rear courtyard.

Overall, the landscaping will provide year-round ornamental appeal while minimizing water consumption, enhancing the streetscape, and creating attractive private outdoor spaces.

Neighborhood Compatibility

The project site is surrounded by a mix of one-story and two-story single family homes to the west and to the south; a two-story 50-unit multi-family apartment building to the north; and one-to two-story industrial buildings to the east. The rear (west) property line is separated from Jessie Street by a surface parking lot with large carports.

As shown in the provided 3D-models (Attachment D), the proposed addition to the existing house will be adequately set back from both Griswold Avenue and Jessie Street. Its massing is designed to gradually step back, ensuring a transition in scale. While the three-story portion will be taller than surrounding structures, including the adjacent two-story multifamily building, its thoughtful design – including cascading sloped roofs and a rear roof-deck patio – will reduce visual bulk. This approach helps the addition blend harmoniously with the neighborhood, minimizing its perceived mass and maintaining compatibility with the surrounding built environment.

ENVIRONMENTAL REVIEW:

This project has been reviewed by the City for compliance with the California Environmental Quality Act (CEQA). A Notice of Exemption was prepared by one of the City’s approved on-call CEQA consultants, Chambers Group, Inc. Based on the provided analysis, the proposed Project

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San Fernando Recovery Center at 732-734 & 762 Griswold Avenue

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meets all conditions of Class 1(e) categorical exemption, Existing Facilities (CEQA Guidelines, § No. 15301): the proposed 9,733 sq. ft. addition to an existing structure will not result in an increase of more than 10,000 sq. ft.; the project is located in the Single-Family Residential (R-1) Zone which qualifies as an area where all public services and facilities are available to allow for maximum development permissible in the General Plan; and the area in which the project is located is not environmentally sensitive as demonstrated in the Notice of Exemption.

The project also meets all conditions of Class 32 categorical exemption, In-Fill Development Projects (§ No. 15332): 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 not 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 15301, Class 1(e) – Existing Facilities, and 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 January 30, 2025, a public hearing notice was published in the print and online versions of the legal advertisement section of the *San Fernando Sun Newspaper* (Attachment B). In addition, on January 30, 2025, 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, five comments were received from the public regarding this Conditional Use Permit and Site Plan Review, four comments in support and one in opposition. Any comments received after the distribution of this report shall be read into the record at the public hearing.

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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;
- b. Pending public testimony, adopt Planning and Preservation Commission ("Commission") Resolution No. 2025-003 (Attachment A) approving Conditional Use Permit CUP2023-004 and Site Plan Review SPR2025-040 and the Conditions of Approval attached therein as Exhibit "A" allowing the construction of 3-story 9,733 sq. ft. addition attached to the rear of the existing 2-story house and associated site improvements at 762 Griswold Ave, and allowing the San Fernando Recovery Center to operate as a Large Community Care Facility with up to 80 beds at 732-734 and 762 Griswold Ave.

ATTACHMENTS:

- A. Planning and Preservation Commission Resolution 2025-003, including
 - a. Exhibit "A": Conditions of Approval
 - b. Exhibit "B" Class 1 and Class 32 Notice of Exemption Memo
- B. Notice of Public Hearing Published in the *San Fernando Sun* Newspaper & Vicinity Map
- C. Project Narrative
- D. Set of Plans
- E. Project Development Standards Summary

RESOLUTION NO. 2025-003

A RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CUP2023-004 AND SITE PLAN REVIEW SPR2023-040 AND THE CONDITIONS OF APPROVAL ATTACHED THEREIN AS EXHIBIT “A” AND A CLASS 1 / CLASS 32 CEQA EXEMPTION ATTACHED THEREIN AS EXHIBIT “B” ALLOWING THE SAN FERNANDO RECOVERY CENTER TO OPERATE AS A LARGE COMMUNITY CARE FACILITY WITH UP TO 80 BEDS, AND ALLOWING TO CONSTRUCT A THREE-STORY 9,733 SQ. FT. ADDITION ATTACHED TO THE REAR OF THE EXISTING TWO-STORY SINGLE FAMILY RESIDENTIAL STRUCTURE AT 732-734 AND 762 GRISWOLD AVENUE (APN: 2515-010-019)

WHEREAS, on September 21, 2023, Application for a Site Plan Review for the construction a new three-story 9,733 sq. ft. addition attached to the rear of the existing two-story single family residence at 762 Griswold Avenue was received; and

WHEREAS, on October 23, 2023, Application for the Owner-Initiated Parcel Merger to merge two parcels with APNs 2515-010-007 and 2515-010-008 was received; and

WHEREAS, on November 30, 2023, Application for a Conditional Use Permit to allow the expansion of the San Fernando Recovery Center to a Large Community Care Facility and increase capacity from 42 beds to 80 beds was received; and

WHEREAS, on February 21, 2024, a Certificate of Compliance for the parcel merger of two parcels with APNs 2515-010-007 and 2515-010-008 was recorded by the Los Angeles County Registrar and Recorder; the newly assigned APN is 2515-010-019; and

WHEREAS, the project site is within the Single-Family Residential (R-1) Zone, and the proposed project has been reviewed for compliance with the applicable development standards; and

WHEREAS, on January 23, 2025, the Site Plan Review and Conditional Use Permit applications were deemed complete and a public hearing was scheduled in accordance to SFMC Section 106-72; 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 15301, Class 1(e) – Existing Facilities and Section

15332, Class 32 (Exhibit “B”); and

WHEREAS, in accordance with State law, on January 30, 2025, the City of San Fernando Community Development Department published a legal notice concerning the proposed project in the print and online versions of the legal advertisement section of the *San Fernando Sun Newspaper*, a local newspaper of general circulation, regarding the City of San Fernando Planning and Preservation Commission meeting of February 10, 2025, and mailed the notice to property owners located within a 500-foot radius of the project site; and

WHEREAS, on February 10, 2025, the Planning and Preservation Commission conducted a public hearing, at which time public testimony was taken concerning the proposed Conditional Use Permit CUP2023-004 and Site Plan Review SPR2023-040 and the Conditions of Approval attached therein as Exhibit “A” and a Class 1 / Class 32 CEQA exemption attached therein as Exhibit “B” allowing the San Fernando Recovery Center to operate as a Large Community Care Facility with up to 80 beds, and allowing to construct a three-story 9,733 sq. ft. addition attached to the rear of the existing two-story single family residential structure at 732-734 and 762 Griswold Avenue.

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 Notice of Exemption was prepared by one of the City’s approved on-call CEQA consultants, Chambers Group Inc., attached therein as Exhibit “B”. Based on the provided analysis, the proposed Project meets all conditions of Class 1(e) categorical exemption, Existing Facilities (CEQA Guidelines, § No. 15301): the proposed 9,733 sq. ft. addition to an existing structure will not result in an increase of more than 10,000 sq. ft.; the project is located in the Single-Family Residential (R-1) Zone which qualifies as an area where all public services and facilities are available to allow for maximum development permissible in the General Plan; and the area in which the project is located is not environmentally sensitive as demonstrated in the Notice of Exemption.

The project also meets all conditions of Class 32 categorical exemption, In-Fill Development Projects (§ No. 15332): 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 15301, Class 1(e) – Existing Facilities, and 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. FINDINGS FOR CONDITIONAL USE PERMIT

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: Per SFMC Sec. 106-353(5), “Community care facilities/large” are permitted in the R-1 Single-Family Residential zone subject to a Conditional Use Permit. It is considered a residential (non-medical) use. The proposed addition complies with all applicable sections of Chapter 106 – Zoning, including Sec. 106-696:697 (Setbacks), 106-829:832 (Parking), 106-896 (Trash areas), and 109-967 (Development Standards). Therefore, finding (1) can be made.

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

Evidence: The applicant is not proposing a change in use but rather an expansion of the existing San Fernando Recovery Center. The use of a large community care facility is considered residential and is conditionally permitted in the R-1 zone. The addition to one of the existing buildings of the San Fernando Recovery Center meets all applicable development standards and will not impair the integrity and character of the R-1 zone because it is designed to create welcoming, home-like environment. The design features of the proposed addition will be compatible with the existing structure, and its massing will be gradually set back to avoid a disproportional effect. The addition will meet all applicable development standards. Therefore, finding (2) can be made.

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

Evidence: The project site is located in the R-1 Single-Family Residential zone, in an urbanized community, and is surrounded by residential uses. The site is currently improved with three residential structures and serves the same use that is proposed to be expanded. The project site is almost 1 acre in size and it has sufficient room for an addition with a footprint of 3,455 sq. ft. The overall lot coverage will not exceed 32%, which is significantly lower than 50% lot coverage

allowed in the R-1 zone. Therefore, finding (3) can be made.

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

Evidence: The applicant is not proposing a change in use but rather an expansion of the existing San Fernando Recovery Center. The facility will continue its current operations while increasing its capacity from 42 beds to 80 beds. The expansion can be permitted by an approved CUP per SFMC Sec. 106-353(5). Therefore, finding (4) can be made.

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 proposed use of a Large Community Care Facility is a conditionally permitted use within the R-1 zone. It is considered a residential (non-medical) use. The San Fernando Recovery Center is designed to create welcoming, home-like environment compatible with the existing and future single-family use. The adjacent property at 650 Glenoaks Blvd is a two-story 50-unit multifamily dwelling which is compatible in the number of residents with the proposed capacity of the Center. Therefore, finding (5) can be made.

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: According to the checklist provided by the Public Works Department (Attachment A, Exhibit A), the project site has existing sewer connection and water service, as well as gas and electricity. The utilities upgrade may be required during the building plan check process based on requested water calculations. Therefore, finding (6) can be made.

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

Evidence: Residents are not allowed to have cars at the San Fernando Recovery Center. The Center has limited visitation schedule only for approved family members on weekends. The proposed site improvements will provide 11 parking spaces, including one ADA parking space, that will provide enough parking for staff and visitors. The general public access is not expected due to the nature of the facility. Therefore, finding (7) can be made.

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

Evidence: The San Fernando Recovery Center was in operation for almost 50 years helping individuals struggling with substance abuse, homelessness, and mental health challenges. Its experience proves an established and growing need in such services for residents of the San Fernando Valley. According to the Los Angeles County Department of Public Health, "We are facing the worst overdose crisis in national and local history, and research has shown that two-

thirds of people in the United States have been impacted by addiction in some way.” The Center is the only Medi-Cal SAPC provider offering adult male residential services within an 8-mile radius. By increasing the capacity from 42 beds to 80 beds, the Center will be able to better address the growing need for treatment, reduce the local network gap, and maximize Medi-Cal funding to support San Fernando citizens and local community. Therefore, finding (8) can be made.

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

Evidence: The project site at 732-734, and 762 Griswold Avenue is located within the Single-Family Residential Zone (R-1) and maintains a Low Density Residential land use designation in the General Plan Land Use Element. The proposal is consistent with the goals of the General Plan to retain the small town character of San Fernando and to maintain the identity that is distinct from surrounding communities, as it fully complies with applicable Development Standards and Design Guidelines. It is also 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. Therefore, finding (9) can be made.

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

Evidence: The proposed addition will expand the existing use of the San Fernando Recovery Center. The Center maintains strict discipline and enforces all property rules provided in the Residential Treatment Participant Handbook to ensure a safe and orderly environment. According to the San Fernando Police Department, there were 8 service calls for this address in 2024, including 5 routine check-in calls, 1 medical emergency call, and 2 complaints; and only one service call in 2023. Therefore, finding (10) can be made.

SECTION 3. FINDINGS FOR SITE PLAN REVIEW

Pursuant to San Fernando Municipal Code Section 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 proposal involves an L-shaped 9,733 sq. ft. addition attached to the rear of the existing two-story single-family residence at 762 Griswold Avenue. The conformity with the Zoning Code is illustrated in the Project Development Standards Summary (Attachment E). The proposed addition is in compliance with San Fernando Design Guidelines for Single-Family Residential Zones, including Design Principles 1 – Shelter, 2 – Transition, 3 – Balance, 4 – Rhythm, and 7 – Detail.

The proposed landscaping will comply with the Model Water Efficient Landscape Ordinance (MWELO) and Low Impact Development (LID) requirements for water conservation and stormwater management. The addition blend harmoniously with the neighborhood, minimizing its perceived mass and maintaining compatibility with the surrounding built environment.

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, the applicable development standards and design guidelines for Single-Family Residential (R-1) Zone. All findings required for approval of a Conditional Use Permit can be made. Therefore, the Planning and Preservation Commission approves Conditional Use Permit No. 2023-004 and Site Plan Review 2023-040, subject to conditions of approval attached hereto as Exhibit "A".

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 10th day of February 2025 by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

FRANCISCO SOLORIO, CHAIRPERSON

ATTEST:

ERIKA RAMIREZ, SECRETARY TO THE PLANNING
AND PRESERVATION COMMISSION

EXHIBIT A
CONDITIONS OF APPROVAL

PROJECT NO.: Conditional Use Permit No. 2023-004
Site Plan Review No. 2023-040

PROJECT ADDRESS: 732-734 and 762 Griswold Avenue, San Fernando, CA 91340
(Assessor's Parcel Number 2515-010-019)

PROJECT DESCRIPTION: Conditional Use Permit to allow the expansion of the San Fernando Recovery Center to a Large Community Care Facility and Site Plan Review for a 9,733 sq. ft. 3-story addition to the existing 2-story single family residence and associated improvements.

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 Conditional Use Permit Site Plan Review are granted for the land use and development of the Property as described in this application and any attachments thereto, as approved by the Planning and Preservation Commission on February 10, 2025, and shall be maintained in substantial conformance with to the plans and materials, except as herein modified to comply with these Conditions of Approval.	Planning	
2.	<u>Expiration.</u> The Conditional Use Permit and Site Plan Review approval to which these Conditions of Approval apply shall expire one year from the date of final approval of said Conditional Use Permit and Site Plan Review 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	Planning	

	expiration of the 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	All Depts.	

	supplementing, redrafting, revising, or amending, any document (such as an environmental impact report or related environmental assessment) if made necessary through the initiation of the project.		
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>Hours of Operation and Visitation.</u> The facility shall operate 24/7, with primary treatment services offered Monday through Friday, from 7 a.m. to 3 p.m. At least four staff members shall be present on site at all times. Client visitation shall be limited to approved family members on weekends only.	Planning	
10.	<u>Maximum capacity.</u> The maximum permitted capacity is 80 residents, including 30 beds in the existing house at 762 Griswold Avenue, 44 beds in the proposed addition, and 6 beds at 734 Griswold Avenue.	Planning	
11.	<u>Parking.</u> The facility shall provide 11 on-site parking spaces, including on ADA parking space. Residents shall not be allowed to have cars at the Center.	Planning	
12.	<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	Public Works	

	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.		
13.	<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	
14.	<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 Fertilization, cultivation, tree pruning shall be a part of regular maintenance. Good horticultural practices shall be followed in all instances.	Planning, Code Enforcement	
15.	<u>Loitering.</u> The property owner shall prohibit loitering by individuals outside the premises.	Police	
16.	<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	
17.	<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	
18.	A copy of these conditions of approval shall be printed on the building construction plans.	Building	

Prior to Issuance of a Building Permit (NOTE: Additional comments may be added during Plan Check)			
19.	<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	
20.	<u>Grading Permit.</u> All grading shall conform to the 2022 California Building Code, California Green Building Standards Section 5.106.10, and all other relevant laws, ordinances and resolutions governing grading as adopted by The City of San Fernando. The applicant shall 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	
21.	A Landscape and Irrigation Plan 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	
22.	Submit Landscape and Irrigation Plan 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 the required three 24-inch boxed Pink Trumpet trees, tree wells, tree grates, ground cover, and be equipped with an automatic irrigation system	Planning / Public Works	

	for each tree (see Public Works Condition #20).		
23.	Provide a complete <u>ADA Plan</u> of all units (interior & exterior) to be used for business. Include path of travel, stripping, dimensions, signage etc.	Building	
24.	Provide a <u>DWV plan</u> indicating all connections to (E) systems.	Building	
25.	A <u>Demolition permit</u> must be obtained with The City of San Fernando Building & Safety Department prior to any onsite demolition.	Building	
26.	<u>Fire Department</u> . Apply to the City of Los Angeles Fire Department, Fire Life Safety Unit and Hydrants and Access Unit, and provide clearance from them. Apply 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	
Prior to Issuance of a Certificate of Occupancy			
27.	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). With any questions regarding Public Works conditions, please contact: Wendell Johnson, Director of Public Works, wjohnson@sfcity.org ; Patsy Orozco, Civil Engineering Assistant POrozco2@sfcity.org	Public Works	
28.	<u>Anti-graffiti Coating</u> . The property owner shall apply two coats of anti-graffiti paint on all exterior building walls.	Building	

29.	<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 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.	Police	
30.	<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	

Attachment 1: Public Works Checklist

San Fernando Recovery Center Project in San Fernando, CA Notice of Exemption (NOE) Support Documentation

The City of San Fernando (City), as the Lead Agency under the California Environmental Quality Act (CEQA), is considering an Application submitted by the San Fernando Recovery Center that proposes a parcel merge and improvements to the existing the San Fernando Recovery Center in San Fernando, California (Proposed Project).

Project Location: The Project site is located at Assessor Parcel Number (APN) 2515-010-008 and 2515-010-007 in the City of San Fernando. The corresponding addresses to these APNs are 762 Griswold Ave (APN -008) and 732 and 734 Griswold Ave (APN -007).

Description of Project: The San Fernando Recovery Center recorded a Certificate of Compliance for the parcel merger of APNs 2515-010-008 and 2515-010-007 on 2/21/2024, and is proposing to construct a new facility adjacent to the existing (community care facility), and create more rooms at the existing recovery facility located at 762 Griswold Ave., San Fernando, CA 91340-4750.

The San Fernando Recovery Center currently operates 30 beds out of 762 Griswold Ave. There is no change proposed to the existing structure. The Proposed Project would construct a new 3-story structure attached to the rear of the existing house. This new, attached, facility will include 11 bedrooms, 13 offices, two group rooms, staff lounges, a medicine room, a conference room, and 6 restrooms for a total area of 9,733 square feet. The Proposed Project will include a 690 square foot open patio with trellis on the second floor. The property will provide 10 standard parking spaces and one handicapped-accessible space for a total of 11 spaces.

The total area of the existing structures for the three addresses is 10,169 square feet. The additional facility will include an addition of 9,733 square feet which is an increase of approximately 49 percent. The Proposed Project will house up to 80 occupants.

There are no proposed changes to the existing structure at 732 Griswold Ave. Minor changes are proposed at 734 Griswold Ave consisting of minor internal remodeling. The City has preliminary determined the Project may meet the criteria for Article 19 Section 15301, Class 1 Existing Facilities Project, and Section 15332 In-Fill Development Projects Categorical Exemptions (CE).

Project Schedule: The Proposed Project is expected to break ground in June 2025 be completed by June 2026. Construction activities will take place between the hours of 7:00 a.m. and 7:00 p.m. on Monday-Friday, 9:00 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 1 Existing Structures and Class 32 In-Fill Development Projects (CEQA Guidelines § Nos. 15301 and 15332).

- Class 1 categorical exemption consists of projects as existing facilities that meet the following conditions:
 - Additions to existing structures provided that the addition will not result in an increase of more than: 10,000 square feet if:
 - (A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan and

- (B) The area in which the project is located is not environmentally sensitive.
- 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 San Fernando Recovery Center Expansion Project in San Fernando, CA meets the conditions of Class 1 and Class 32 categorical exemptions. 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 are located in an urbanized community. The Project site is approximately 1.0 acre. The Project site is located within the Single-Family Residential Zone (R-1) (City, 2019). The existing conditions on the Project site are disturbed. 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 expand a group home. This action and use is consistent with the R-1 Zoning Code with a Conditional Use Permit. The Proposed Project would expand community services 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 impact, 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 expansion of a group home in an area that includes single-family residences is not considered an unusual circumstance. The Project site is currently a group home facility. 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 impact any scenic vistas within the immediate area. Impacts of traffic, noise, biological resources, air quality, and water quality are described below:

Traffic: The Proposed Project would generate a temporary increase in traffic due the mobilization of equipment and construction workers. The increased traffic would occur for the duration of construction. The group home expansion would include the addition of 11 bedrooms with 4 beds in each. The Proposed Project would provide a total of 11 parking spaces. Visitors are only permitted on weekends with prior approval. During weekends and evenings there are 4 staff members on the premises at all times. On weekdays there are up to 14 staff members on-site from 7 a.m. to 3 p.m. Therefore, there would be approximately 36 average daily trips during weekdays from roundtrips by each worker and fewer on weekends with four staff and only approved visitors. 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 A-weighted decibel (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, and 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 Exhibit IX-II (1987) identifies that the Project site experiences a Community Noise Equivalent Level (CNEL) in between 65 and 70 dB due to the Project site's proximity to Glenoaks Blvd Street, classified as a Major Arterial. The Project site is just west of High Density Residential and Industrial Land Uses on Jessie Street as shown on the Land Use Element Map Exhibit IV-III (1993). 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.

Biological Resources: There are multiple trees existing onsite including street trees. If tree removal is required during construction, Municipal Code Article II: *Comprehensive Tree Management Program* will be adhered to specifically Section 98-for maintenance, removal and replacement of any trees upon any street or alley and heritage trees defined in Section 98-28. Trees not being removed will also be protected during construction by Municipal Code Section 98-33.

In addition, the Migratory Bird Treaty Act shall be enforced to protect nesting birds during construction. Therefore, any required tree removal would be avoided during bird nesting season, which is typically February 1 to August 31. If nesting season cannot be avoided, standard best management practices (BMP for nesting season would be implemented, including a preconstruction nesting bird survey to be conducted by a qualified biologist retained by the Project applicant within the Project area and the selected staging area(s) including a 500-foot buffer, within 7 days prior to the start of construction or staging (including any clearing, grubbing, tree removal, or grading) or according to the survey timing in Project permits. If an active nest is identified, a minimum avoidance buffer around the active nest should be determined and implemented by a qualified biologist to avoid impacts on the active nest. The buffer should be maintained during physical ground-disturbing activities. Once the qualified biologist has determined that nesting has ceased, and the nestlings have fledged and are no longer using the nest, the buffer may be removed. Therefore, no significant impact would occur associated with trees or nesting birds.

Air Quality: Site preparation and 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 environmental analysis. 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 one-acre and does not exceed 261 units. Therefore, 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 one 1.0 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.

The Proposed Project would not result in significant impact due to being below the thresholds for air quality emissions and volume trips. Additionally, there are three existing residential units on the Project site with existing utilities and existing connections to the City's storm drain system. The Proposed Project would operate as a community care facility which is consistent with the permitted land uses. Therefore, the Proposed Project would not create a significant effect on the environment due to unusual circumstances.

(d) Scenic Highways. The Proposed Project would result in the expansion of the existing structure. There are no proposed activities that would directly or indirectly affect an officially designated scenic highway or scenic resources near a scenic highway. Therefore, this exception does not apply to the project.

- (e) **Hazardous Waste Sites.** The Proposed Project has not been identified as a hazardous waste site pursuant to Section 65962.5 of the Government Code (SWRCB 2024, DTSC 2024). There is no listed hazardous waste sites located immediately adjacent to the Project site (SWRCB 2024, DTSC 2024). Therefore, this exception does not apply to this Proposed Project.
- (f) **Historical Resources.** The Proposed Project includes the expansion of an existing housing facility. The facility currently located within the Project site has not been identified as an eligible historic resource (City 2005). 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=732+Griswold+Avenue+San+Fernando>

California State Water Resources Control Board

(SWRCB) 2024 Geotracker database. at:

<https://geotracker.waterboards.ca.gov/map/?CMD=runreport&myaddress=732+Griswold+Avenue+San+Fernando>

City of San Fernando (City)

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/>

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>

NOTICE OF A PUBLIC HEARING

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 Conditional Use Permit No. 2023-004 and Site Plan Review No. SPR2023-040:

DATE: February 10, 2025

TIME: 5:30 p.m.

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

PROJECT LOCATION: 732-734-762 GRISWOLD AVENUE

PROJECT DESCRIPTION: Conditional Use Permit (CUP2023-004) is a request to allow the San Fernando Recovery Center located at 732-734 and 762 Griswold Ave in the Single-Family Zone (R-1) to operate as a Large Community Care Facility and increase capacity from 42 beds to 80 beds. Site Plan Review (SPR2023-040) is a request for constructing a new 3-story 9,918 sq. ft. addition attached to the rear of the existing house at 762 Griswold Ave. The proposed addition will accommodate 11 new bedrooms, 12 medical offices, two group rooms, staff lounges, a medicine room, a conference room, and 6 restrooms. The project provides 11 on-site parking spaces and various site improvements.

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 1(e) Existing Facilities (CEQA Guidelines, § No. 15301) and Class 32 (§ No. 15332) In-Fill Development Projects. The project meets all the conditions of Class 1(e) categorical exemption: the proposed addition to an existing structure will not result in an increase of more than 10,000 sq. ft.; the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan; and the area in which the project is located is not environmentally sensitive. 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 project during the public hearing on this matter. Additionally, public comments may be submitted via email to CommunityDevelopment@sfcity.org or mailed to Community Development Department, 117 N Macneil Street, San Fernando, CA 91340, by 5:00 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

732-734-762 GRISWOLD AVENUE





San Fernando Recovery Center

Planting the Seed of Hope



Julio Martinez, Director
San Fernando Recovery Center
762 Griswold Ave
San Fernando CA 91340
Jmartinez@sanfernandorecoverycenter.com
October 24, 2024

San Fernando Planning Commission
117 N MacNeil Street
San Fernando CA 91340

Subject: Application for Conditional Use Permit - San Fernando Recovery Center Expansion

Dear Commission,

The need for substance use disorder (SUD) treatment services has never been greater. According to the LA County Department of Public Health, "We are facing the worst overdose crisis in national and local history, and research has shown that two-thirds of people in the United States have been impacted by addiction in some way."

The San Fernando Recovery Center was established in the City of San Fernando approximately 49 years ago. Initially known as Casa Rivas Bottom Line Recovery Center, the facility was founded around 1975. I, Julio Martinez, began my involvement as an intern assistant in 2000 and purchased the property in 2001. Since then, we have remained dedicated to the same mission: helping individuals struggling with substance abuse, homelessness, and mental health challenges. Our goal is to instill responsibility and healthy behaviors, empowering them to transition into productive members of society.

SUD treatment facilities provide numerous benefits to individuals and the broader community. A study examining 43 treatment providers in California found that, on average, each dollar spent on treatment yielded a return of over seven dollars in societal benefits, primarily due to reduced crime-related costs and increased employment earnings among individuals who received treatment.

The San Fernando Recovery Center is a licensed and certified facility under the California Department of Health Care Services, that provides high-quality and cost-effective substance abuse treatment for adult males. Over the years, we have established strong partnerships with community organizations and entered into contracts with state and county agencies to serve high-risk and disadvantaged populations.

Our commitment to the community is well-documented, and we take pride in the work we do. Last year, we became part of the Los Angeles County Medi-Cal provider network, becoming the only Medi-Cal SAPC provider offering adult male residential services within an 8-mile radius. Expanding our facility will allow us to serve more clients for the benefit of the City of San Fernando.



San Fernando Recovery Center

Planting the Seed of Hope



Substance use disorder is a medical condition that includes alcohol and opioid misuse, requiring individualized treatment plans. Our treatment team includes a medical director, licensed clinicians, and certified SUD counselors. Our agency provides essential services to those with limited resources, including group and individual counseling, case management, medication-assisted treatment, and connections to supportive resources. These services help clients maintain substance-free, productive lives and successfully reintegrate back into the community.

Our agency plays a critical role in keeping clients off the streets and reducing crime in the area. Individuals seek our services because they want to break free from substance use and become healthy, productive members of society. We provide specialized treatment and health education to save lives, reunite families, and strengthen our community.

Our facility is designed to create a welcoming, home-like environment for our clients. It includes bedrooms and common areas, a dining room, and a professional kitchen where a chef prepares three meals a day. We also provide dedicated spaces for group and individual counseling sessions, as well as office space for our team of counselors, support staff, and administrators. To ensure comprehensive care, we employ a full-time licensed clinician and a physician. As a residential treatment center, clients live on-site for 90 days or more, remaining within the facility unless approved for a pass by their counselor for health-related reasons.

While our facility operates 24/7, primary treatment services are offered Monday through Friday, from 7 a.m. to 3 p.m., with a staff of 14 members. During evenings and weekends, we maintain a team of 4 staff members to ensure continuous support. Each shift is staffed by two technicians or support staff responsible for supervising the floor, monitoring surveillance cameras, and conducting 30-minute client checks, including overnight.

Client visitation is limited to approved family members on weekends, with prior authorization from counselors and the program manager. Visitors are required to park in designated spaces within the facility. The number of vehicles on-site varies from 4 to 10, depending on the day and time, and the facility has a total of 11 parking spots.

By increasing our capacity from 42 beds to 80 beds, we can better address the growing need for treatment, reduce the local network gap, and maximize Medi-Cal funding to support our citizens and local community. This expansion will allow us to provide 24-hour services for up to 80 clients. The proposed addition will include space for 38 additional beds, rooms for group and individual counseling, and offices for counselors, clinicians, and administrators. We propose seven offices on the second floor for individual meetings with clients, located above the group rooms. The third floor will be dedicated to administrative functions, including training, staff meetings, and conference rooms.

With a long-standing history of serving San Fernando, we are committed to expanding our services to meet the urgent need for SUD treatment and improve the lives of those we serve. We respectfully request your support in increasing the number of beds at our facility, enabling us to enhance client care while addressing the network capacity needs of our local community.



San Fernando Recovery Center

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We are grateful for the opportunity to submit this request for a Conditional Use Permit. We remain hopeful for a positive outcome and are eager to continue our mission of providing essential care to those in need within our community. Thank you for your time and consideration of this request. We deeply appreciate your support as we strive to help individuals on their journey to recovery.

Sincerely,

Julio Martinez

Julio Martinez, Director
San Fernando Recovery Center



San Fernando Recovery Center

Planting the Seed of Hope



San Fernando Recovery Center: History and Experience Serving High-Risk and Special Populations

About SFRC

San Fernando Recovery Center (SFRC) has a longstanding history of providing comprehensive substance abuse treatment services to high-risk and special populations. Committed to evidence-based care, SFRC has developed specialized programs tailored to individuals facing multiple barriers to recovery, including:

- Justice-involved individuals
- Individuals experiencing homelessness
- Persons with co-occurring mental health disorders
- Veterans
- Individuals with physical disabilities

Experience Serving High-Risk Populations

Since its establishment, SFRC has worked closely with state and local agencies to address the unique challenges of individuals with substance use disorders (SUDs). We are a key provider for the Specialized Treatment for Optimized Programming (STOP) program, which supports individuals transitioning from incarceration into community-based treatment. Additionally, SFRC has been a contracted provider for Los Angeles County Substance Abuse Prevention and Control (SAPC), expanding services to economically disadvantaged individuals.

Specialized Treatment Programs

1. Justice-Involved Individuals

- SFRC provides tailored treatment for individuals on probation or parole, collaborating with LA County Probation, STOP, and other reentry initiatives.
- Our focus includes relapse prevention, life skills training, and employment readiness to support successful reintegration into society.

2. Homeless and Unhoused Populations

- SFRC allocates a portion of its treatment capacity to individuals experiencing homelessness, often in collaboration with Los Angeles Homeless Services Authority (LAHSA) and SAPC.
- We provide wraparound services, including housing referrals and case management.

3. Co-Occurring Mental Health Disorders

- SFRC integrates mental health services within its substance use treatment framework, addressing the dual challenges of co-occurring disorders.



San Fernando Recovery Center

Planting the Seed of Hope



- Our team includes licensed clinicians and certified counselors offering evidence-based interventions such as Cognitive Behavioral Therapy (CBT), Motivational Interviewing (MI), and Medication-Assisted Treatment (MAT).

4. Veterans

- SFRC provides specialized programs for veterans struggling with substance use and mental health challenges, including PTSD.
- We collaborate with Veterans Affairs (VA) and community-based organizations to ensure holistic support, including healthcare and employment services.

5. Individuals with Physical Disabilities

- SFRC recognizes the need for accessible treatment and has developed a plan to enhance facilities for individuals with mobility challenges.
- The proposed expansion will include ADA-compliant accommodations, ensuring that all individuals, regardless of physical limitations, can access quality treatment.

Demonstrated Outcomes

- Successfully transitioned over 500 individuals from incarceration to community-based recovery services.
- Over 75% of clients who complete SFRC programs secure stable housing or employment post-treatment.
- Integration of mental health and substance use treatment has led to a 40% reduction in relapse rates among individuals with co-occurring disorders.
- Veterans in SFRC's specialized programs report increased stability and reintegration into civilian life, with an 80% program completion rate.

Justification for Expansion

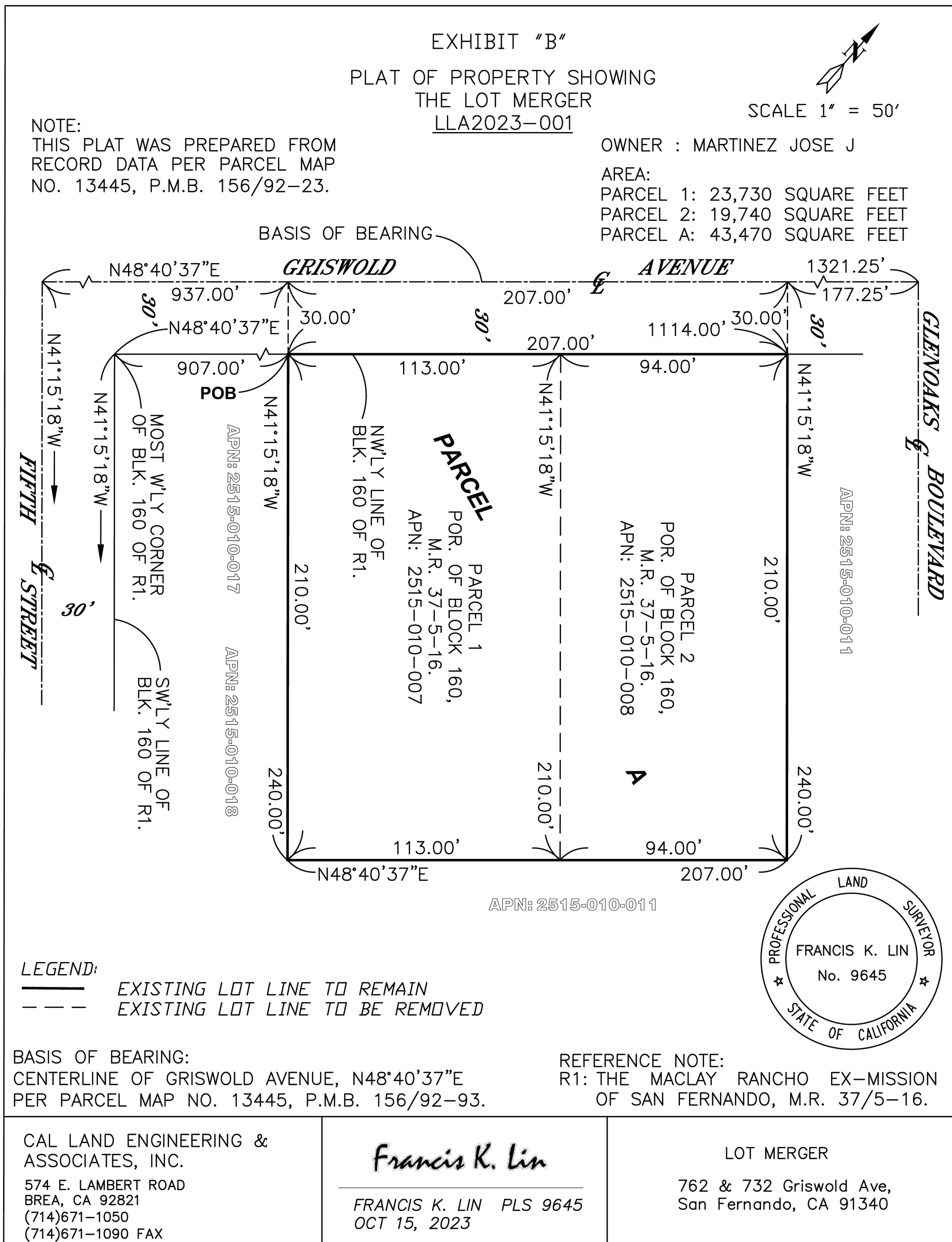
Given SFRC's extensive experience serving high-risk and special populations, our expansion aligns with efforts to increase accessibility, capacity, and specialized care. The proposed increase in bed capacity and enhanced service provisions will allow SFRC to address the unmet needs of vulnerable populations in Service Planning Area 2 (SPA 2) and beyond.

Additionally, this expansion supports SAPC's strategic priorities and Cal-AIM initiatives, ensuring that individuals facing complex barriers receive comprehensive treatment and support for long-term recovery and community reintegration.

Conclusion

SFRC remains committed to its mission of serving high-risk individuals and special populations by providing tailored, evidence-based substance abuse treatment. This expansion will increase capacity, enhance services, and improve health outcomes, ultimately reducing recidivism rates and strengthening our community.

LOS ANGELES MUNICIPAL CODE (LAMC)	BUILDING CODES	
<p>RESIDENTIAL FLOOR AREA (RFA) DEFINITION PER LOS ANGELES MUNICIPAL CODE (LAMC 12.03)</p> <p>FLOOR AREA, RESIDENTIAL. (Amended by Ord. No. 184,022, Eff. 3/17/17) The area in square feet confined within the exterior walls of a residential or non-residential Building on a Lot in an RA, RE, RB, or RI Zone. Any floor or portion of a floor with a bay height of more than 14 feet shall count twice the square footage of that area. The area of stairways and elevator shafts shall only be counted once regardless of ceiling height. Area of an attic or portion of an attic with a ceiling height of more than 7 feet shall be included in the Residential Floor Area calculation.</p>	<ul style="list-style-type: none"> • 2022 CALIFORNIA RESIDENTIAL CODE (CRC) • 2022 CALIFORNIA MECHANICAL CODE (CMC) • 2022 CALIFORNIA PLUMBING CODE (CPC) • 2022 CALIFORNIA ELECTRICAL CODE (CEC) • 2022 CALIFORNIA ENERGY CODE (CEnc) • 2022 CALIFORNIA FIRE CODE (CFC) 	<ul style="list-style-type: none"> • 2022 CALIFORNIA ELECTRICAL CODE (CEC) • 2022 CALIFORNIA ENERGY CODE (CEnc) • 2022 CALIFORNIA FIRE CODE (CFC) • 2022 CALIFORNIA EXISTING BUILDING CODE (CEBC) • 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE



SITE MAP

HALF MILE RADIUS TRANSIT MAP

● INDICATES BUS STOPS WITHIN THE 1/2 MILE RADIUS MAP
 1 INDICATES NEARBY BUS STOP @ GLENOAKS / GRISWOLD TRAVELING NORTH WEST DIRECTION
 2 INDICATES NEARBY BUS STOP @ GLENOAKS / GRISWOLD TRAVELING SOUTH EAST DIRECTION

OWNER / ADDRESS:	JULIO MARTINEZ 732 GRISWOLD AVENUE SAN FERNANDO, CA 91340 (818) 803-8868
PROJECT ADDRESS:	732-734 & 762 GRISWOLD AVENUE SAN FERNANDO, CA 91340
<u>LEGAL DESCRIPTION</u>	
APN:	2515-010-007 / 2515-010-008
CONSTRUCTION TYPE:	V-B
ZONE:	R1 (SINGLE FAMILY RESIDENTIAL)
OCCUPANCY:	(R3) MULTI-FAMILY / (R1) SINGLE FAMILY
SPRINKLERED:	YES
MAX HEIGHT:	35'
LOT:	160 /
BLOCK:	BLOCK 160
TRACT:	THE MACLAY RANCHO*POR OF LOT 160 / MACLAY RANCHO SW 94 FT OF NE 240 FT OF NW 210 FT OF LOT BLK 160
PARKING SPACES PROVIDED:	ELEVEN (11) INCLUDING ONE (1) ADA PARKING STALL
TOTAL* OCCUPANTS	80
<u>SCOPE OF WORK:</u>	
NEW 9,202 SQ. FT. THREE STORY HOUSING STRUCTURE ATTACHED TO EXISTING 762 GRISWOLD AVENUE STRUCTURE.	
• FIRST FLOOR (3,455 SQ. FT. INCLUDING STAIRWELLS) = 5 BEDROOMS, 2 GROUP ROOMS, (1) LAUNDRY, (1) COMMON AREA, 1 STAFF OFFICE, 1 STAFF COMMON AREA, MEDICINE ROOM, ENTRANCE FOYER AND 1 RESTROOM WITH (1) ADA STALL PROVIDED, (3) ADA COMPLIANT SHOWERS PROVIDED, ELEVATOR, MECHANICAL ROOM AND ELECTRICAL ROOM NEW 259 SQ. FT. SINGLE STORY FRONT PATIO COVER	
• SECOND FLOOR (3,648 SQ. FT. NOT INCLUDING STAIRWELLS) = 5 BEDROOMS, 1 STAFF OFFICES, STAFF FOYER, STAFF PRINTING AREA, (1) LAUNDRY, (1) COMMON AREA, 1 STAFF LOUNGE, TWO STAFF RESTROOMS, MEDICINE ROOM, ENTRANCE FOYER AND (1) RESTROOM WITH (1) ADA STALL PROVIDED, (3) ADA COMPLIANT SHOWERS PROVIDED, ELEVATOR.	
• NEW 225 SQ. FT. 2ND LEVEL STAFF BALCONY.	
• THIRD FLOOR (1,919 SQ. FT. INCLUDING STAIRWELL) = CONFERENCE ROOM, DIRECTOR'S OFFICE WITH POWDER RM AND CLOSET, 3 STAFF OFFICES, 2 STAFF RESTROOMS, JANITORIAL CLOSET, MECHANICAL ROOM AND A NEW 690 SQFT. UNCOVERED PATIO WITH TRELLIS OPEN TO THE SKY.	
• NEW 125 SQ. FT. 3RD LEVEL STAFF BALCONY.	
DEMOLISH EXISTING 360 SQUARE FOOT DETACHED GARAGE	

R.F.A. AREA CALCULATIONS		
TOTAL LOT AREA = 132-134 GRISWOLD AVE.	23,130	SQ. FT.
162 GRISWOLD AVE.	19,140	SQ. FT.
COMBINED LOT SQUARE FOOTAGE:	43,410	SQ. FT.
LOT COVERAGE 50 % = 21,735 SQ. FT.		
RESIDENTIAL FLOOR AREA = R.F.A.		
EXISTING R.F.A. AREAS (NOT INCLUDING EXTERIOR WALL THICKNESSES)		
(E) 132 GRISWOLD AVENUE SINGLE STORY	1,258	SQ. FT.
COVERED PATIO ENTRANCE	121	SQ. FT.
(E) 134 GRISWOLD AVENUE SINGLE STORY	4,496	SQ. FT.
(E) 162 GRISWOLD AVENUE TWO STORY	4,288	SQ. FT.
(E) DETACHED GARAGE TO BE DEMO	-360	SQ. FT.
TOTAL AREA OF COMBINED (E) STRUCTURES	10,163	SQ. FT.
PROPOSE AREAS		
(N) FRONT ENTRY PORTICO	241	SQ. FT.
(N) FIRST FLOOR COVERED ARCADES	410	SQ. FT.
(N) THREE STORY STRUCTURE	9,082	SQ. FT.
TOTAL AREA OF COMBINED (NEW) STRUCTURES	9,733	SQ. FT.
BREAKDOWN:		
1ST FLOOR =	3,455	SQ. FT.
2ND FLOOR =	3,648	SQ. FT.
3RD FLOOR =	1,919	SQ. FT.
TOTAL R.F.A. AREAS OF (E)/(P) STRUCTURES	19,302	SQ. FT.

LOT COVERAGE CALCULATIONS		
AREA45 FOR LOT COVERAGE CALCULATIONS (INCLUDING EXTERIOR WALL THICKNESS)		
(E) 132 GRISWOLD AVENUE SINGLE STORY	1339	SQ. FT.
(E) COVERED PATIO ENTRANCE	121	SQ. FT.
(E) 134 GRISWOLD AVENUE	4,112	SQ. FT.
(E) 162 GRISWOLD AVENUE TWO STORY	3,164	SQ. FT.
(N) PROPOSED STRUCTURE GROUND FLOOR (INCLUDING FRONT ENTRY PORTICO)	4,506	SQ. FT.
TOTAL LOT COVERAGE AREA45	13,848	SQ. FT.
CURRENT LOT COVERAGE % = 23.83%		
PROPOSED LOT COVERAGE % = 31.86%		
13,848 SQ. FT. < 21,135 SQ. FT.		
13,848 / 43,410 = 31.86% // 31.86% < 50% IS COMPLIANT		

PROJECT DESIGNER	
DESIGNER / EXPEDITOR:	<p>ELMER VALLADARES (LEAD DESIGNER)</p> <p>EV DESIGN STUDIO, LLC</p> <p>4421 COCHRAN STREET, SIMI VALLEY, CA 93063</p> <p>TEL: (818) 424-0841 / EVDesignStudio@Outlook.com</p> <p>Elmer.EVDesign@gmail.com</p>

TOTAL OCCUPANTS BREAKDOWN		
(N) STRUCTURE TO HOUSE	44	TOTAL OCCUPANT BEDS TO BE PROVIDED
• 1ST FLOOR	20	OCCUPANT BEDS PROVIDED
• 2ND FLOOR	24	OCCUPANT BEDS PROVIDED
• 3RD FLOOR	0	NO OCCUPANTS ON THIS LEVEL
(E) STRUCTURE (162 GRISWOLD AVE)	30	TOTAL OCCUPANT BEDS TO BE PROVIDED
• 1ST FLOOR	18	OCCUPANT BEDS PROVIDED
• 2ND FLOOR	12	OCCUPANT BEDS PROVIDED
(E) STRUCTURE (134 GRISWOLD AVE)	6	OCCUPANT BED TO BE PROVIDED
(E) STRUCTURE (132 GRISWOLD AVE)	0	EXISTING BEDS TO BE RE-LOCATED TO NEW STRUCTURE
TOTAL	80	OCCUPANT BEDS PROVIDED THROUGHOUT THE FACILITY

E.V. DESIGN
Studio, LLC

818-424-0841
Elmer.EVDesign@gmail.com

Elmer
PRINCIPAL - EV DESIGN

ELMER VALLADARES
DESIGNER

DESIGN • DRAFTING • EXPEDITING

EV DESIGN IS NOT RESPONSIBLE FOR DISCREPANCIES IN MEASUREMENTS. PROJECT CONTRACTOR RESPONSIBLE FOR VERIFYING ALL SITE DIMENSIONS PRIOR TO COMMENCEMENT OF WORK AND IF DISCREPANCIES ARE TOO SIGNIFICANT IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REACH OUT TO EV DESIGN TO ADDRESS SAID DISCREPANCIES.

AS A COURTESY, THIS DRAWING MAY BE PROVIDED IN ELECTRONIC FORMAT AND SHOULD BE USED FOR REFERENCE PURPOSE ONLY. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. ONLY THE SIGNED HARD COPY PREPARED FOR THE PROJECT OR PROJECTS TO WHICH THE ELECTRONIC FILE PRODUCT, THE HARD COPY MUST BE REFERRED TO FOR THE CORRECT DESIGN INFORMATION. EV DESIGN SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS TO THE ELECTRONIC FILE OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, STAMPED, AND SIGNED BY EV DESIGN. THE RECIPIENT OF THESE FILES SHALL BE INDEMNIFIED AND SHALL INCURRED FOR EV DESIGN FOR ALL COSTS AND DAMAGES INCURRED BY USE OF THESE ELECTRONIC FILES.

SHEET CONTENT

PROJECT STATISTICS

SITE PLAN

PROJECT

SAN FERNANDO
RECOVERY CENTER

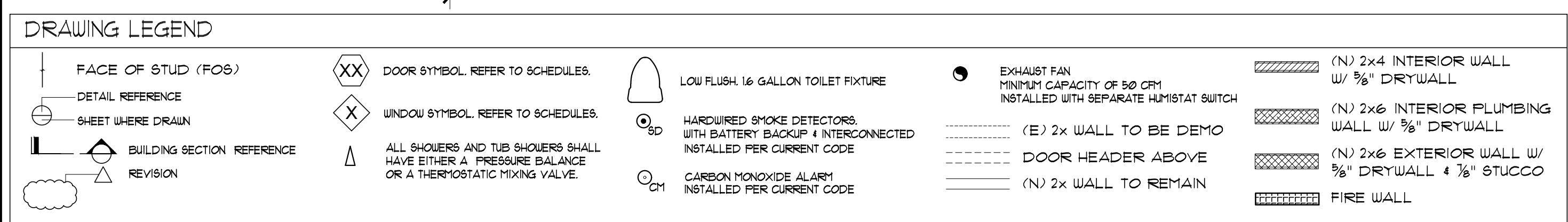
732-736 / 762 GRISWOLD AVENUE
SAN FERNANDO, CA 91340

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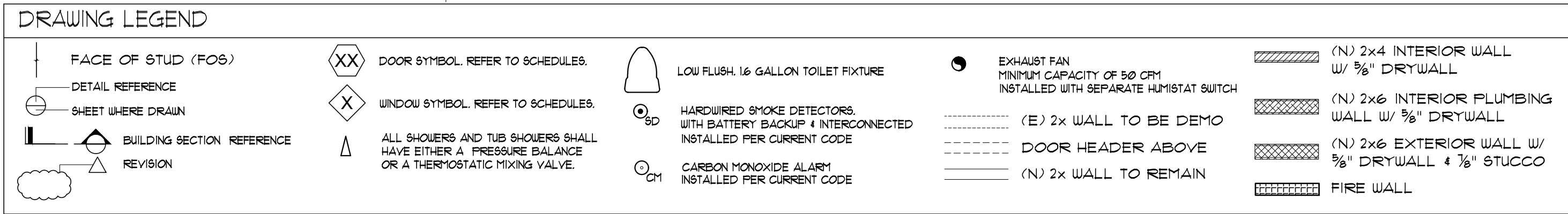
DATE:	JANUARY 24, 2025
DRAWN BY:	J.S. / K.P. / E.V.
REVIEWED BY:	E.V.
PROJECT JOB NUMBER:	EV-2023-86
SHEET / FILE:	1 / 2



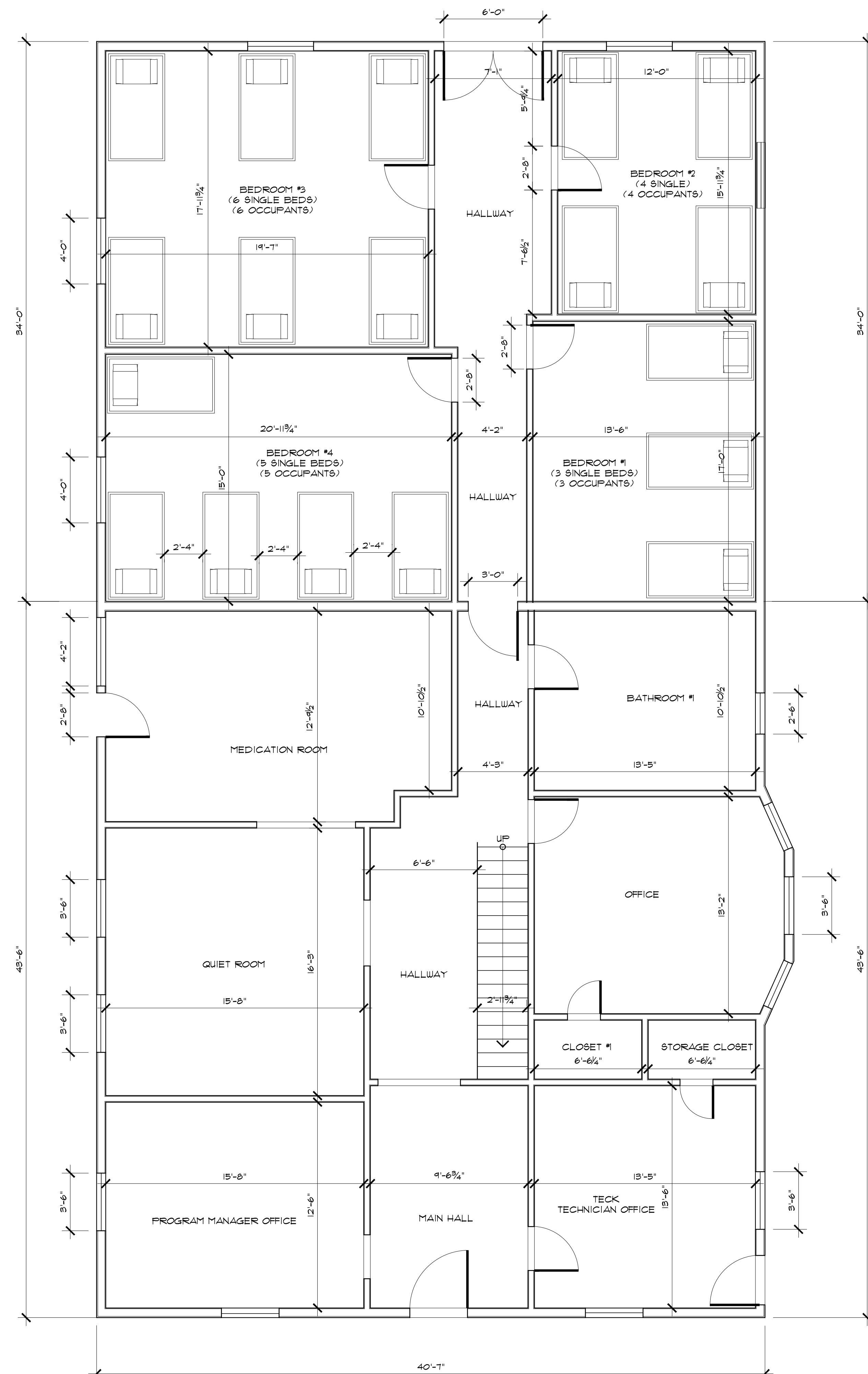
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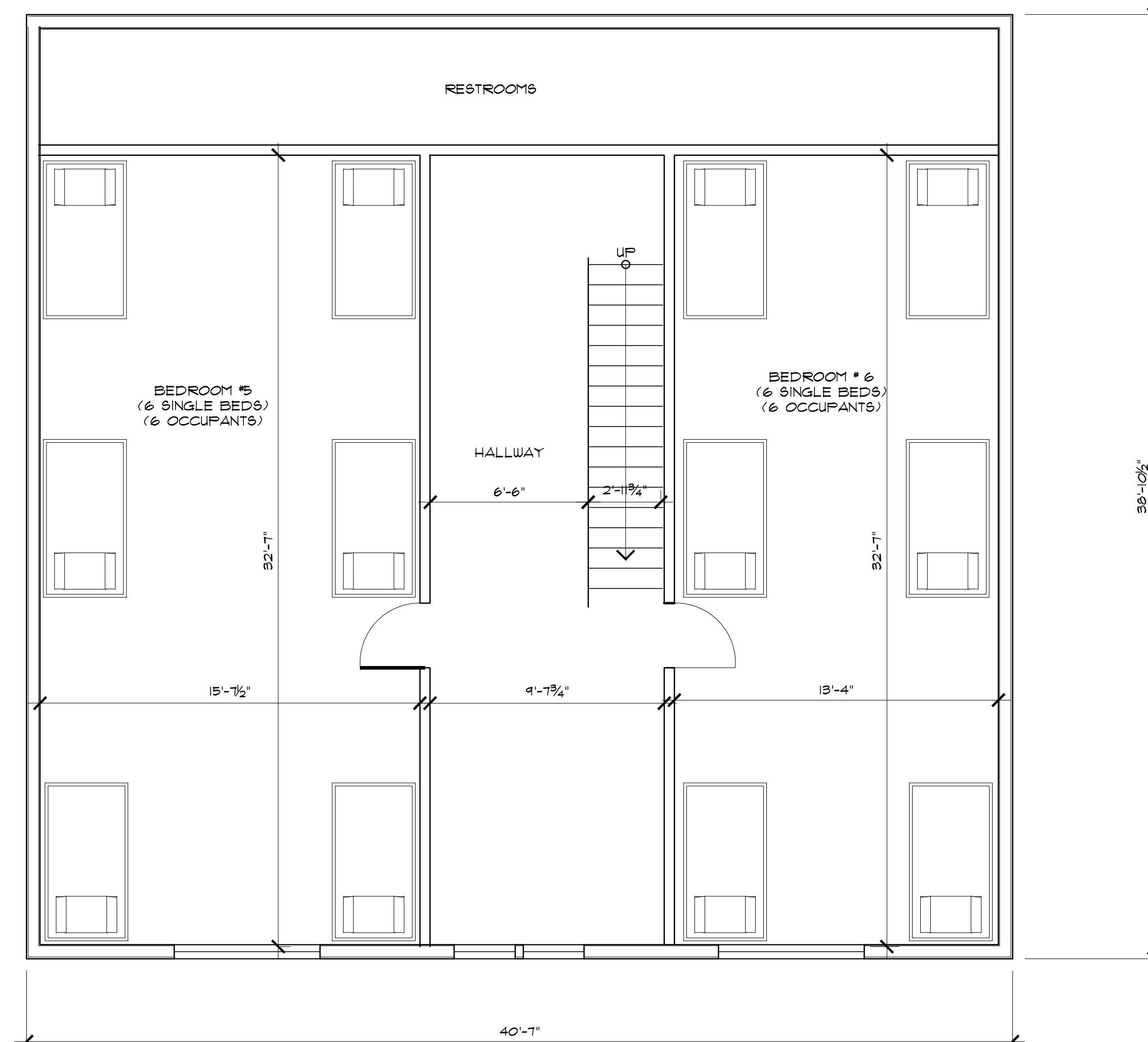
NOTE: SECOND FLOOR TO HOUSE
TOTAL OF 24 OCCUPANTS



NOTE: THIRD FLOOR DEDICATED
STRICTLY TO FACILITY STAFF



NOTE: EXISTING MAIN STRUCTURE @ 762 GRISWOLD AVE
TO REMAIN UNCHANGED AND UNTOUCHED.



EV DESIGN IS NOT RESPONSIBLE FOR DISCREPANCIES IN MEASUREMENTS. PROJECT CONTRACTOR RESPONSIBLE FOR VERIFYING ALL SITE DIMENSIONS PRIOR TO COMMENCEMENT OF WORK AND IF DISCREPANCIES ARE TOO SIGNIFICANT IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REACH OUT TO EV DESIGN TO ADDRESS SAID DISCREPANCIES.

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SHEET CONTENT

762 GRISWOLD AVENUE
EXISTING FLOOR PLAN

PROJECT
SAN FERNANDO
RECOVERY CENTER
732-736 / 762 GRISWOLD AVENUE

STATUS / REVIEWS
02/11/2025: PLANNING COMMISSION REVIEW

DATE:	JANUARY 24, 2025
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PROJECT JOB NUMBER:	EV-2023-86
SHEET / FILE:	A 22

Floor plan of the second floor showing various rooms and their dimensions:

- (E) COMMON: 10'0" x 10'0"
- (E) RESTROOM: 5'0" x 5'0"
- (E) COMMON: 10'0" x 10'0"
- NEW OFFICE: 10'0" x 10'0"
- (E) KITCHEN: 10'0" x 10'0"
- (E) COMMON AREA: 20'0" x 20'0"
- NEW OFFICE: 10'0" x 10'0"
- (E) HALLWAY: 5'0" x 5'0"
- (E) BATHROOM: 5'0" x 5'0"
- NEW OFFICE: 10'0" x 10'0"

E.V. DESIGN
Studio, LLC

818-424-0841
Elmer.EVDesign@gmail.com

DESIGN • DRAFTING • EXPEDIENT

Elmer Valladares
PRINCIPAL - EV DESIGN

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732 GRISWOLD AVENUE
EXISTING FLOOR PLAN

SAN FERNANDO
RECOVERY CENTER

732-736 / 762 GRISWOLD AVENUE
SAN FERNANDO, CA 91340

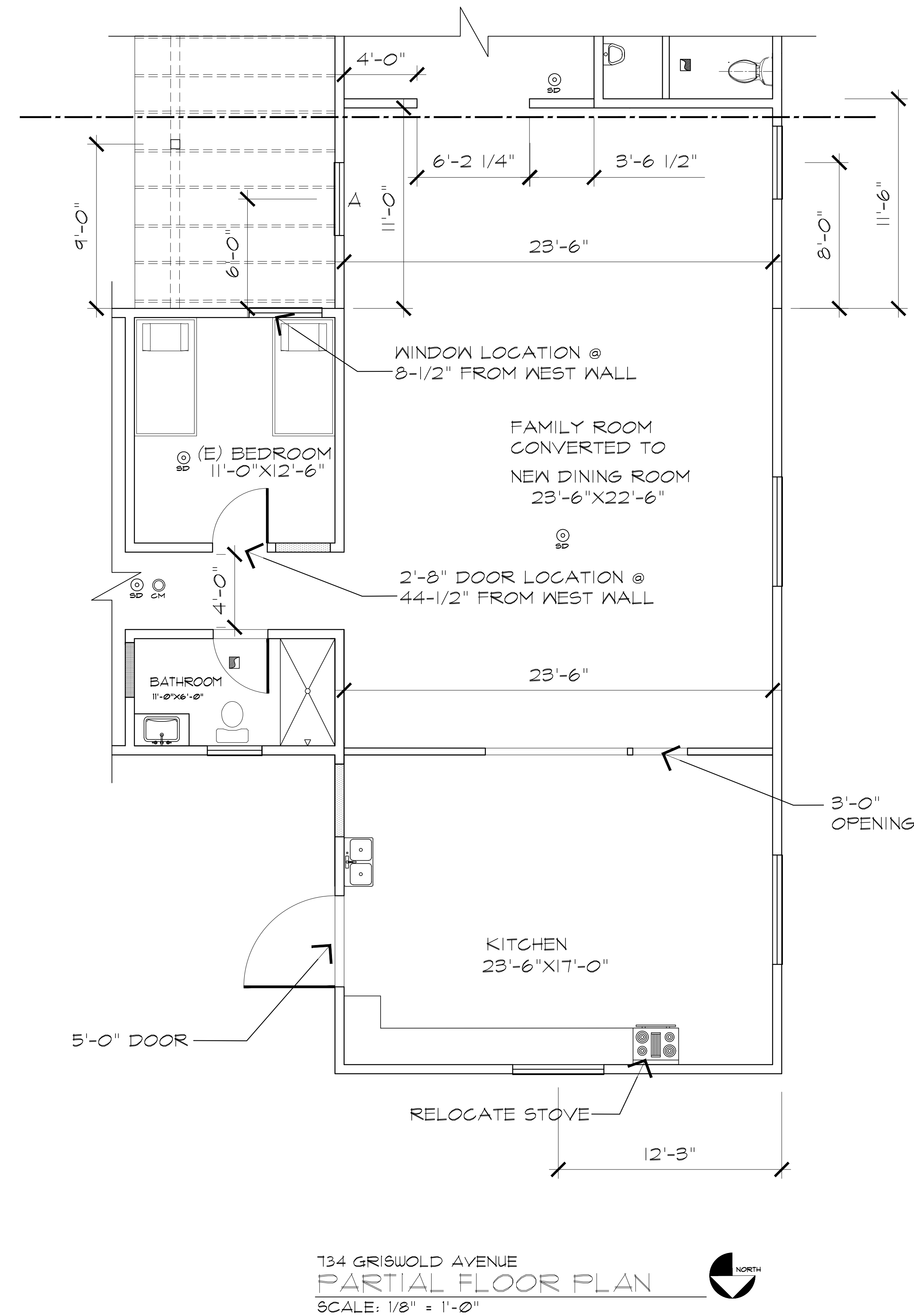
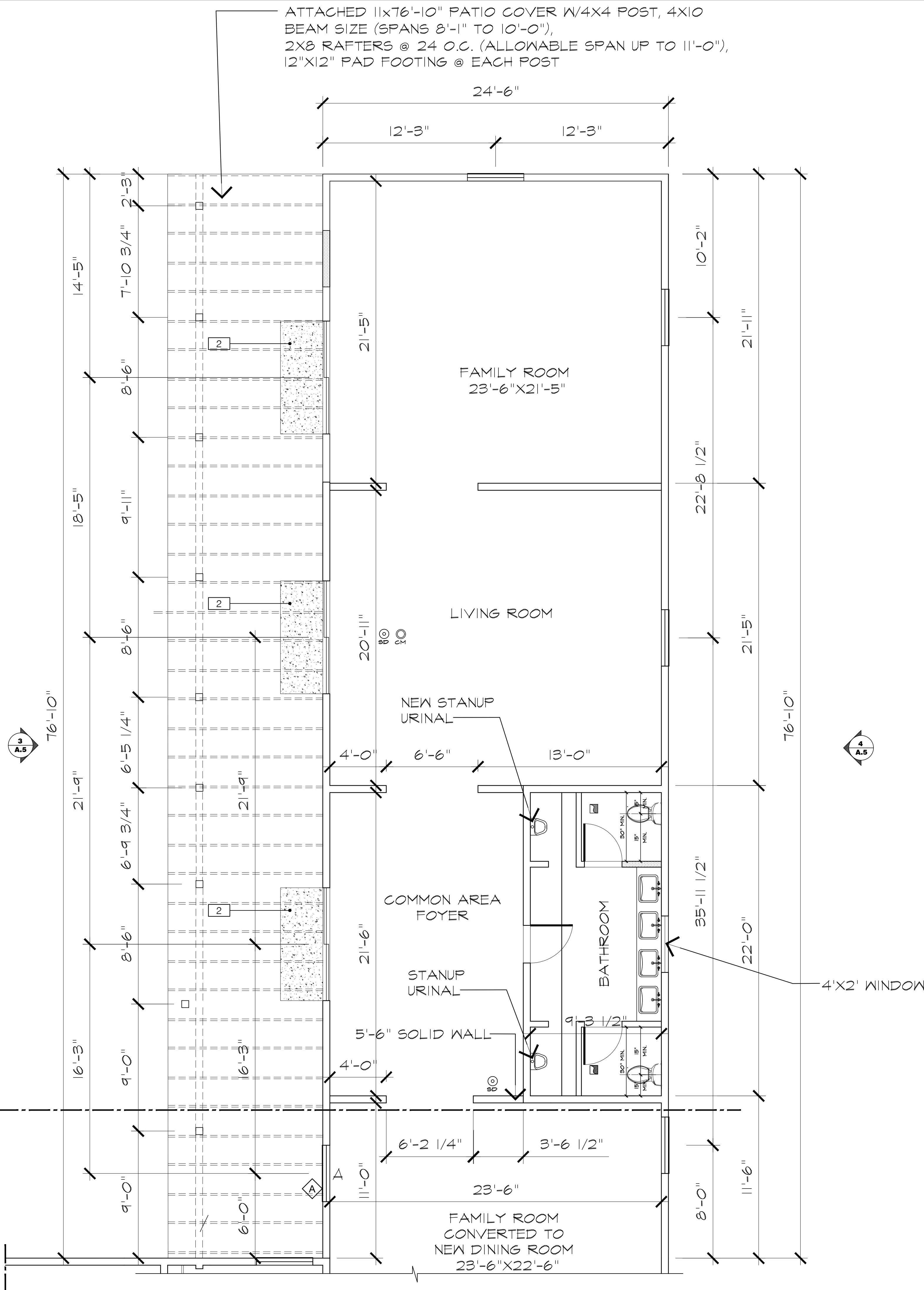
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A-2.4







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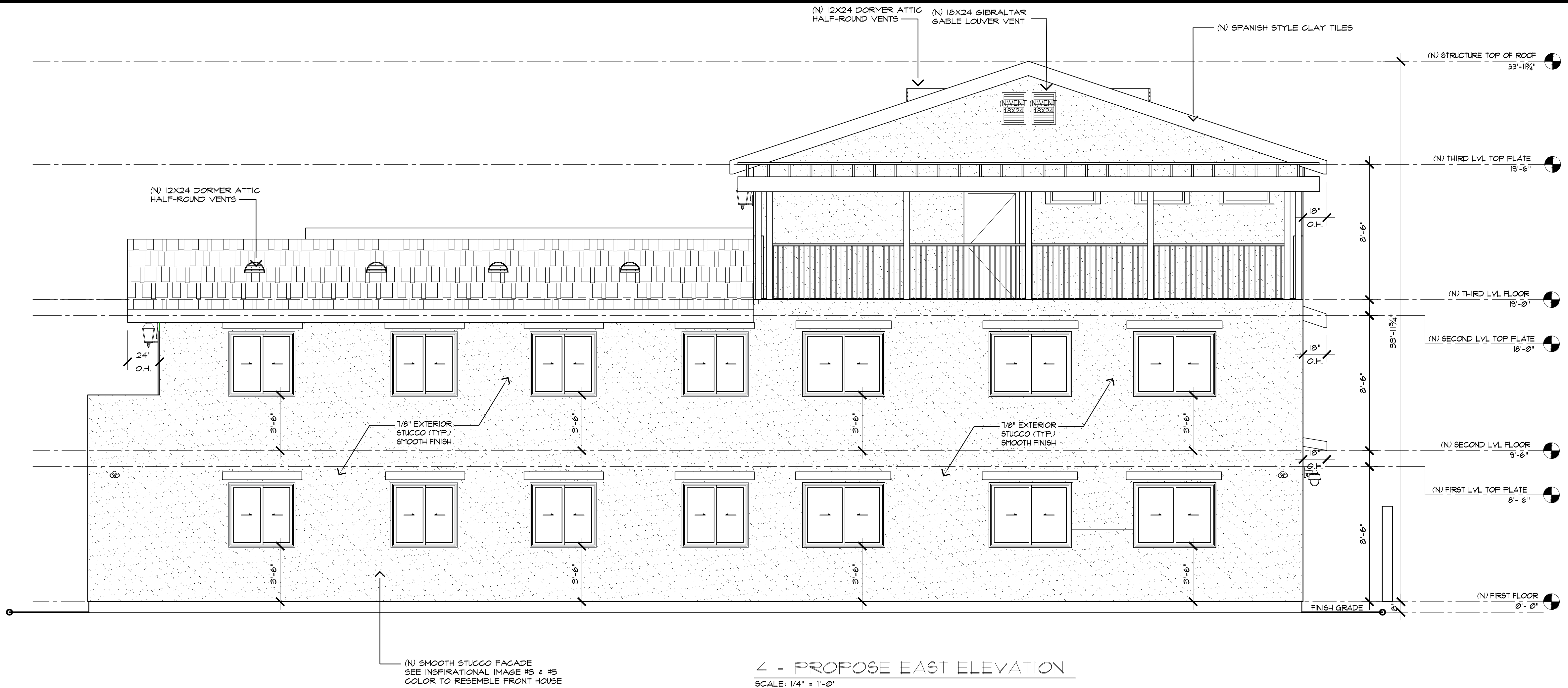
SHEET CONTENT

PROJECT
SAN FERNANDO
RECOVERY CENTER
732-736 / 762 GRISWOLD AVENUE
SAN FERNANDO, CA 91340

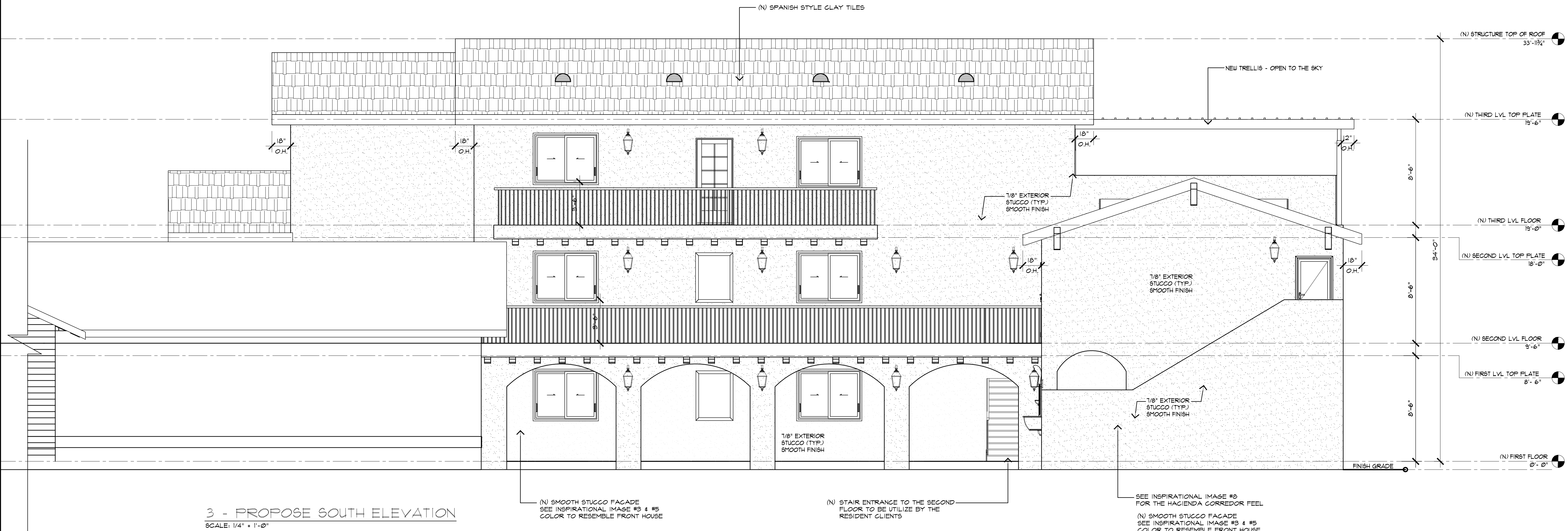
STATUS / REVIEWS	
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SHEET / FILE:	

A-3.0



4 - PROPOSE EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 - PROPOSE SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

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ELMER VALLADARES
DESIGNER
PRINCIPAL - EV DESIGN

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SHEET CONTENT

PROPOSE EAST ELEVATION
PROPOSE SOUTH ELEVATION

PROJECT

**SAN FERNANDO
RECOVERY CENTER**
732-736 / 762 GRISWOLD AVENUE
SAN FERNANDO, CA 91340

STATUS / REVIEWS	
02/11/2025:	PLANNING COMMISSION REVIEW

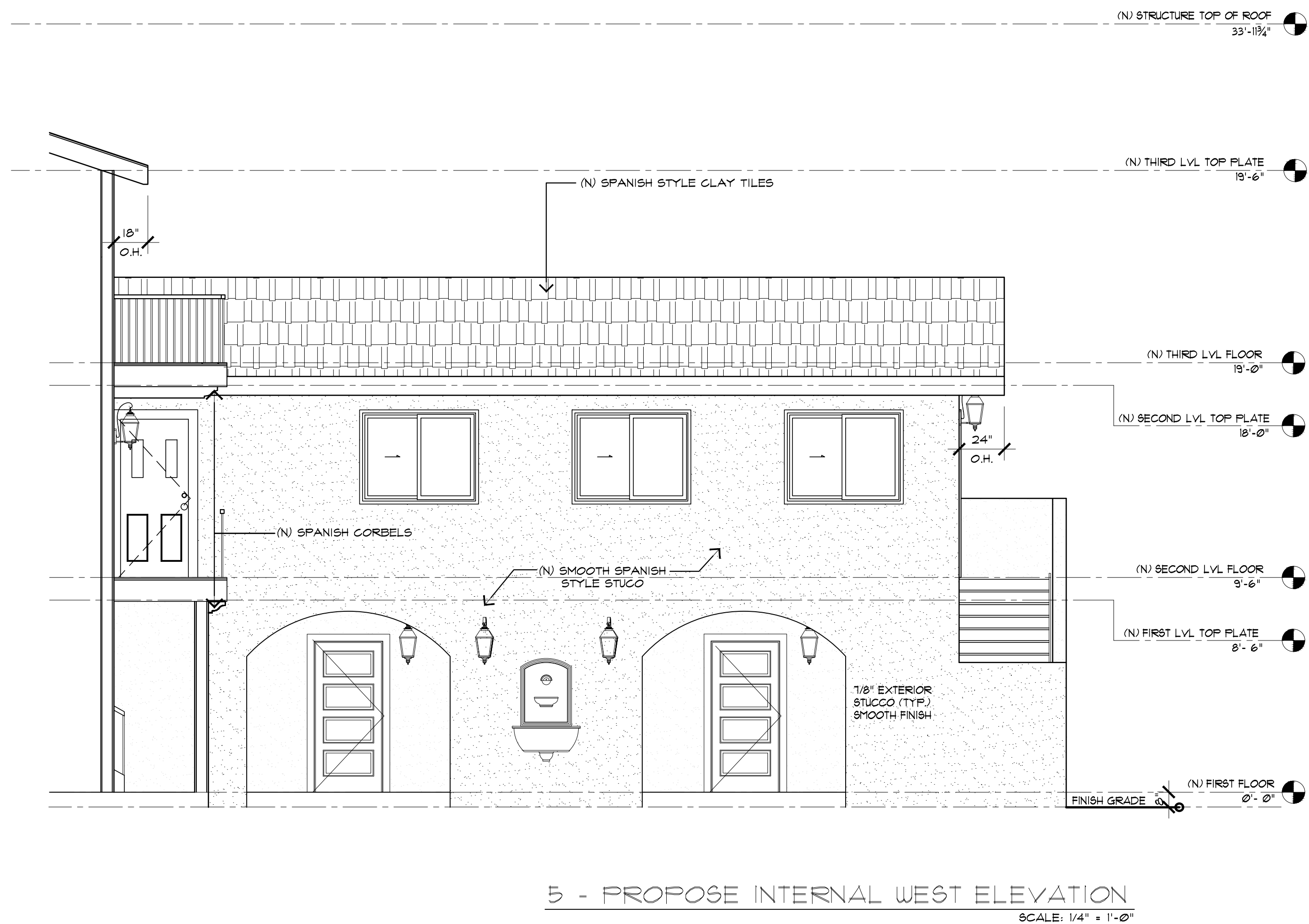
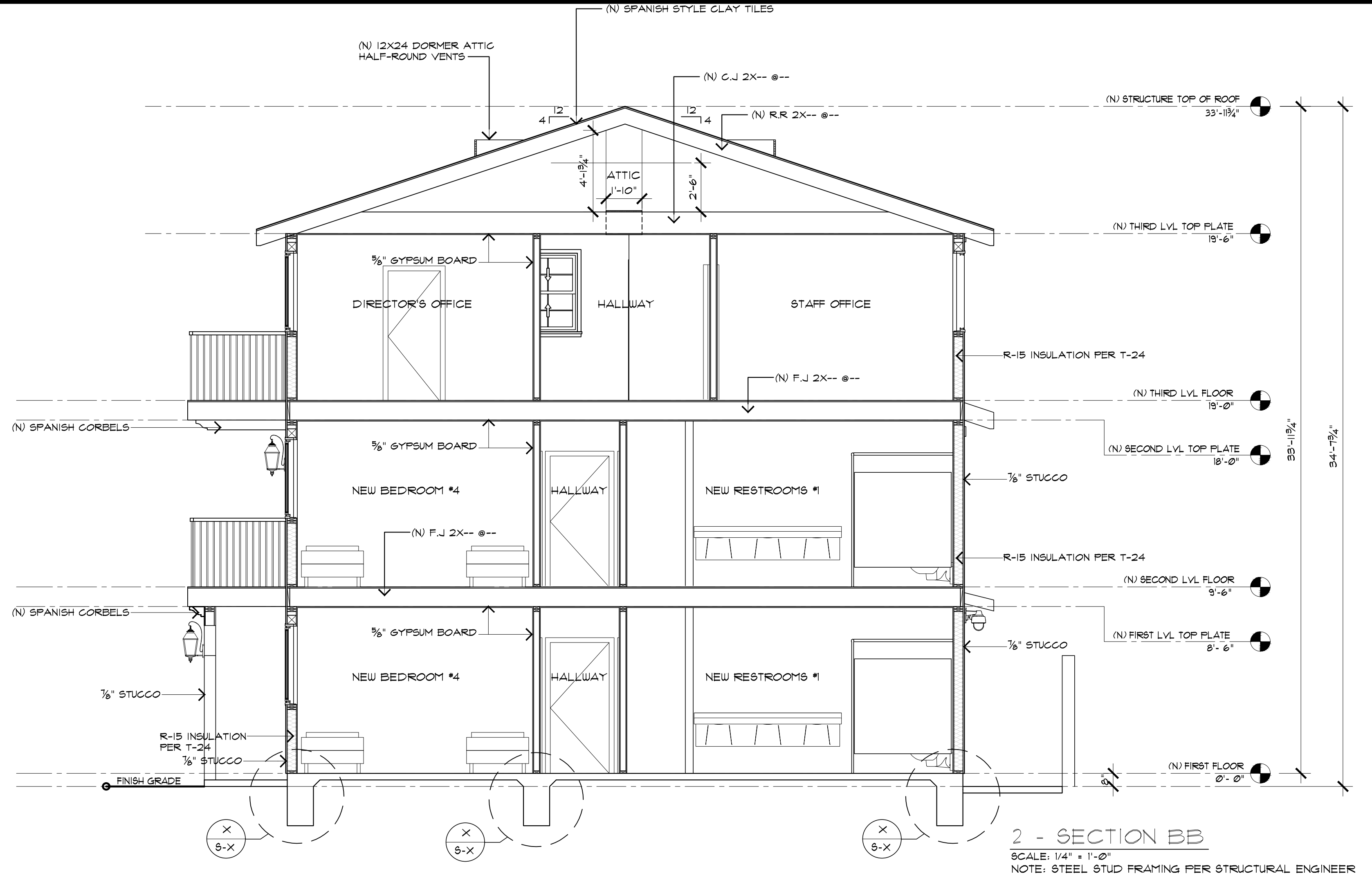
DATE: JANUARY 24, 2025

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REVIEWED BY: E.V.

PROJECT JOB NUMBER: EV-2023-86

SHEET / FILE:





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AS A COURTESY, THIS DRAWING MAY BE PROVIDED IN ELECTRONIC FORMAT AND SHOULD BE USED FOR REFERENCE PURPOSE ONLY. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF OUR PROFESSIONAL WORK PRODUCT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROJECT CONSTITUTES OUR PROFESSIONAL WORK PRODUCT. THE HARD COPY MUST BE REFERRED TO FOR THE CORRECT DESIGN INFORMATION. EV DESIGN SHALL NOT BE RESPONSIBLE FOR THE DELIVERY OF THE ELECTRONIC FILE OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED, STAMPED, AND SIGNED BY EV DESIGN. THE RECIPIENT OF THESE FILES AGREES TO INDEMNIFY AND HOLD EV DESIGN HARMLESS FROM ANY AND ALL DAMAGES INCURRED BY USE OF THESE ELECTRONIC FILES.

SHEET CONTENT

PROPOSE SECTIONS

PROJECT

SAN FERNANDO
RECOVERY CENTER

732-736 / 762 GRISWOLD AVENUE
SAN FERNANDO, CA 91340

STATUS / REVIEWS

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PROJECT JOB NUMBER: EV-2023-86

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A-3.3

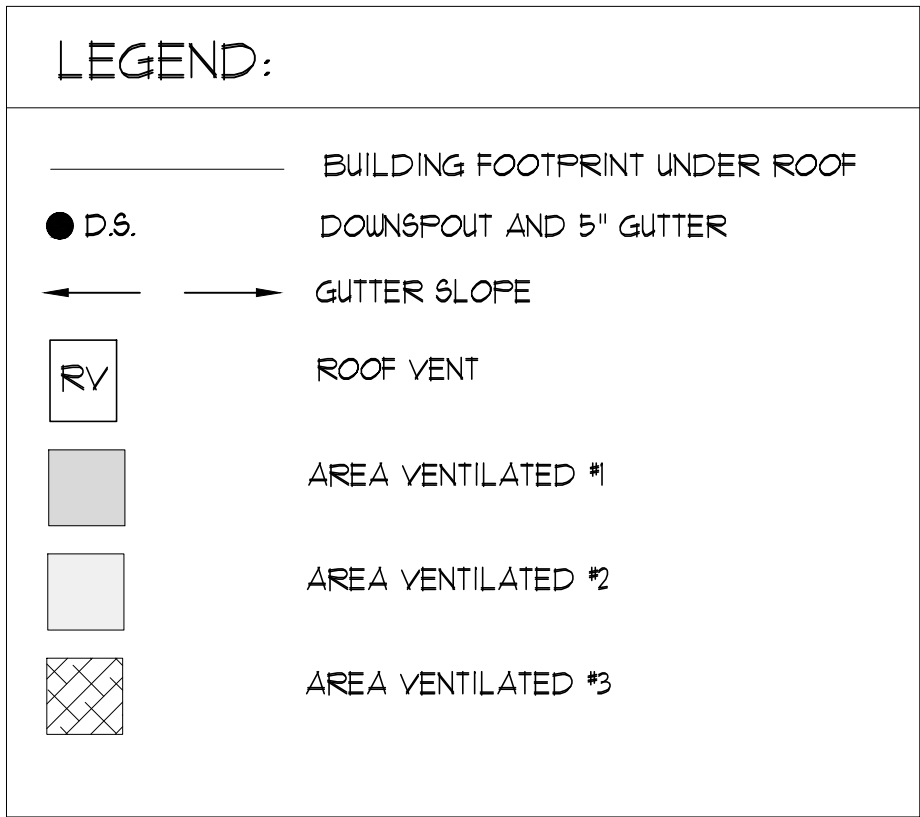


INSPIRATIONAL IMAGES CONCEPTUAL STYLE & FINISHES

PROJECT

SAN FERNANDO
RECOVERY CENTER
732-736 / 762 GRISWOLD AVENUE
SAN FERNANDO, CA 91340

A-3.4



PROPOSE ROOF PLAN

SHEET CONTENT

PROJECT

**SAN FERNANDO
RECOVERY CENTER**

732-736 / 762 GRISWOLD AVENUE
SAN FERNANDO, CA 91340

STATUS / REVIEWS

02/11/2025:	PLANNING COMMISSION REVIEW
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DATE: JANUARY 24, 2025

DRAWN BY: J.S. / K.P. / E.V.

REVIEWED BY: E.V.

PROJECT JOB NUMBER: EV-2023-86

SHEET / FILE:

LIGHT FIXTURES

- NOTE: LIGHT FIXTURE, RECEPTACLE AND SWITCH LOCATIONS ARE APPROXIMATE. EXACT LOCATIONS AND MOUNTING HEIGHTS TO BE VERIFIED WITH THE CONTRACTOR.

 CCTV CAMERA

EV DESIGN IS NOT RESPONSIBLE FOR DISCREPANCIES IN MEASUREMENTS. PROJECT CONTRACTOR RESPONSIBLE FOR VERIFYING ALL SITE DIMENSIONS PRIOR TO COMMENCEMENT OF WORK AND IF DISCREPANCIES ARE TOO SIGNIFICANT IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REACH OUT TO EV DESIGN TO ADDRESS SAID DISCREPANCIES.

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SCHEMATIC ELECTRICAL PLAN FIRST FLOOR

SAN FERNANDO
RECOVERY CENTER
732-736 / 762 GRISWOLD AVENUE

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DRAWN BY: J.S. / K.P. / E.V.

REVIEWED BY: E.V.

PROJECT JOB NUMBER: EV-2023-86

SHEET / FILE: _____

E-1.0

LIGHT FIXTURES

- NOTE: LIGHT FIXTURE, RECEPTACLE AND SWITCH LOCATIONS ARE APPROXIMATE. EXACT LOCATIONS AND MOUNTING HEIGHTS TO BE VERIFIED WITH THE CONTRACTOR.



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DESIGN • DRAFTING • EXPEDITING

ELMER VALLARDESS
DESIGNER

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PRINCIPAL - EV DESIGN

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SHEET CONTENT

PROJECT

SAN FERNANDO
RECOVERY CENTER
732-736 / 762 GRISWOLD AVENUE
SAN FERNANDO, CA 91240

732-736 / 762 GRISWOLD AV
SAN FERNANDO, CA 91340

STATUS / REVIEWS

02/11/2025: PLANNING COMMISSION REVIEW

[illegible]

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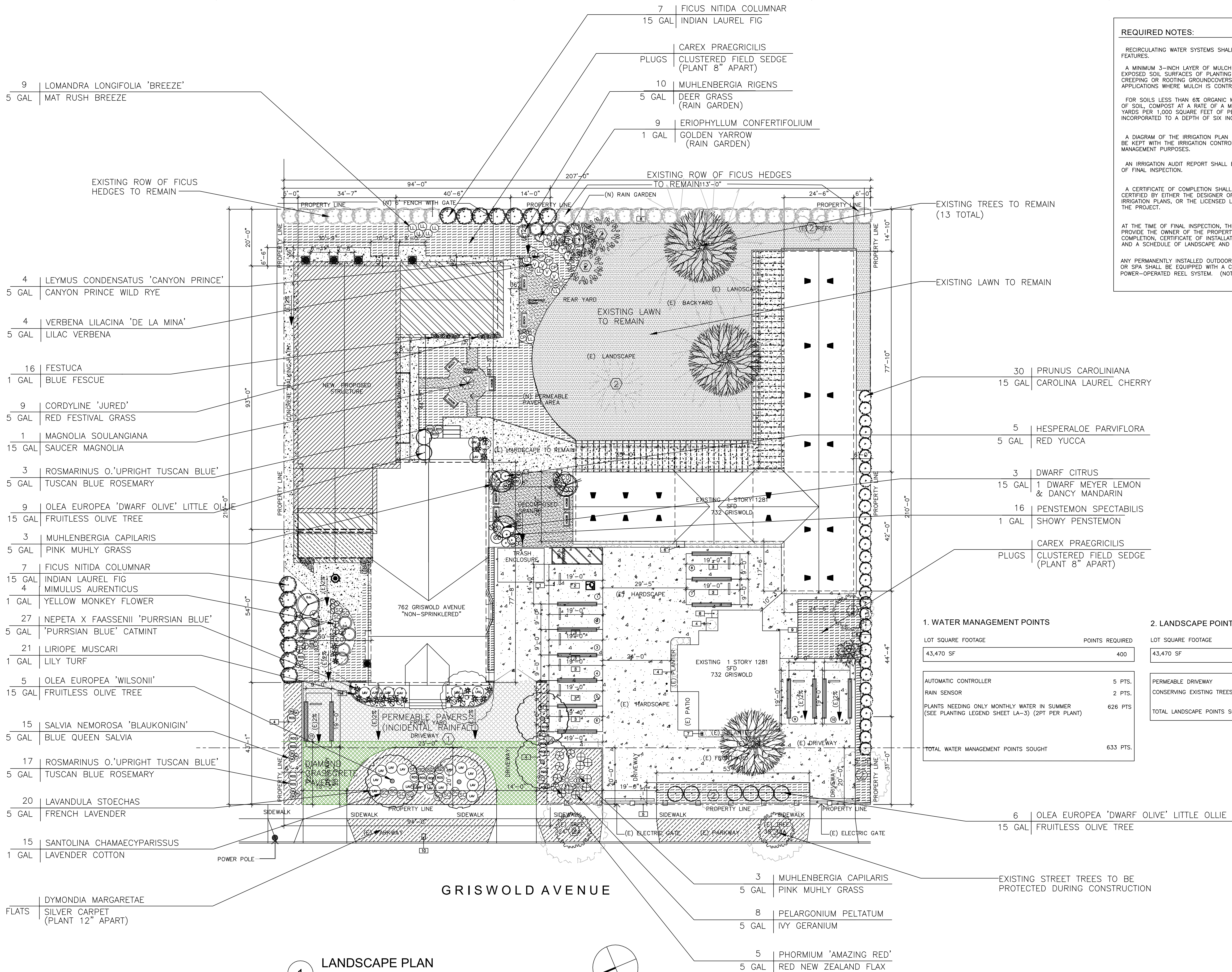
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SHEET / FILE: _____

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REQUIRED NOTES:

RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.

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 WHERE MULCH IS CONTRAINDICATED.

FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

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 A SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

ANY PERMANENTLY INSTALLED OUTDOOR IN-GROUND SWIMMINGPOOL OR SPA SHALL BE EQUIPPED WITH A COVER HAVING A MANUAL OR POWER-OPERATED REEL SYSTEM. (NOT APPLICABLE)

NOTE:
I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION OF THE IRRIGATION PLAN AND SUBMIT COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

NOTE:
I HAVE COMPLIED WITH THE CRITERIA OF THE PRESCRIPTIVE COMPLIANCE OPTION OF THE IRRIGATION PLAN AND SUBMIT COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE PRESCRIPTIVE COMPLIANCE OPTION OF THE IRRIGATION PLAN AND SUBMIT COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

1. WATER MANAGEMENT POINTS		2. LANDSCAPE POINTS	
LOT SQUARE FOOTAGE	POINTS REQUIRED	LOT SQUARE FOOTAGE	POINTS REQUIRED
43,470 SF	400	43,470 SF	30
AUTOMATIC CONTROLLER		PERMEABLE DRIVEWAY	5 PTS.
RAIN SENSOR		CONSERVING EXISTING TREES (2PT PER TREE)	26 PTS.
PLANTS NEEDING ONLY MONTHLY WATER IN SUMMER (SEE PLANTING LEGEND SHEET LA-3) (2PT PER PLANT)		TOTAL LANDSCAPE POINTS SOUGHT	31 PTS.
TOTAL WATER MANAGEMENT POINTS SOUGHT			
633 PTS.			

TREE PLANTING LEGEND										
SYMBOL	CALIF. WUCOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	ULTIMATE SIZE		YEAR TO MATURITY	REMARKS	WATER MANGMT POINTS
	MED	DWARF CITRUS	DWARF FRUIT TREES	3	15 GAL	4-6'	4-6'	5-15	1-MEYER LEMON 2-DANCY MANDARIN	6
	MED	FICUS NITIDA COLUMNAR	INDIAN LAUREL FIG	24	15 GAL	9-10'	3-4'	5-15		48
	LOW	MAGNOLIA SOULANGIANA	SAUCER MAGNOLIA	1	15 GAL					2
	LOW	OLEA EUROPEA 'WILSONII'	FRUITLESS OLIVE TREES	5	15 GAL	25-30'	25-30'	15-20		10
	LOW	OLEA EUROPAEA 'DWARF OLIVE' 'LITTLE OLLIE'	DWARF FRUITLESS OLIVE	15	15 GAL	6'	6'	5-15		30
	LOW	PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	30	15 GAL	5-6'	3-4'	5-15	DWARF NON-FRUITING SHRUB (MAY BE TRIMMED TO 3')	60

SHRUB PLANTING LEGEND										
SYMBOL	CALIF. WUCOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	ULTIMATE SIZE		YEAR TO MATURITY	REMARKS	WATER MANGMT POINTS
	LOW	CORDYLINE 'JURED'	RED FESTIVAL GRASS	8	5 GAL	2-3'	3'	3 YR	(RAIN GARDEN)	16
	LOW	ERIOPHYLLUM CONFERTIFOLIUM	GOLDEN YARROW	9	1 GAL.	18-24"	18-24"	3 YR		18
	LOW	FESTUCA	BLUE FESCUE	16	1 GAL.	8-12"	8-12"	2 YRS		32
	LOW	HESPERALOE PARVIFLORA	RED YUCCA	5	5 GAL	3-4'	3-4'	3 YR		10
	LOW	LAVANDULA STOECHAS	FRENCH LAVENDER	20	5 GAL	2-3'	4-5'	2 YRS		40
	LOW	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	4	5 GAL	4'	4'	3 YR		8
	LOW	LIRIOPE MUSCARI	LILY TURF	21	1 GAL	10-18"	12-18"	2 YRS		42
	LOW	LOMANDRA LONGIFOLIA 'BREEZE'	MAT RUSH 'BREEZE'	9	5 GAL.	2-3'	2-3'	2 YRS		18
	LOW	MIMULUS AURNTICUS	YELLOW MONKEYFLOWER	4	1 GAL.	2-3'	2-3'	2 YRS		8
	LOW	MUHLENBERGIA CAPILLARIS	PINK MUHLY GRASS	9	5 GAL	4'	3'	3 YR		18
	LOW	MUHLENBERGIA RIGENS	DEER GRASS	10	5 GAL	3-5'	3-4'	3 YR	RAIN GARDEN	20
	LOW	NEPETA X FAASSENII 'PURRSIAN BLUE'	'PURRSIAN BLUE' CATMINT	27	5 GAL.	18"	18-30"	2 YRS	(RED AND PINK)	54
	MED	PELARGONIUM PELTATUM	IVY GERANIUM	14	5 GAL.	1-2'	3-5'	2 YRS		28
	LOW	PENSTEMON SPECTABILIS	SHOWY PENSTEMON	16	1 GAL	2-4'	3'	2 YRS		32
	MED	PHORMIUM 'AMAZING RED'	RED NEW ZEALAND FLAX	5	5 GAL.	18-24"	18-24"	2 YRS	(UPRIGHT)	10
	LOW	ROSMARINUS OFFICINALIS 'UPRIGHT TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	20	5 GAL	4'	3'	2 YRS		40
	LOW	SALVIA NEMOROSA 'BLAUKONIGIN'	BLUE QUEEN SALVIA	15	5 GAL.	2-3'	2-3'	2 YRS		30
	LOW	SANTOLINA CHAMAECYPARISSUS	LAVENDER COTTON	18	1 GAL	1-3'	1-3'	2 YRS		36
	LOW	VERBENA LILACINA 'DE LA MINA'	LILAC VERBENA	6	5 GAL	18-24"	2-3'	2 YRS		12

TOTAL PTS: 626

GROUNDCOVER PLANTING LEGEND					
	EXISTING GRASS TO REMAIN				
	LOW	CAREX PRAEGRICILIS	CLUSTERED F SEDGE	PLUGS	PLANT 8" O.C
	LOW	DYMONDIA MARGARETAE	SILVER CARPET	FLATS	PLANT 12" O.C
	LOW	GRASS CRETE	CLUSTERED F SEDGE		

TREE IMAGES:



CITRUS TREE



FICUS NITIDA
INDIAN LAUREL FIG



PRUNUS LYONII
CATALINA CHERRY



OLEA 'WILSONII' EUROPAEA
FRUITLESS OLIVE



OLEA EUROPAEA DWARF OLIVE
'LITTLE OLLIE'

SHRUB IMAGES:



CORDYLINE 'JURED'
RED FESTIVAL GRASS



ERIOPHYLLUM C.
GOLDEN YARROW



FESTUCA
BLUE FESCUE



HESPERALOE PARVIFLORA
RED YUCCA



LAVANDULA STOECHAS
FRENCH LAVENDER



LEYMUS CONDENSATUS
'CANYON PRINCE'
WILD RYE



LIRIOPE MUSCARI
'SILVER DRAGON'
LILY TURF



LOMANDRA LONGIFOLIA
BREEZE
DWARF MAT RUSH



MIMULUS AURENTICUS
MONKEY FLOWER



MUHLENBERGIA
CAPILLARIS-PINK
PINK MUHLY GRASS



MUHLENBERGIA R.
DEER GRASS



NEPETA X FAASSENII
'PURRSIAN BLUE'
CATMINT



PELARGONIUM PELTATUM
IVY GERANIUM



PENSTEMON
SPACTABILIS
SHOWY
PENSTEMON



PHORMIUM 'AMAZING RED'
RED NEW ZEALAND FLAX



ROSMARINUS OFFICINALIS
'UPRIGHT TUSCAN BLUE'
TUSCAN BLUE ROSEMARY



SALVIA NEMOROSA
'BLAUKONIGIN'
BLUE QUEEN
SALVIA



SANTOLINA CHAMAECYPARISSUS
LAVENDER COTTON



ILACEA DE LA MINA
LILAC VERBENA

GROUNDCOVER IMAGES:



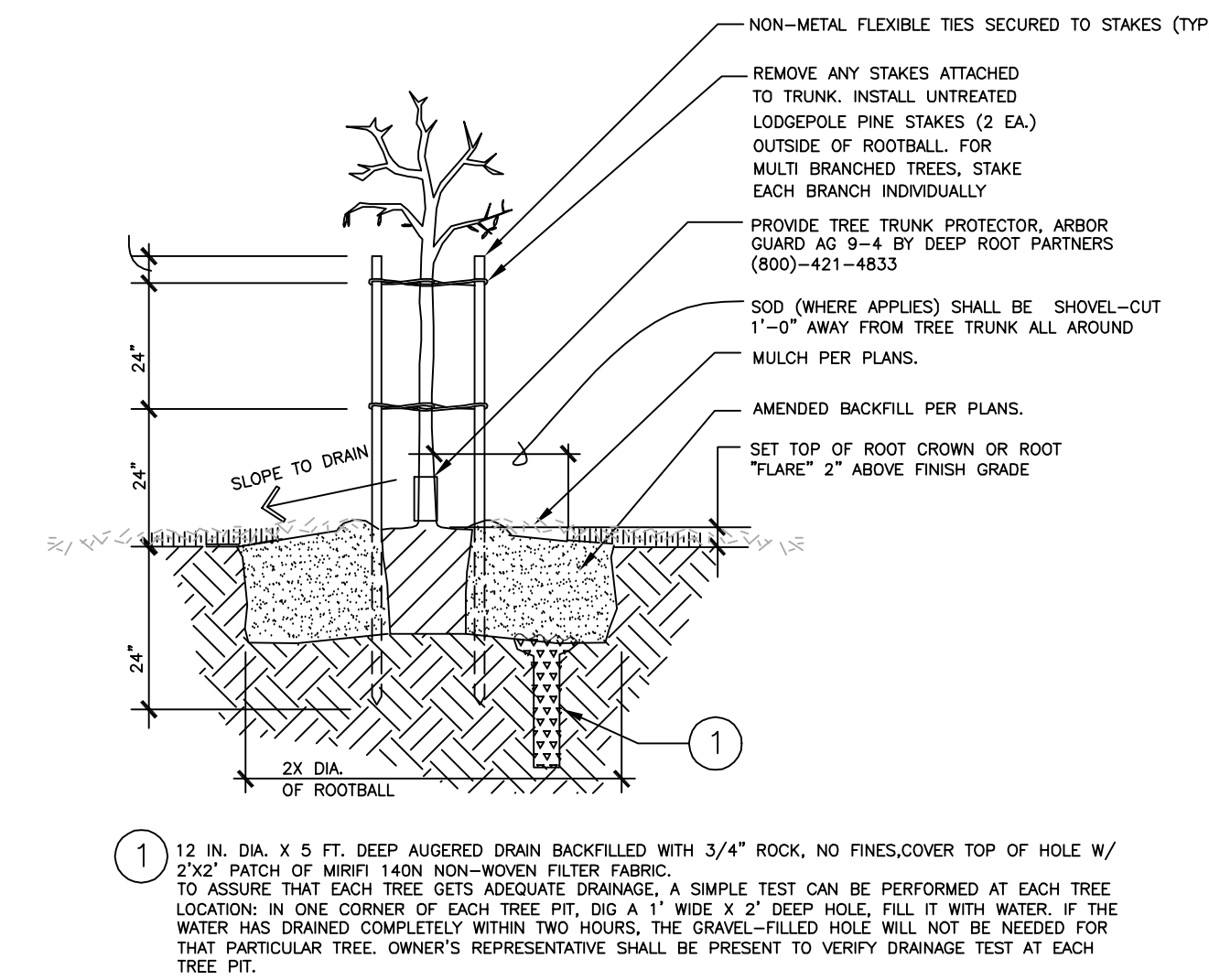
CAREX PRAEGRICILIS
CLUSTERED SEDGE



DYMONDIA MARGARETAE
SILVER CARPET

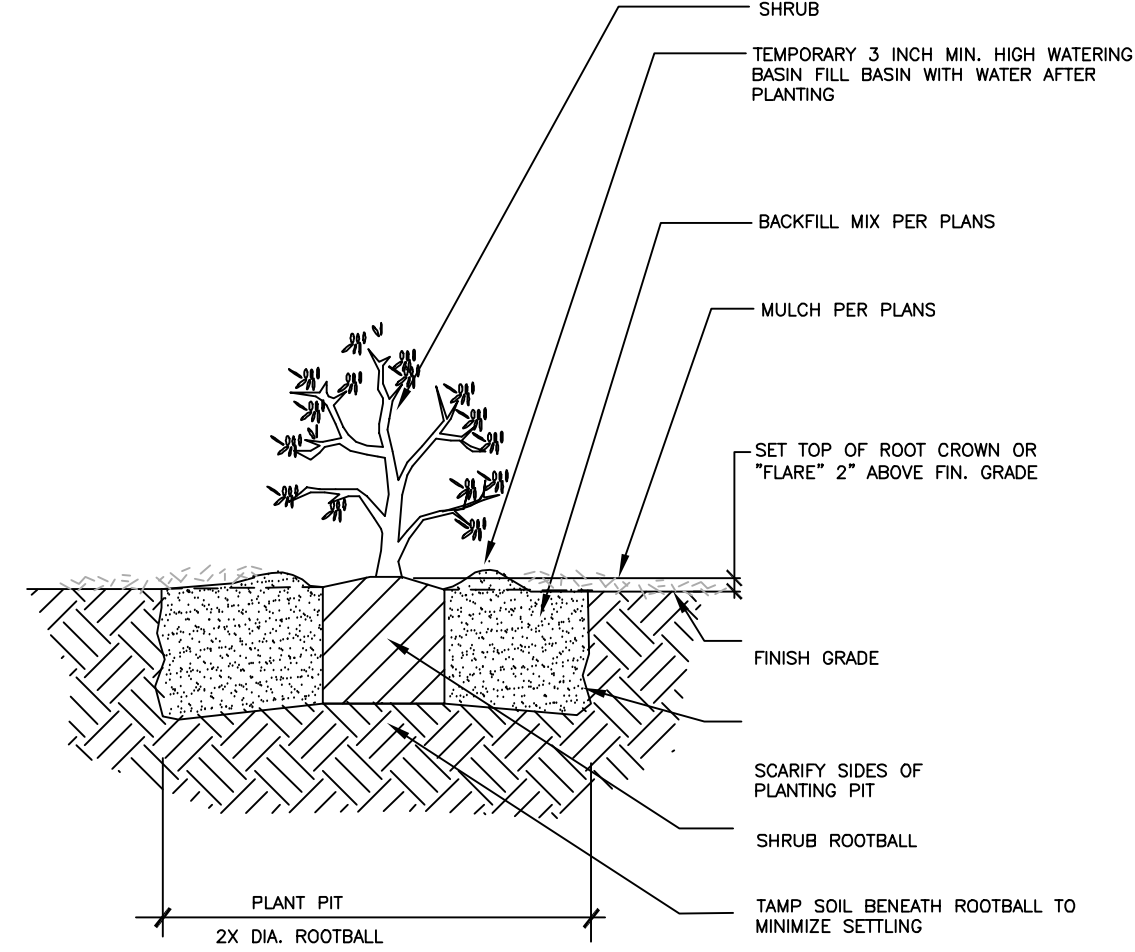


GRASSCRETE



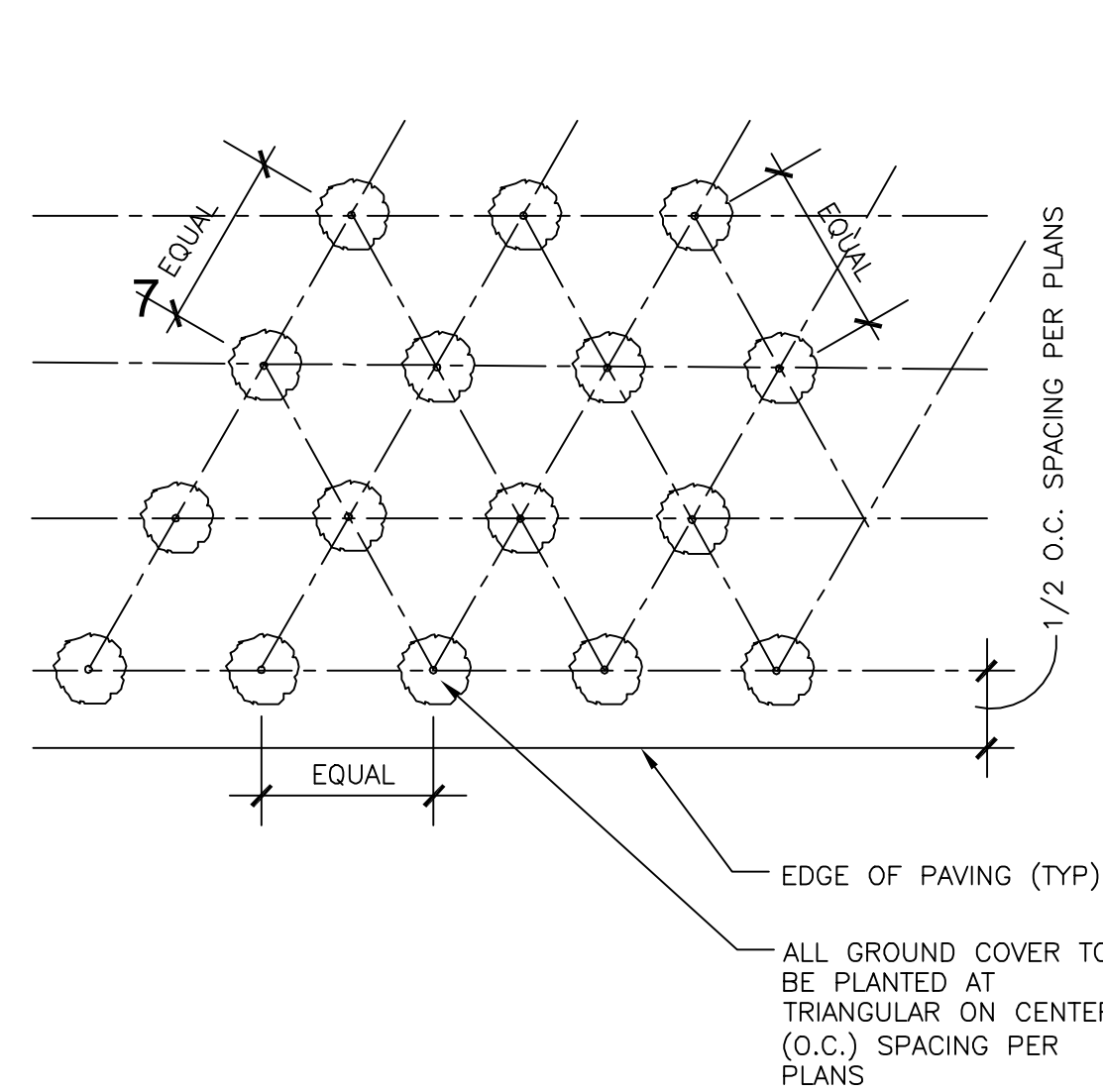
TREE PLANTING

NO SCALE Plant-Details.dwg



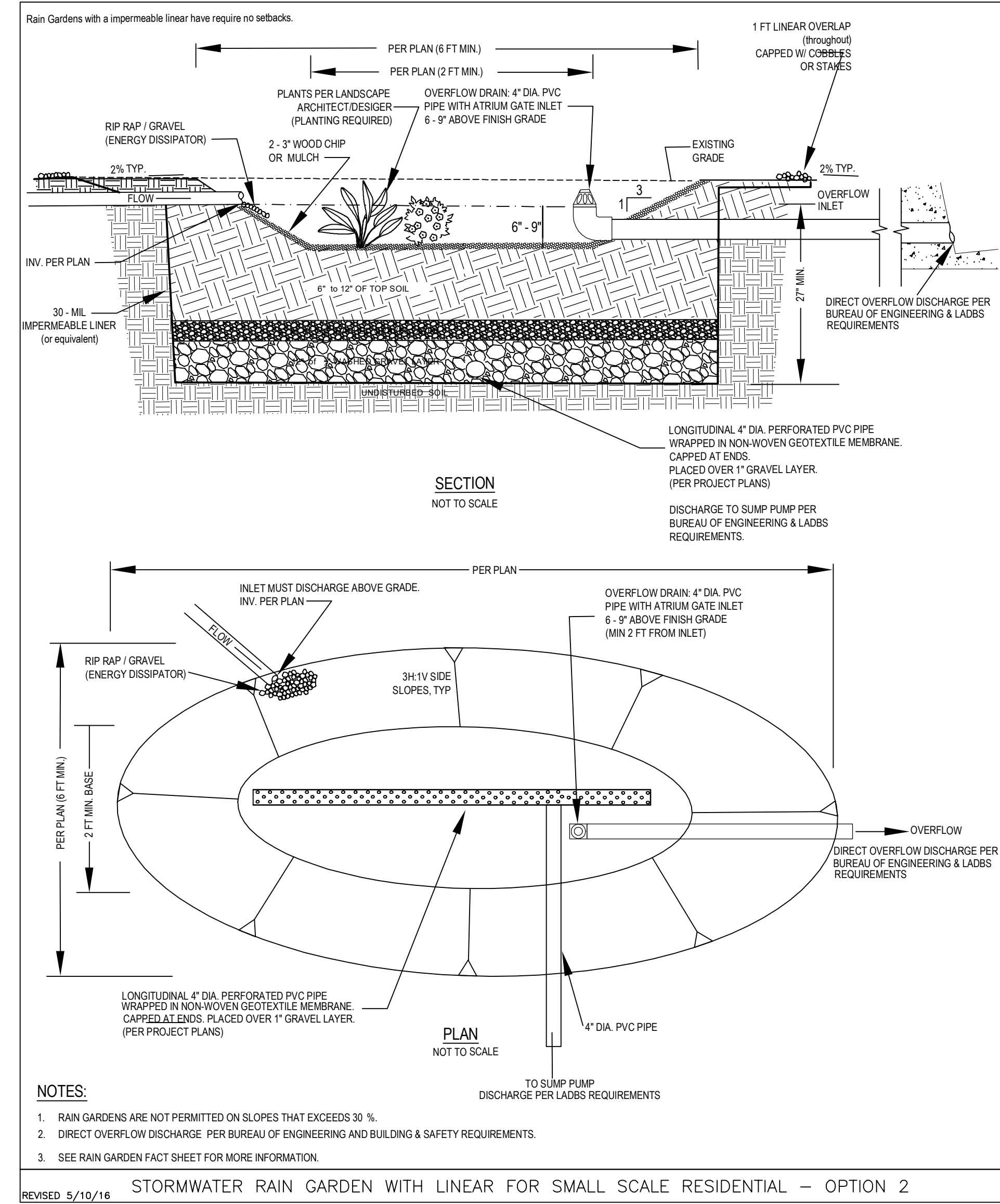
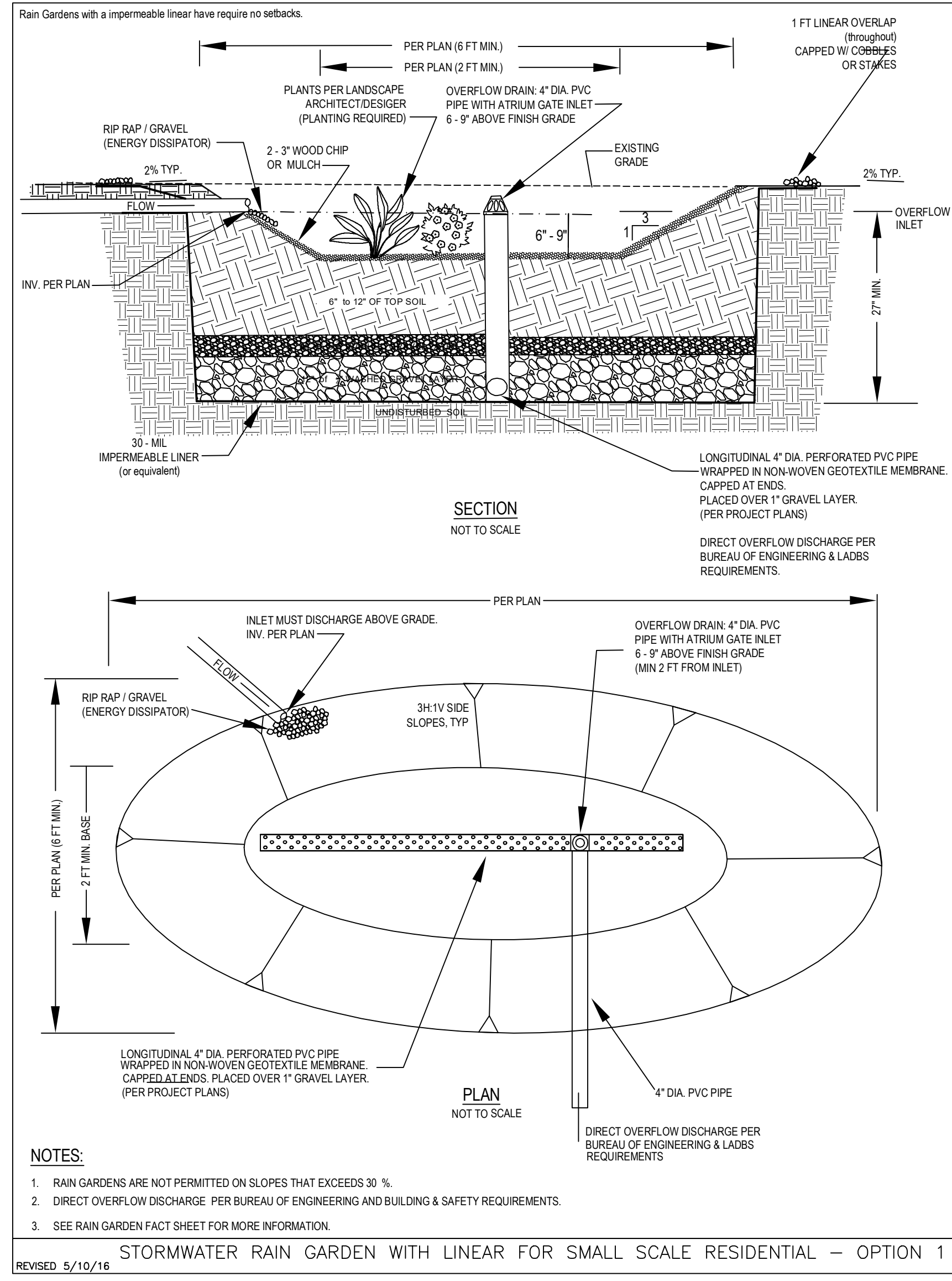
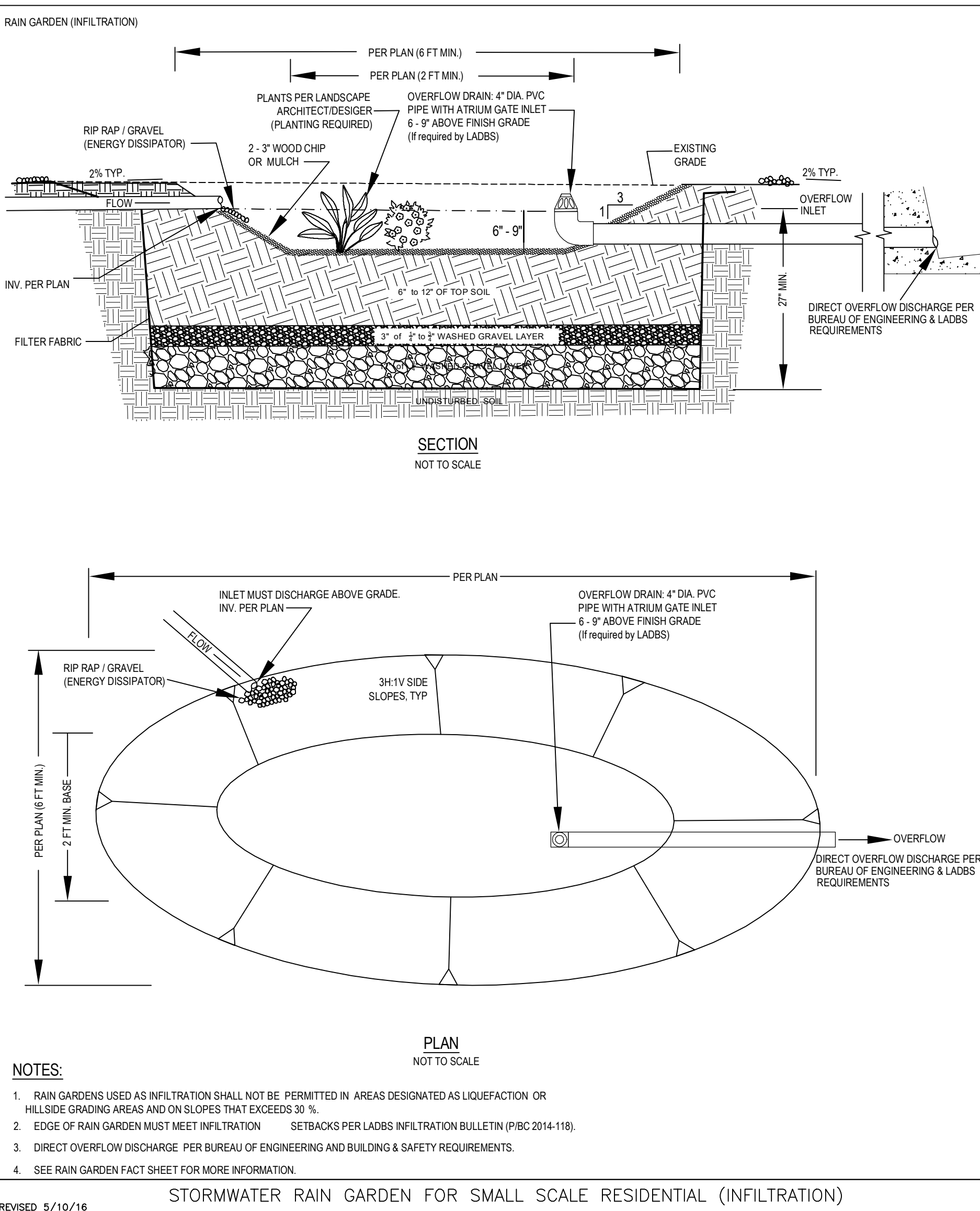
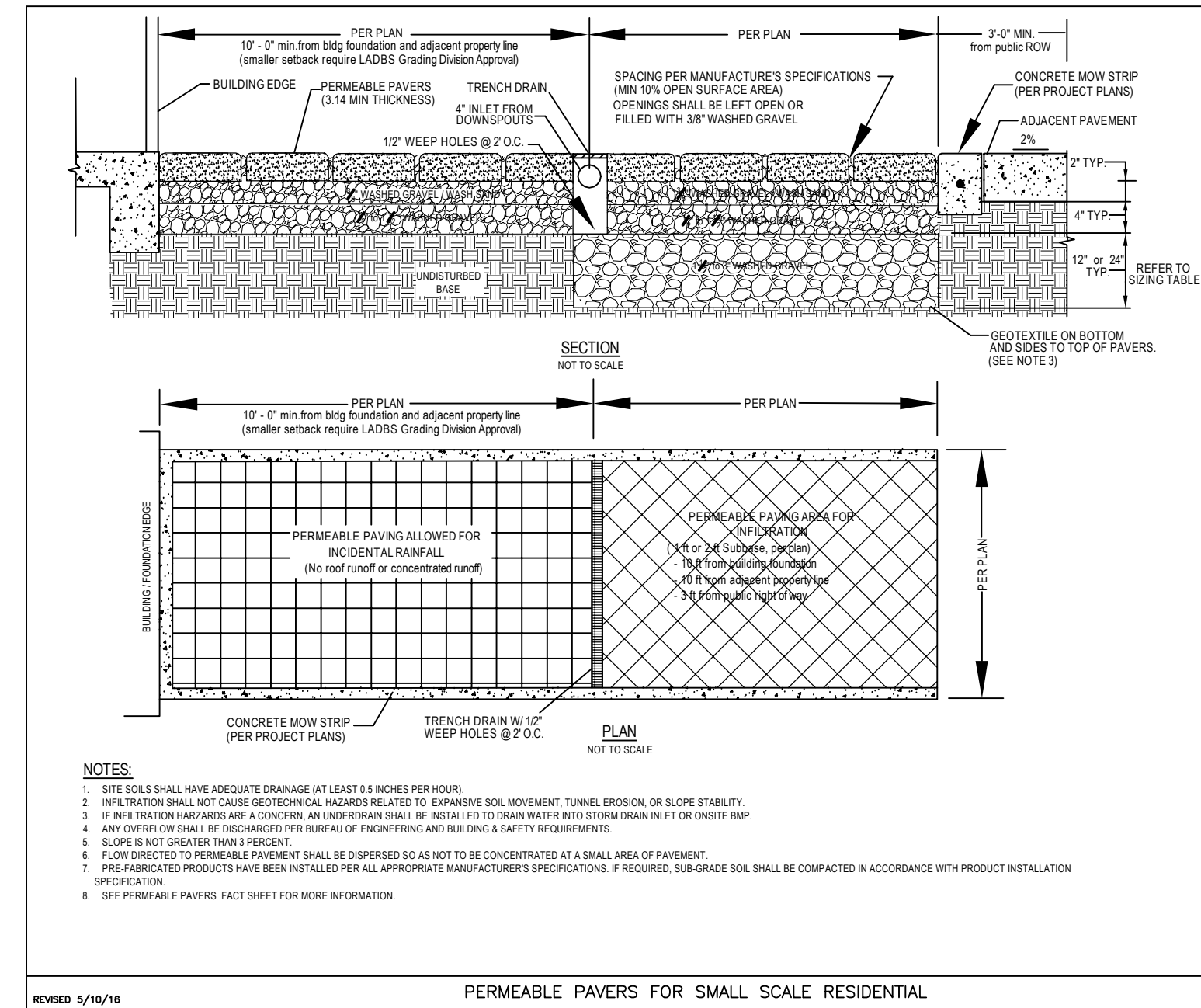
SHRUB PLANTING

NO SCALE Plant-Details.dwg



GROUNDCOVER PLANTING

NO SCALE Plant-Details.dwg



PERMEABLE AREA
189 SF OF DECOMPOSED GRANITE

PERMEABLE AREA
274 SF OF PERMEABLE PAVERS

SUPPLEMENTAL
FOR SAUCER MAGNOLIA TREE

HYDROZONE 6
2,032 SF LOW WATER USE 7
PLANTERS.

PERMEABLE AREA
604 SF OF DECOMPOSED GRANITE

HYDROZONE 5
949 SF LOW WATER USE FOR 8
PLANTERS

HYDROZONE 4
140 SF MED WATER USE FOR
NEW FICUS HEDGE ALONG SIDE
PROPERTY LINE

HYDROZONE 3
363 SF MED WATER USE FOR
PLANTER ALONG DRIVEWAY

HYDROZONE 2
2,050 SF LOW WATER USE FOR
6 PLANTERS IN FRONT YARD

PERMEABLE DRIVEWAY
2,189 SF PERMEABLE DRIVEWAY
(1,307 PERMEABLE PAVERS AND
882 SF GRASSCRETE)

HYDROZONE 1
1,084 SF LOW WATER USE FOR
4 PLANTERS IN PARKWAY

HYDROZONE 8
992 SF MED WATER USE FOR
FICUS HEDGE ALONG PROPERTY
LINE

HYDROZONE 7
240 SF LOW WATER USE FOR
RAIN GARDEN

HYDROZONE 9
5,987 SF MED WATER USE FOR
EXISTING LAWN AREA

HYDROZONE 11
270 SF LOW WATER USE FOR
EXISTING PLANTERS ALONG BLDG
PERIMETER

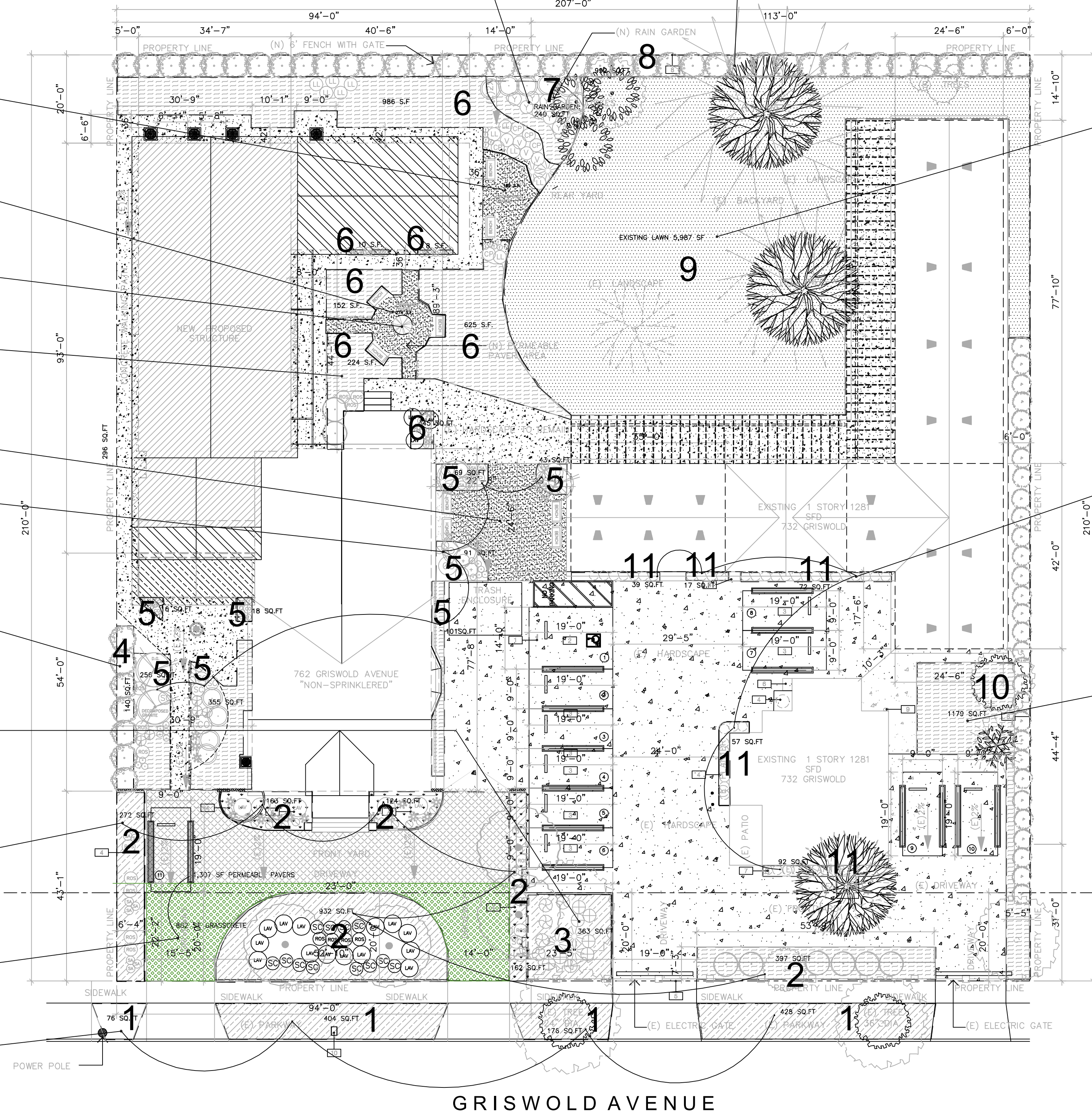
HYDROZONE 10
1179 SF LOW WATER USE FOR
GROUNDCOVER & NEW PRUNUS
HEDGE ALONG PROPERTY LINE

LANDSCAPE AREA SUMMARY

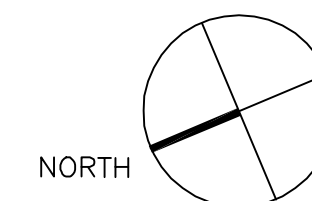
19,369 SQ.FT OF THE DEVELOPMENT IS PERMEABLE, OF
THE TOTAL SITE OF 43,470 SQ.FT. WHICH IS 45% OF
THE TOTAL SITE.
6,909 SQ.FT WILL BE PLANTED WITH LOW WATER USE
PLANTS THAT AFTER 3 YEARS WILL BE POTENTIALLY
IRRIGATED ONCE A MONTH IN THE SUMMER.

IMPERMEABLE AREA SUMMARY

24,119 SQ.FT OF THE DEVELOPMENT IS
IMPERMEABLE, OF THE TOTAL SITE OF
43,470 SQ.FT WHICH IS 55% OF THE
TOTAL SITE.



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



MWEO - WATER EFFICIENT LANDSCAPE WORKSHEET : RESIDENTIAL (NO SLA) - ETAF = 0.55							
Reference Evapotranspiration (Eto)		50.1 (LOS ANGELES)			MAWA = Eto X 0.62 X (0.55 X LA)		
Hydrozone Number	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	(PF/IE)	Landscape Area (sq. ft.)	(PF/IE) x Area	Estimated Total Water Use (ETWU)
REGULAR LANDSCAPE AREAS							
HZ 1	0.25	Drip Line	0.81	0.31	1,084	335	10,392
HZ 2	0.25	Drip Line	0.81	0.31	2,050	633	19,553
HZ 3	0.50	Drip Line	0.81	0.62	363	224	6,960
HZ 4	0.50	Drip Line	0.81	0.62	140	86	2,684
HZ 5	0.25	Drip Line	0.81	0.31	949	293	9,098
HZ 6	0.25	Drip Line	0.81	0.31	2,032	627	19,481
HZ 7	0.25	Drip Line	0.81	0.31	240	74	2,301
HZ 8	0.50	Drip Line	0.81	0.62	992	612	19,021
HZ 9	0.60	Sprinkler	0.75	0.80	5,987	4,790	148,775
HZ 10	0.25	Drip Line	0.81	0.31	1,179	364	11,303
HZ 11	0.25	Drip Line	0.81	0.31	270	83	2,589
HZ 12	0.25	Drip Line	0.81	0.31	882	272	8,456
Total					16,168	8,393	
					ETWU TOTAL		260,713
					MAXIMUM APPLIED WATER ALLOWANCE (MAWA)		276,216

HYDROZONE INFORMATION MATRIX									
Hydrozone Number	Station Number	Area (sq. ft.)	Percent of Area	Description / Plant Type	Plant Factor (WUCOLS)	Irrigation Type	Zone Flow (GPM)	Precipitation Rate (in./hr.)	Zone Pressure
1	1	1,084	6.7%	Dymondia Parkway	Low	Drip Line	14	1.23	30 psi
12	2	882	5.5%	Grasscrete in Driveway	Low	Drip Line	12	1.23	30 psi
Trees	3	0	0.0%	Supplemental Tree Bubblers	Low/Med	Bubbler	5	3.00	30 psi
2	4	1,492	9.2%	Front Yard Planters	Low	Drip Line	13	0.82	30 psi
2	4	558	3.5%	Front Yard Planters	Low	Drip Line	5	0.82	30 psi
3	6	363	2.2%	Planter Along Driveway	Med	Drip Line	4	0.82	30 psi
5	7	282	1.7%	8 Planters	Low	Drip Line	3	0.82	30 psi
4	8	140	0.9%	Ficus Hedge	Med	Drip Line	2	0.82	30 psi
5	9	667	4.1%	8 Planters	Low	Drip Line	6	0.82	30 psi
6	10	969	6.0%	5 Planters in Back	Low	Drip Line	9	0.82	30 psi
6	11	1,063	6.6%	5 Planters in Back	Low	Drip Line	10	0.82	30 psi
7	12	240	1.5%	Rain Garden	Low	Drip Line	3	0.82	30 psi
8	13	992	6.1%	Existing Ficus Hedge	Med	Existing	Existing	Existing	Existing
Trees	14	0	0.0%	Supplemental Tree Bubblers	Low/Med	Bubbler	4	3.00	30 psi
10	15	1,179	7.3%	GC and Prunus at P. Line	Low	Drip Line	11	0.82	30 psi
11	16	270	1.7%	Existing Planters	Low	Existing	Existing	Existing	Existing
9	17+	5,987	37.0%	Existing Lawn	High	Existing	Existing	Existing	Existing
TOTAL =		16,168	100.0%			Peak Flow =	14		

EQUIPMENT LEGEND			
SYMBOL	MANUFACTURER / MODEL NUMBER	SIZE	DETAIL
[M]	LOT WATER METER - VERIFY IN THE FIELD AND ADJUST AS NECESSARY	1"	N/A
[BP]	FEBCO LF825YA SERIES REDUCED PRESSURE BACKFLOW PREVENTER - INSTALL IN 'OUT OF VIEW' LOCATION - WITH REGULATOR AND STRAINER PER DETAIL - SET REGULATOR PER CALCS	1"	A
[SM]	SENSUS SR-II WATER METER USED AS AN IRRIGATION SUB-METER	1"	B
[MV]	SUPERIOR 3200-100 SERIES NORMALLY OPEN BRASS MASTER CONTROL VALVE	1"	C
[FS]	FLOWMEC QS-200-10 SERIES ULTRASONIC FLOW SENSOR IN SCH 80 PVC TEE	1"	D
[C]	HUNTER 'ACC2' A2C-1200P (2) A2M-600 + A2C-WIFI AUTOMATIC WEATHER-BASED CONTROLLER WITH ET / RAIN SENSOR LISTED BELOW - WALL MOUNT - WIFI CONNECTABLE	24 STATION	E
[ET]	HUNTER 'SOLAR SYNC' WSS-SEN WIRELESS ET / RAIN SENSOR FOR SMART OPERATION	N/A	F
NOT SHOWN	UF DIRECT BURIAL CONTROL WIRE WITH WATERPROOF CONNECTIONS	14 GA UF	G
[BV]	NIBCO T-580-70 TWO-PIECE BRONZE BALL VALVE - FULL PORT	LINE SIZE	H
[H]	HUNTER HQ33D-LRC SERIES QUICK COUPLING VALVE WITH LOCKING YELLOW VINYL COVER	3/4"	I
[H]	HUNTER ICV-101G SERIES ELECTRIC CONTROL VALVE	1"	J
[H]	HUNTER ICZ-101-LF-40 DRIP ZONE VALVE ASSEMBLY WITH PRESSURE REGULATING WYE FILTER - WITH 40 PSI PRESSURE REGULATOR AND 150 MESH FILTER SCREEN (0.5 TO 10 GPM)	1"	K
[K]	TYPE 'K' COPPER IRRIGATION MAINLINE BETWEEN METER AND BACKFLOW PREVENTER	1 1/2"	L
[K]	SCH 40 PVC IRRIGATION MAINLINE - 18" MINIMUM COVER - USE SCH 40 PVC FITTINGS	1 1/2"	L
[K]	SCH 40 PVC NON-PRESSURE LATERAL LINE - 12" MINIMUM COVER	CHART SIZE	L
[K]	SCH 40 PVC PIPE SLEEVING - EXTEND 6" BEYOND EDGE OF HARDSCAPE - 18" MINIMUM COVER	CHART SIZE	M
[K]	SCH 40 PVC WIRE SLEEVING - EXTEND 6" BEYOND EDGE OF HARDSCAPE - 18" MINIMUM COVER	CHART SIZE	M
HATCHED AREAS ON PLANS	NETAFIM TLHCVRX7-12xx DRIP LINE TUBING WITH 0.77 GPH EMITTERS AT 12" O.C. & ROWS OF TUBING AT 18" O.C. - BURY TUBING AT 2'-3" DEEP - STAPLE DOWN PRIOR TO BACKFILL - ADJUST AS NEEDED		N/O/P/Q
HATCHED AREAS ON PLANS	DYMONDIA & GRASSCRETE: NETAFIM TLHCVRX7-12xx DRIP LINE TUBING WITH 0.77 GPH EMITTERS AT 12" O.C. & ROWS OF TUBING AT 12" O.C. - BURY TUBING 2'-3" DEEP - STAPLE DOWN PRIOR TO BACKFILL		N/O/P/Q
[F]	FIELD FABRICATED MANUAL FLUSH VALVE / OPERATION INDICATOR	1/2"	P

SPRINKLER LEGEND - TREE BUBBLERS											
SYMBOL	MANUFACTURER / MODEL NUMBER	NOZZLE	RAD	PSI	FLOW - GPM						DETAIL
					Q	T	H	TT	TQ	F	
SUPPLEMENTAL TREE BUBBLERS WITH HUNTER STREAM BUBBLER NOZZLE											
O	HUNTER PROS-04-PRS30-CV	MSBN-50H	12"	30	1.0 PER TREE (2 x 0.50)						R

LATERAL PIPE SIZING

3/4" PIPE
1" PIPE
1 1/4" PIPE
1 1/2" PIPE
2" PIPE
2 1/2" PIPE
3" PIPE
4" PIPE

LATERAL PIPES TO BE SCH 40 PVC. NO 1/2" PIPING ALLOWED.

SCH 40 PVC SLEEVING CHART

1 1/4" SLEEVE	1-8 WIRES	1/2" PIPE
1 1/2" SLEEVE	9-16 WIRES	3/4" PIPE
2" SLEEVE	17-26 WIRES	1" PIPE
2 1/2" SLEEVE	27-38 WIRES	1 1/4" PIPE
3" SLEEVE	39-54 WIRES	1 1/2" PIPE
4" SLEEVE	55-100 WIRES	2" PIPE
6" SLEEVE	100+ WIRES	3" PIPE

PIPE SLEEVES TO BE A MINIMUM OF 2X THE LINE SIZE.
WIRE SLEEVES TO BE A MINIMUM OF 2X THE BUNDLE SIZE.

811

Know what's below.
Call before you dig.

POINT OF CONNECTION
MAKE IRRIGATION POINT OF CONNECTION INTO WATER SERVICE LINE IMMEDIATELY DOWN STREAM OF LOT WATER METER. VERIFY EXACT LOCATION IN THE FIELD AND ADJUST AS NECESSARY. INSTALL SHUT-OFF VALVE AT POC FOR IRRIGATION SYSTEM ISOLATION. EXTEND COPPER WATER LINE TO POC EQUIPMENT. INSTALL BACKFLOW PREVENTER DOWN STREAM OF SHUT-OFF VALVE PER ALL LOCAL CODES. INSTALL IRRIGATION SUB-METER DOWN STREAM OF BACKFLOW PREVENTER. INSTALL MASTER VALVE DOWN STREAM OF SUB-METER AND WIRE TO CONTROLLER PER MANUFACTURER'S DIRECTIONS. INSTALL FLOW SENSOR DOWN STREAM OF MASTER VALVE AND WIRE TO CONTROLLER PER MANUFACTURER'S DIRECTIONS. THE FINAL POC EQUIPMENT LOCATIONS TO BE APPROVED IN THE FIELD BY THE OWNER OR AUTHORIZED REPRESENTATIVE. MAXIMUM DEMAND IS 14 GPM. THE MINIMUM DESIGN PRESSURE AT METER IS 60 PSI. CONTRACTOR SHALL VERIFY STATIC PRESSURE AT METER PRIOR TO START OF WORK AND NOTIFY THE LANDSCAPE ARCHITECT IN WRITING IMMEDIATELY IF A DISCREPANCY IS FOUND. DO NOT PROCEED WITH ANY IRRIGATION INSTALLATION WORK UNTIL ANY AND ALL WATER SUPPLY AND PRESSURE ISSUES HAVE BEEN RESOLVED. THE USE OF THE PRESSURE REGULATOR IS NOT OPTIONAL.

CONTROLLER
INSTALL IRRIGATION CONTROLLER IN GARAGE, AS SHOWN ON THE PLANS, OR IN LOCATION DIRECTED BY THE OWNER. FINAL CONTROLLER LOCATION TO BE APPROVED IN THE FIELD BY THE OWNER OR AUTHORIZED REPRESENTATIVE. THE IRRIGATION CONTRACTOR SHALL COORDINATE 120V AC POWER TO THE FINAL CONTROLLER LOCATION WITH GENERAL CONTRACTOR AND/OR ELECTRICAL CONTRACTOR AS NECESSARY, AND PAY ALL ASSOCIATED COSTS. THE IRRIGATION CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS PER LOCAL CODES. MOUNT, GROUND, AND WIRE ALL THE CONTROL EQUIPMENT PER THE MANUFACTURER'S DIRECTIONS. THESE PLANS, AND PER ALL LOCAL CODES. CONTRACTOR TO PROVIDE TO OWNER A COMPLETE HAND-HELD MAINTENANCE REMOTE CONTROL KIT FOR THE CONTROLLER AS PROVIDED BY THE CONTROLLER MANUFACTURER.

WEATHER SENSOR (ET SENSOR / RAIN SHUT-OFF DEVICE)
INSTALL THE WEATHER SENSOR IN THE APPROXIMATE LOCATION SHOWN ON THE PLANS. LOCATE AND MOUNT PER MANUFACTURERS' DIRECTIONS. FINAL WEATHER SENSOR LOCATION TO BE DETERMINED IN THE FIELD AND PRE-APPROVED BY THE OWNER AND/OR ARCHITECT PRIOR TO MOUNTING. ENSURE THE SENSOR IS LOCATED WITHIN WIRELESS RANGE OF THE IRRIGATION CONTROLLER. TEST THE SIGNAL STRENGTH OF THE WIRELESS COMMUNICATION PRIOR TO MOUNTING. IT IS SUGGESTED TO NOT USE THE AUTOMATIC ET ADJUSTING FUNCTIONS OF THE CONTROL SYSTEM UNTIL THE PLANT MATERIAL IS FULLY ESTABLISHED.

SLEEVING
MAINLINE AND VALVES MAY BE SHOWN OUTSIDE OF PLANTED AREAS FOR CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT IN ADJACENT PLANTED AREAS EXCEPT WHERE SLEEVING IS SHOWN ON THE PLANS. ALL PIPES AND WIRES THAT MUST RUN UNDER HARDSCAPE TO BE SLEEVED IN PVC SLEEVES ACCORDING TO THE LEGEND AND SLEEVING CHART, OR AS NOTED ON THE PLANS.

DRIP LINE SYSTEMS
SHRUB AREAS AS SHOWN SHALL BE IRRIGATED WITH DRIP LINE IRRIGATION. INSTALL ALL DRIP LINE SYSTEMS PER THE MANUFACTURER'S DIRECTIONS AND RECOMMENDATIONS. CONTRACTORS NOT FAMILIAR WITH DRIP LINE SYSTEM INSTALLATION SHALL CONTACT THE MANUFACTURER'S REPRESENTATIVE PRIOR TO START OF WORK FOR ON-SITE PRODUCT AND INSTALLATION TRAINING.

TREE BUBBLERS
TREE BUBBLERS TO BE PROVIDED TO ALL NEW TREES (2 EACH) AND / OR AS NOTED ON THE PLANS. ADJUST FINAL LOCATION OF TREE BUBBLERS TO MATCH FINAL TREE PLANTING IN THE FIELD. RELOCATE, ADD, AND / OR REMOVE BUBBLERS AS NECESSARY.

POINT OF CONNECTION INFORMATION

WATER TYPE - POTABLE

SUB-METER SIZE - 1"

BACKFLOW PREVENTER SIZE - 1"

PRESSURE REGULATOR - 1" (70 PSI)

MASTER VALVE - 1"

FLOW SENSOR - 1"

MAXIMUM DEMAND - 14 GPM

NUMBER OF VALVES - 14+

CONTROLLER SIZE - 24 STATION

ET SENSOR - 'SOLAR SYNC'

DESIGN PRESSURE - 60 PSI

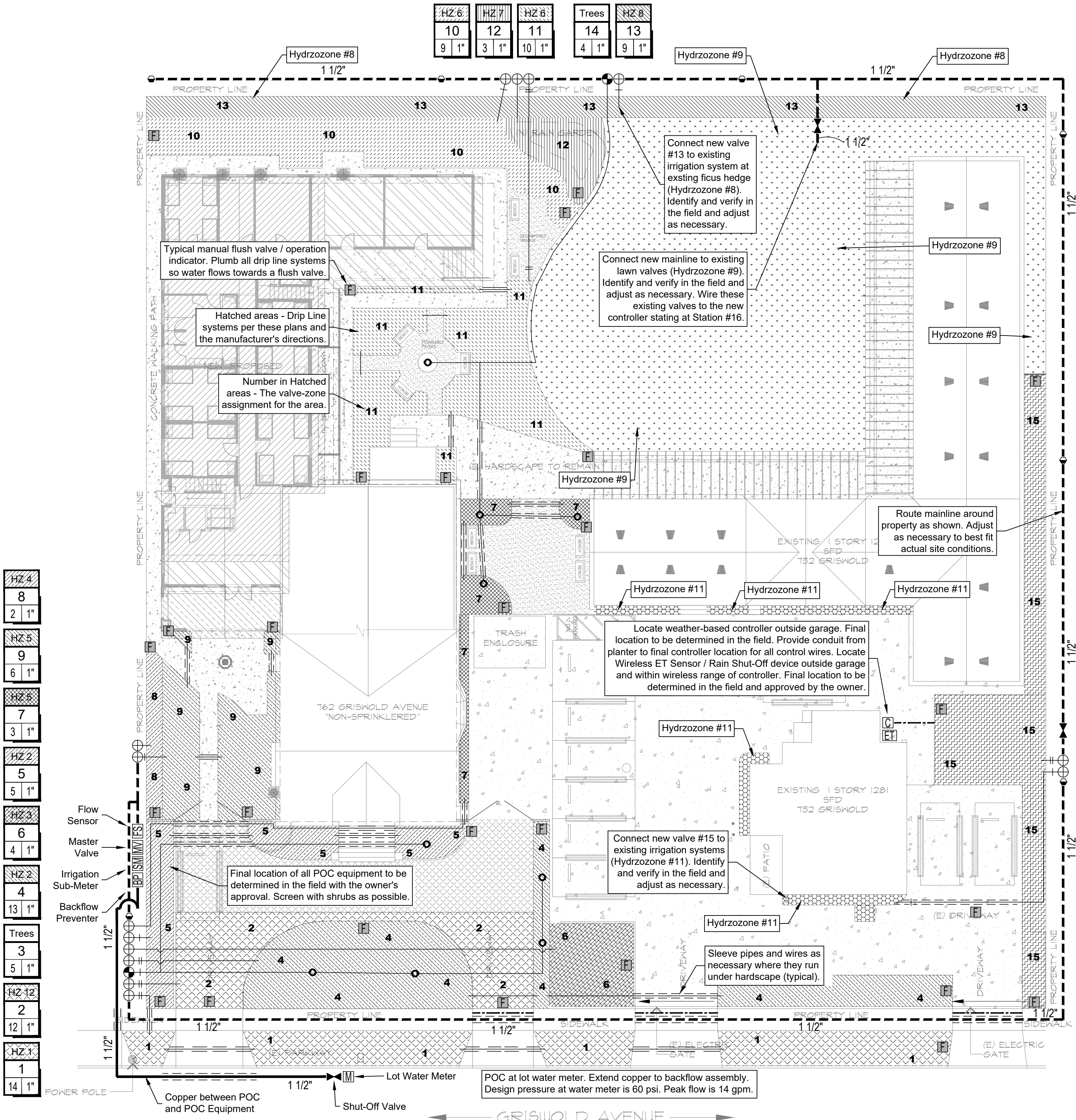
HYDROZONE

STATION #

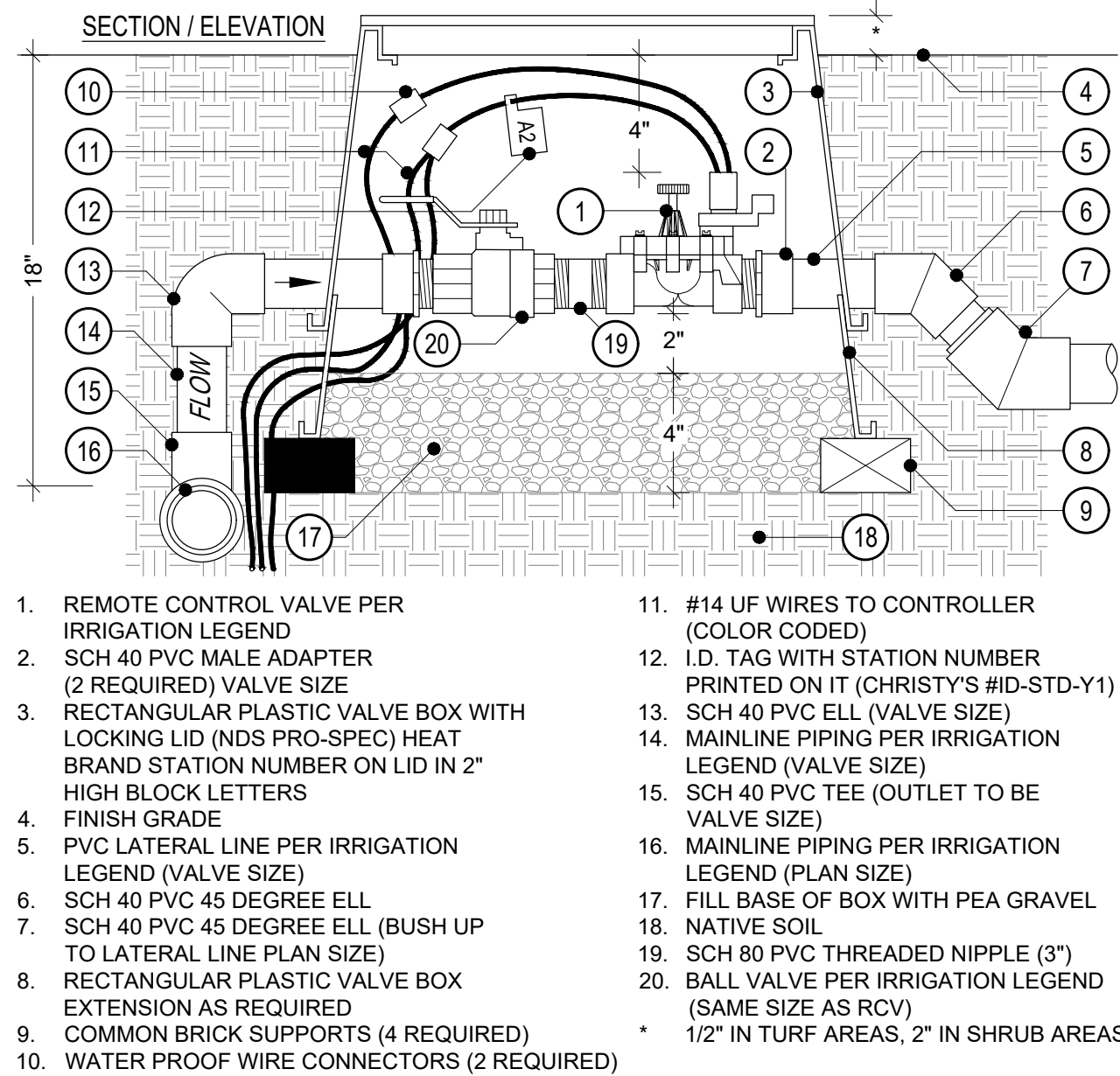
FLOW (GPM)

VALVE SIZE

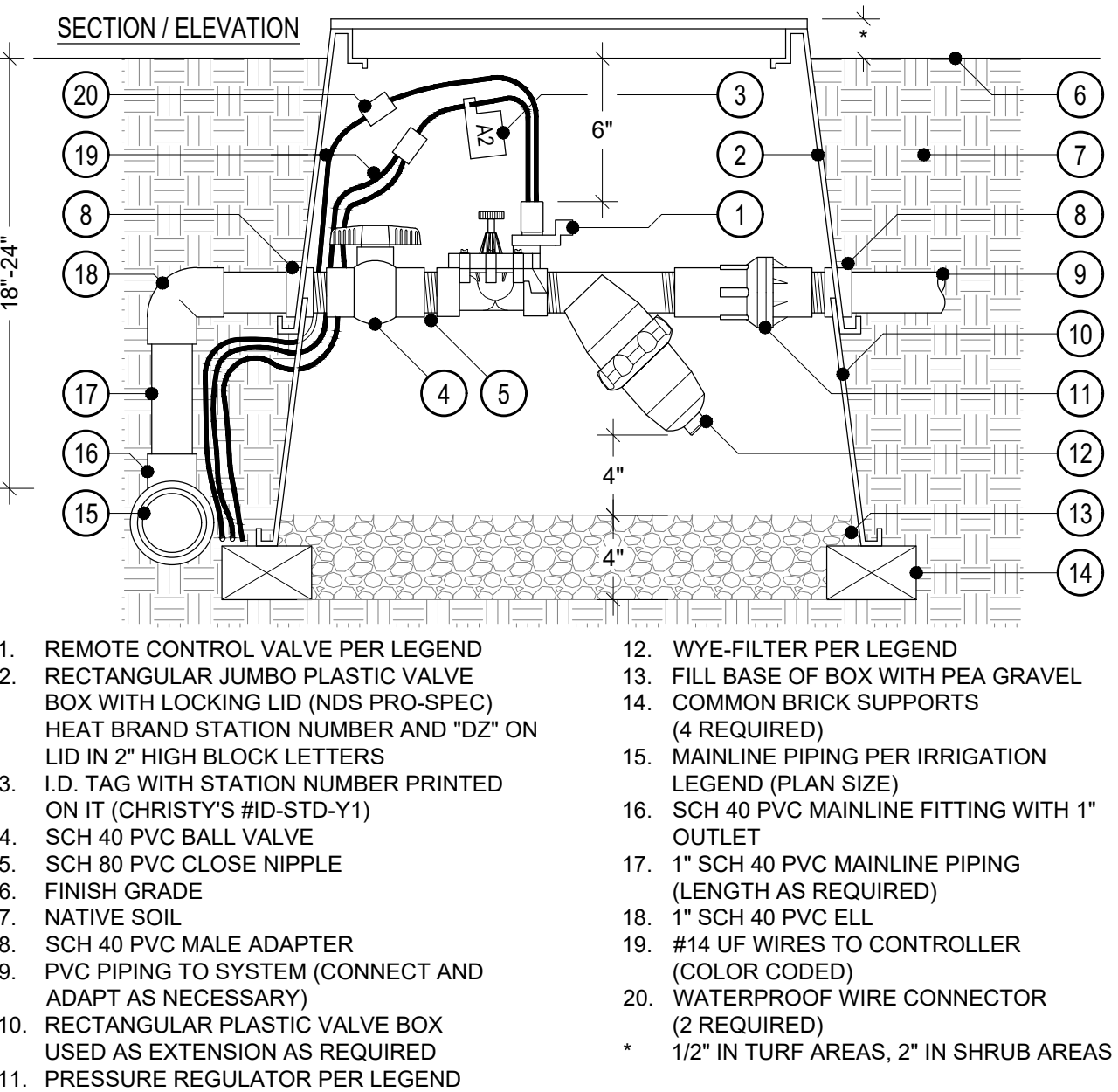
STATEMENT OF COMPLIANCE
I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.
RICK DORTCH - IRRIGATION CONSULTANT 01/31/2025



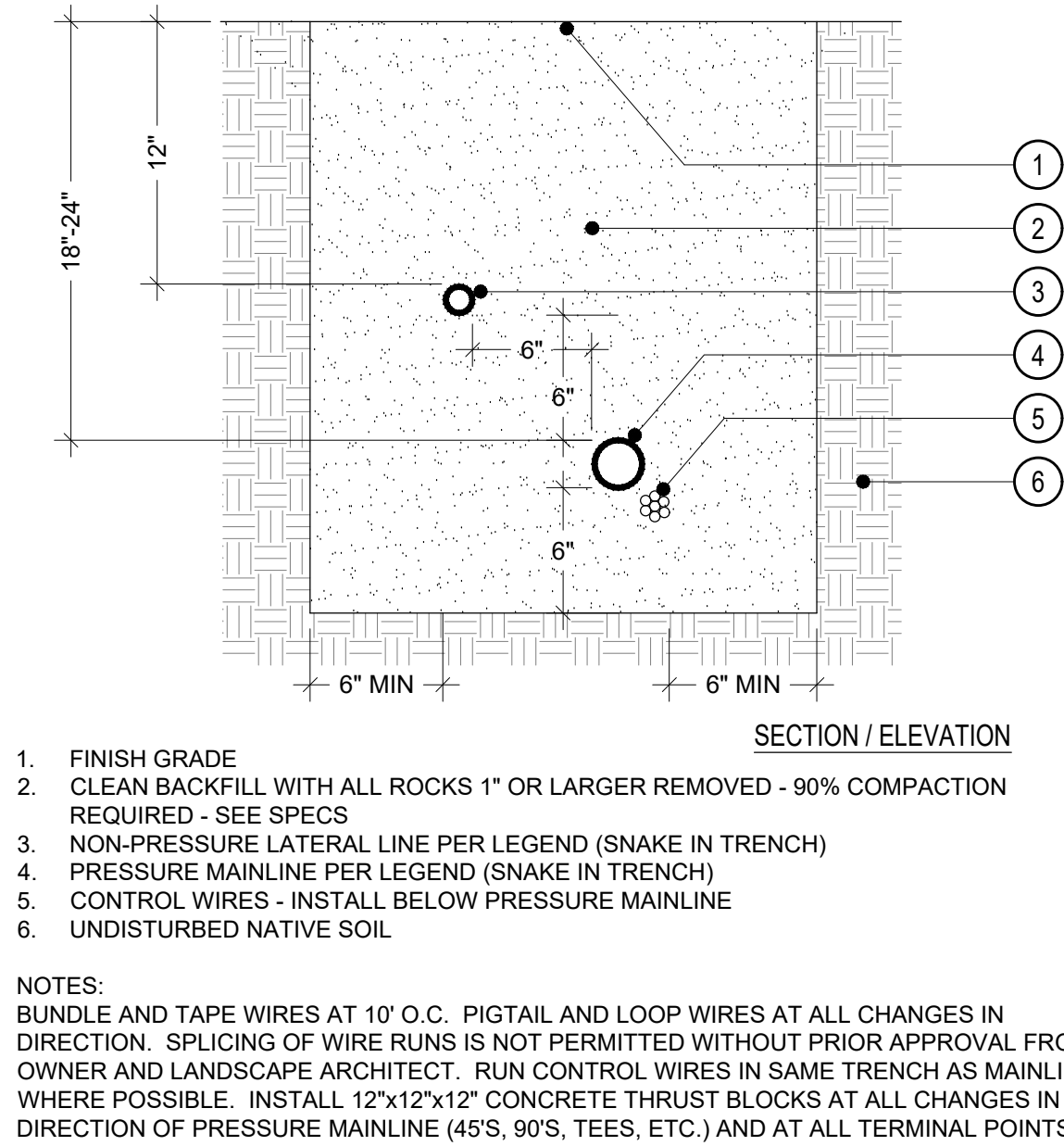
1 LANDSCAPE PLAN
SCALE: 1/16"=1'-0"
NORTH



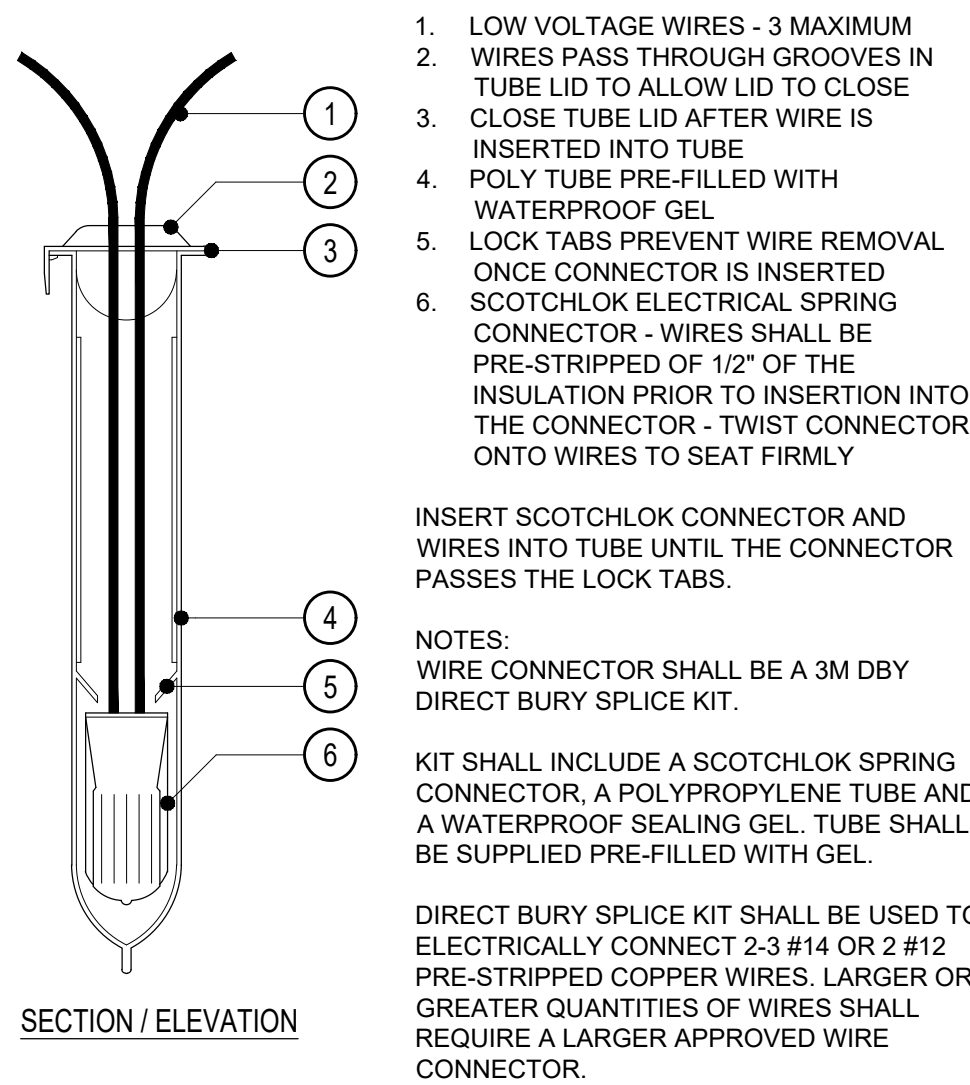
J ELECTRIC CONTROL VALVE ASSEMBLY



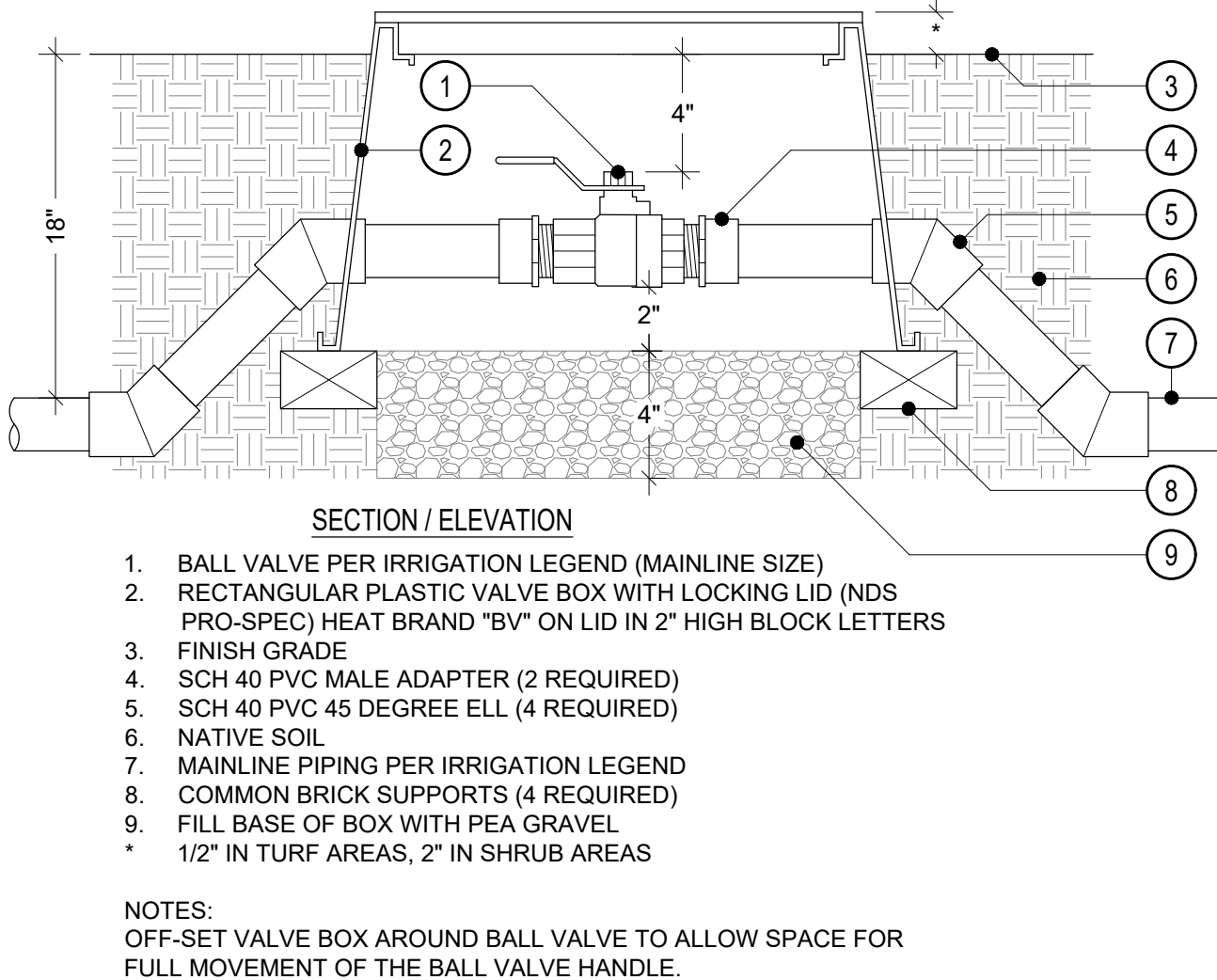
K DRIP ZONE CONTROL VALVE ASSEMBLY



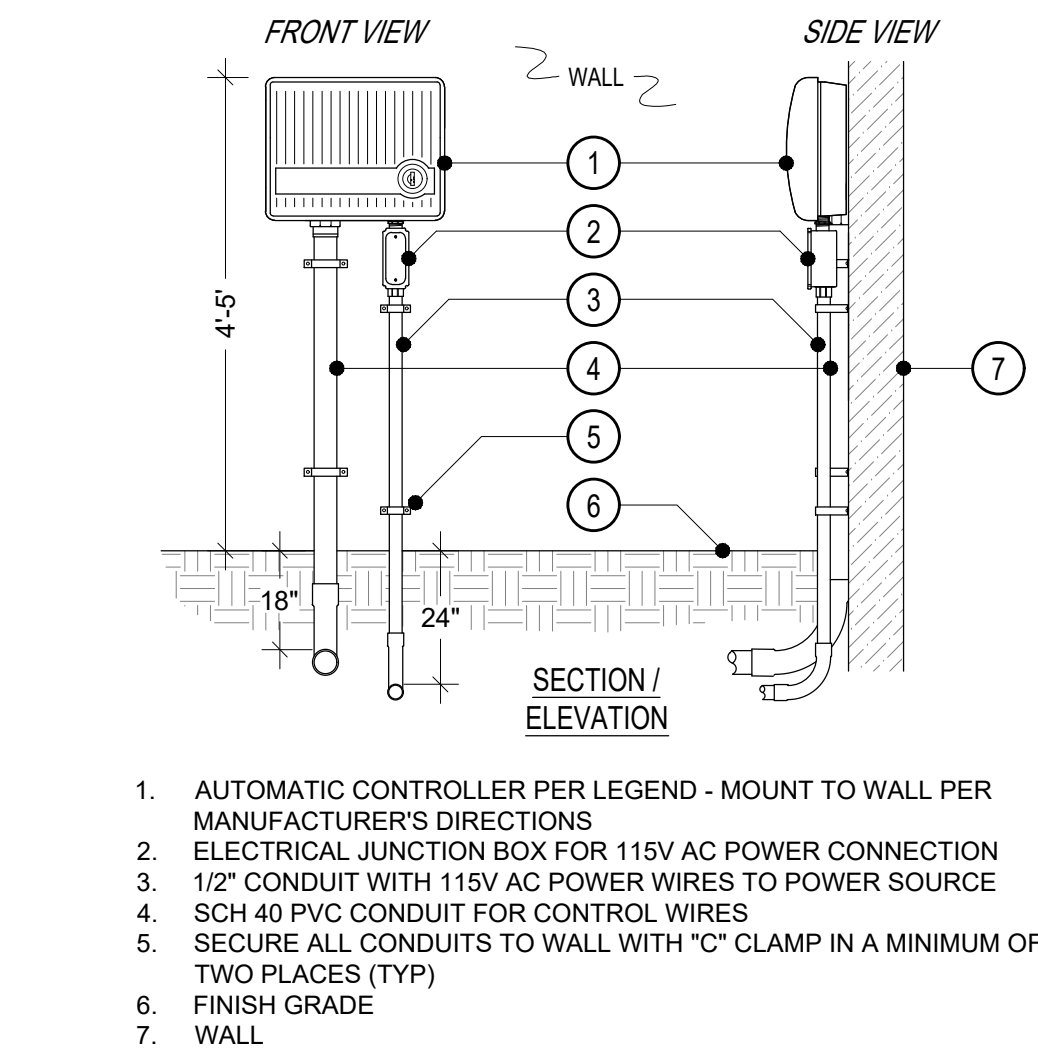
L TRENCHING



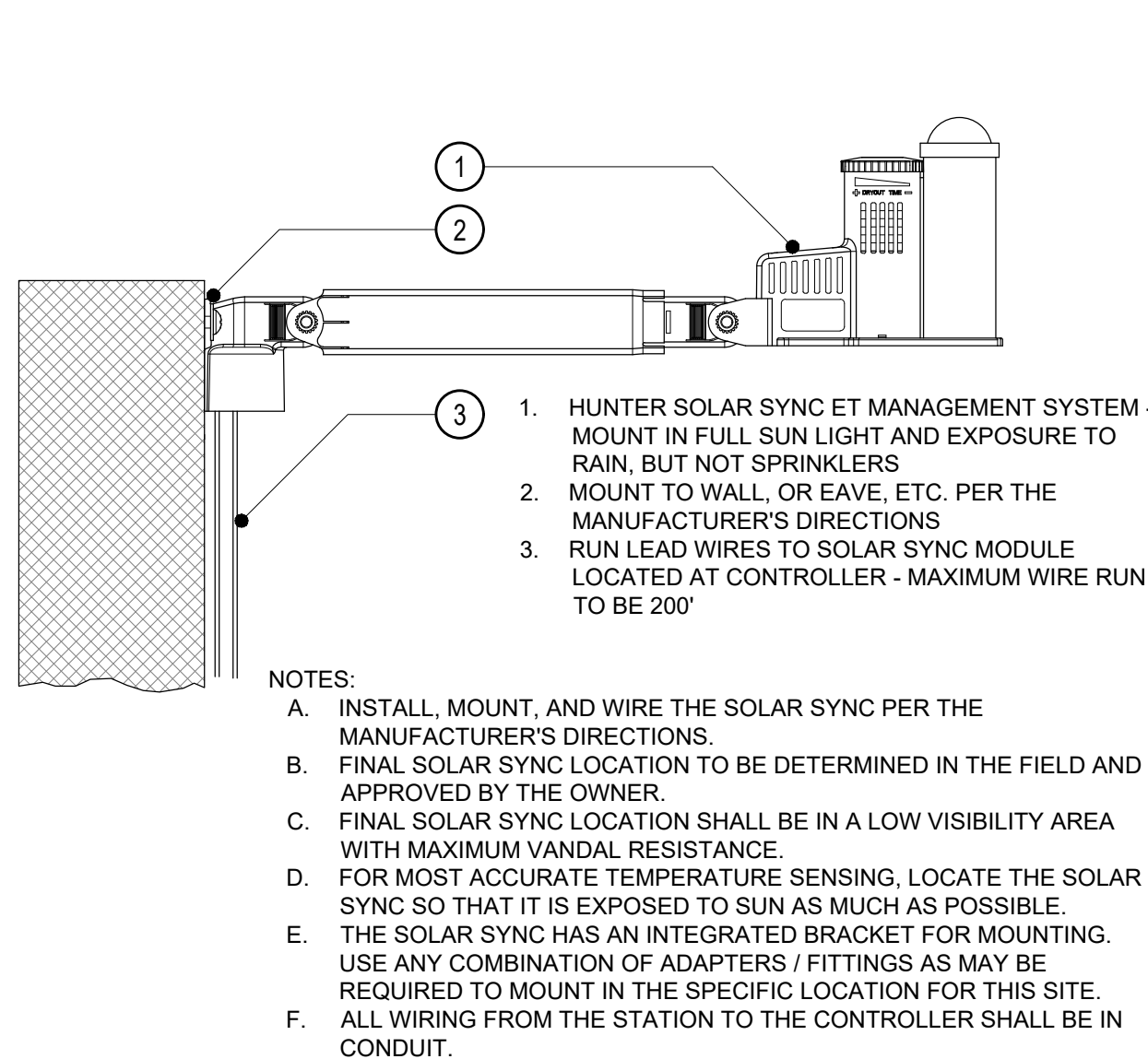
G WATERPROOF WIRE CONNECTOR



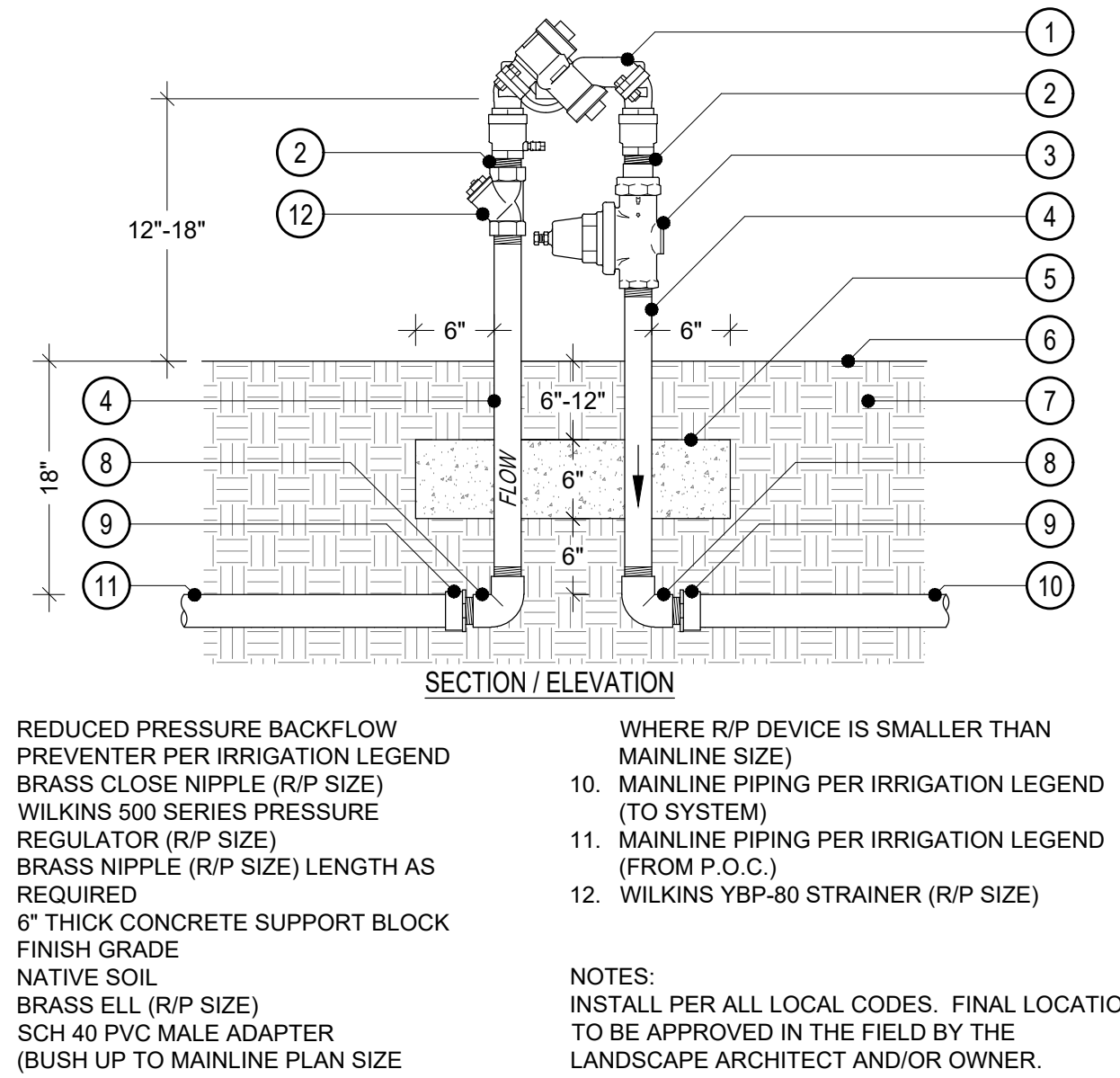
D FLOW SENSOR



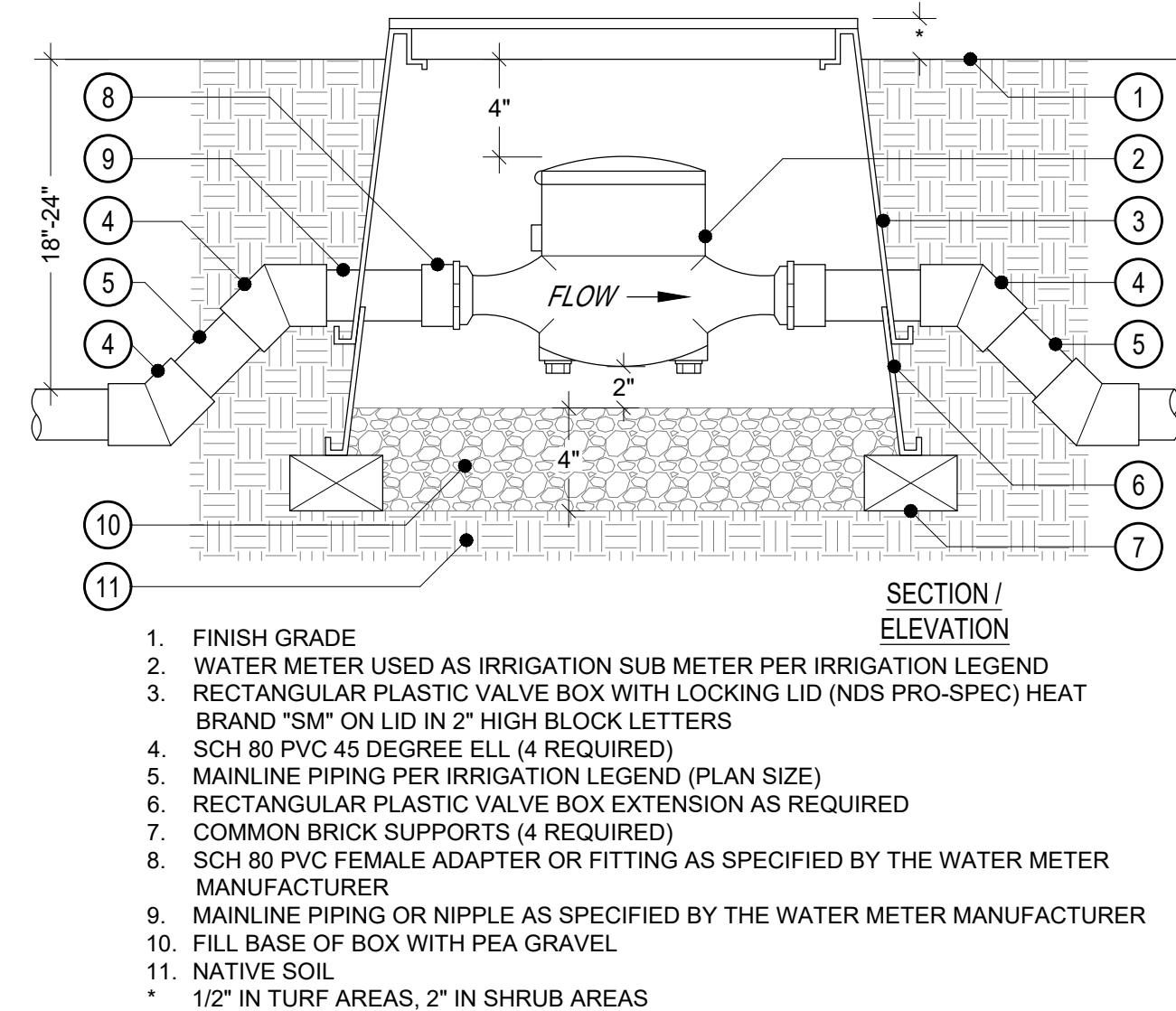
E CONTROLLER / ENCLOSURE



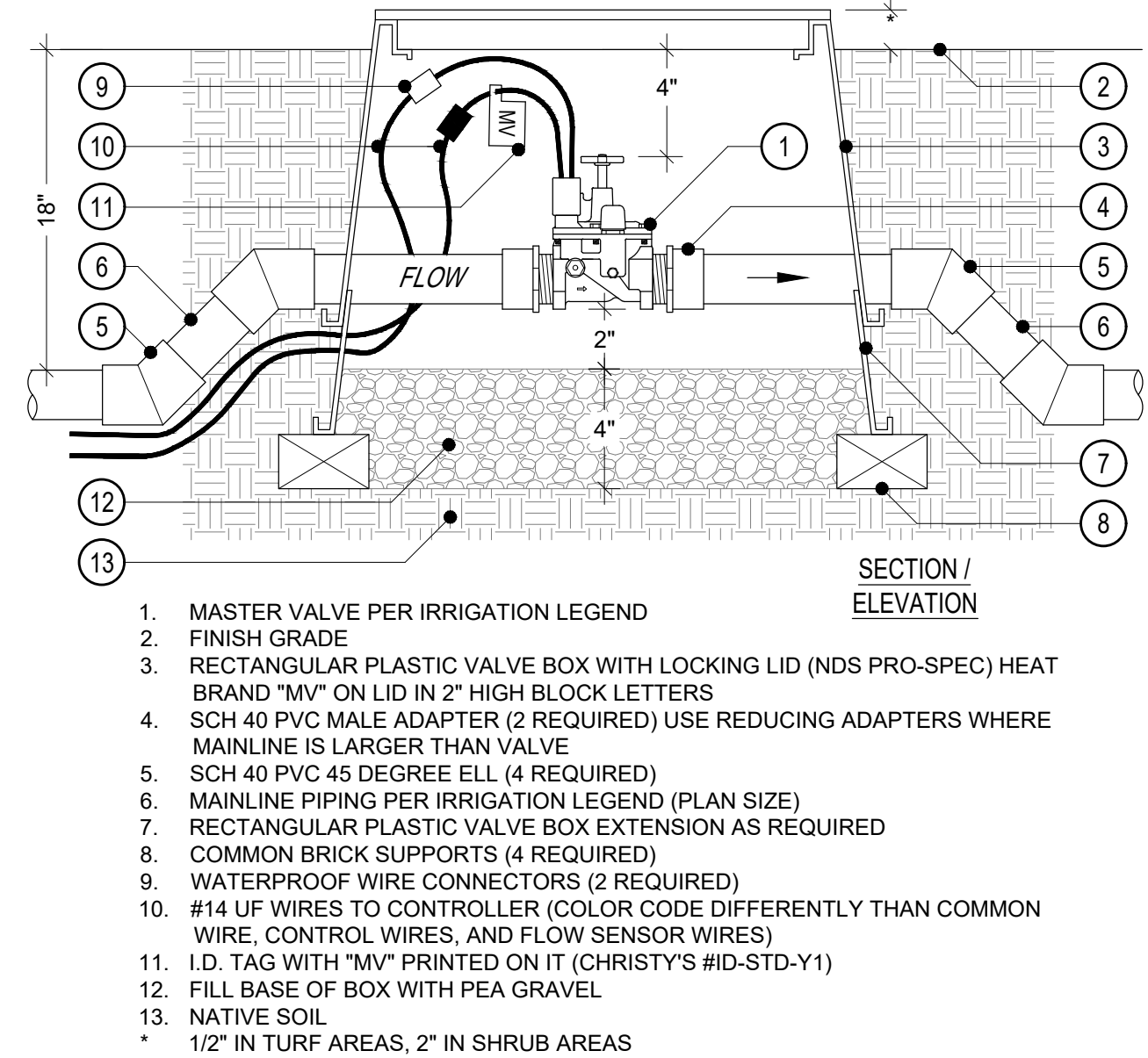
F ET / RAIN SENSOR



A BACKFLOW PREVENTER ASSEMBLY



B IRRIGATION SUB-METER



C MASTER CONTROL VALVE

IRRIGATION NOTES:

1. GENERAL - ALL WORK SHALL BE IN ACCORDANCE WITH APPLICABLE CODES AND THESE PLANS. THE CONTRACTOR SHALL APPLY FOR ALL PERMITS AND PAY SAME.
 - 1.A. THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS SHOWN ON THE PLANS AT THE SITE PRIOR TO COMMENCEMENT OF ANY WORK UNDER THIS CONTRACT.
 - 1.B. THE CONTRACTOR SHALL CARRY ALL WORKERS COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE, AS REQUIRED BY THE OWNER AND/OR GOVERNING AGENCY.
2. SCOPE OF WORK - UNLESS OTHERWISE SPECIFIED, THE CONSTRUCTION OF IRRIGATION SYSTEMS SHALL INCLUDE THE FURNISHING, INSTALLING AND TESTING OF ALL POINTS OF CONNECTION, BACKFLOW DEVICES, AND MAINLINE; AND THE FURNISHING AND INSTALLING OF CONTROLLERS, ELECTRIC CONTROL VALVES, OTHER SPECIFIED VALVES, LATERAL LINES, RISERS AND FITTINGS, SPRINKLER HEADS, AND DRIP LINES; AND EXCAVATION AND BACKFILL AND ALL OTHER WORK IN ACCORDANCE WITH THESE PLANS, DETAILS, AND NOTES. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL, EQUIPMENT PROPERTY, TRANSPORTATION, AND PERFORM ALL OPERATIONS REQUIRED FOR A COMPLETE AND OPERABLE IRRIGATION SYSTEM AS INDICATED ON, OR REASONABLY IMPLIED BY THE DRAWINGS, DETAILS, AND NOTES. INCLUDED AS A PART OF THE IRRIGATION WORK, BUT NOT LIMITED BY IT, ARE THE FOLLOWING:
 - 2.A. INSTALL COMPLETE OPERABLE INDEPENDENT IRRIGATION SYSTEMS PER THE PLANS, DETAILS, LEGENDS, AND NOTES.
 - 2.B. ALL IRRIGATION WORK SHALL BE GUARANTEED BY THE CONTRACTOR AS TO MATERIAL AND WORKMANSHIP, INCLUDING SETTLING OF BACKFILLED TRENCHES BELOW GRADE FOR A PERIOD OF ONE YEAR FOLLOWING THE DATE OF FINAL ACCEPTANCE OF THE WORK.
3. CHECK AND VERIFY ALL SITE CONDITIONS AND UTILITY LOCATIONS PRIOR TO ANY SITE WORK. IF IT IS FOUND THAT THE SITE VARIES FROM THE DRAWINGS, NOTIFY THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT SHALL DECIDE ALL QUESTIONS RELATING TO THE INTERPRETATION OF THE DRAWINGS AND THE ACCEPTABLE FULFILLMENT OF THE CONTRACT.
4. COORDINATE ALL IRRIGATION WORK WITH PLANTING AND GRADING OPERATIONS TO AVOID ANY CONFLICT WITH PLANTING PITS, DRAINAGE SWALES, ETC.
5. PIPING SHOWN ON THE PLANS IS ESSENTIALLY DIAGRAMMATIC. CONTRACTOR SHALL ROUTE PIPING TO AVOID CONFLICT WITH STATIONARY ELEMENTS AND IN SUCH A MANNER AS TO CONFORM WITH THE VARIOUS DETAILS AND DESIGN INTENT OF THESE PLANS. WHERE TREES, LIGHT STANDARDS, OR OTHER PHYSICAL OBSTRUCTIONS EXIST, THE PIPING AND SPRINKLER HEAD LOCATIONS SHALL BE ADJUSTED AND / OR RELOCATED AS NECESSARY TO OBTAIN FULL COVERAGE WITH MINIMAL OVER SPRAY.
6. THE CONTRACTOR SHALL AT ALL TIMES PROTECT HIS WORK FROM DAMAGE AND THEFT AND REPLACE ALL DAMAGED OR STOLEN PARTS AT HIS EXPENSE UNTIL THE WORK IS ACCEPTED IN WRITING BY THE OWNER AND/OR GOVERNING AGENCY.
7. EXTREME CARE SHALL BE EXERCISED IN EXCAVATING AND WORKING NEAR EXISTING UTILITIES. CONTRACTOR SHALL VERIFY THE LOCATION AND CONDITION OF ALL UTILITIES AND BE RESPONSIBLE FOR ANY DAMAGE. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT A MINIMUM OF TWO WORKING DAYS PRIOR TO DIGGING.
8. THE CONTRACTOR SHALL KEEP THE PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS, AND RUBBISH INCIDENTAL TO HIS WORK.
9. THE IRRIGATION DESIGN IS BASED ON THE METER AND/OR POINT OF CONNECTION SIZE AND WATER PRESSURE INDICATED ON THE WATER SOURCE / POINT OF CONNECTION NOTE ON THE PLANS. CONTRACTOR SHALL VERIFY THE PRESSURE PRIOR TO CONSTRUCTION. SHOULD A DISCREPANCY EXIST, NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION. DO NOT PROCEED WITH ANY IRRIGATION INSTALLATION WORK UNTIL ANY AND ALL WATER SUPPLY AND PRESSURE ISSUES HAVE BEEN RESOLVED.
10. CONTRACTOR SHALL MAKE POINT(S) OF CONNECTION (POC) AS NOTED ON THE PLANS. ALL FEES AND LOCAL REQUIREMENTS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
11. IRRIGATION CONTRACTOR SHALL COORDINATE 120V AC POWER TO FINAL CONTROLLER LOCATION WITH GENERAL CONTRACTOR AND/OR ELECTRICAL CONTRACTOR AS NECESSARY. IRRIGATION CONTRACTOR SHALL PAY ALL ASSOCIATED FEES FOR ELECTRICAL SERVICE. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ALL FINAL CONTROLLER CONNECTIONS PER LOCAL CODES.
12. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT REQUIRED TO PERFORM A MAINLINE PRESSURE TEST. THE HYDROSTATIC TEST SHALL HOLD A MINIMUM OF 150 PSI FOR 3 HOURS OR MORE. CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE A MINIMUM OF 48 HOURS IN ADVANCE OF THE TEST FOR CERTIFICATION.
13. CONTRACTOR SHALL THOROUGHLY FLUSH THE ENTIRE MAINLINE PRIOR TO INSTALLING REMOTE CONTROL VALVES. ALL LATERAL LINES SHALL BE COMPLETELY FLUSHED PRIOR TO INSTALLING HEADS AND NOZZLES. FOR DRIP SYSTEMS, ALL PIPING / TUBING DOWNSTREAM OF THE CONTROL VALVE SHALL BE THOROUGHLY FLUSHED PRIOR TO 'CLOSING' SYSTEM (FOR GRID SYSTEMS), OR BEFORE INSTALLING FLUSH VALVES.
14. ALL WIRES SHALL BE SOLID COPPER, PLASTIC INSULATED, U.F. DIRECT BURIAL WIRE. ALL COMMON WIRE SHALL BE AWG #14 WHITE; ALL CONTROL WIRES SHALL BE AWG #14 RED OR BLACK. CONTROLLERS SHALL HAVE SEPARATE COLOR CODED COMMON WIRES AND CONTROL WIRES WHEN TWO OR MORE CONTROLLERS ARE ON THE PROJECT.
15. ALL CONTROL WIRES AND IRRIGATION PIPING THAT RUNS UNDER HARDSCAPE / PAVING SHALL BE ENCASED IN PVC SLEEVES PER THE LEGEND. SLEEVES SHALL BE SIZED ACCORDING TO THE SLEEVING CHART ON THE PLANS. SLEEVES SHALL BE STRAIGHT RUNS OF PVC PIPE WITH NO FITTINGS INSTALLED UNDER HARDSCAPED AREAS. IF WIDTH OF HARDSCAPE EXCEEDS A FULL LENGTH OF PIPE, USE BELLED END CONNECTION OR COUPLER WITHIN SLEEVE, ENSURING SLEEVE IS LARGE ENOUGH FOR THE ADDED DIAMETER OF THE CONNECTION.
16. THE FINAL LOCATION FOR CONTROL VALVES AND QUICK COUPLERS SHALL BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT OR THE OWNER'S AUTHORIZED REPRESENTATIVE. ALL VALVES AND QUICK COUPLERS SHALL BE LOCATED IN SHRUB AREAS WHEREVER POSSIBLE.
17. THE CONTRACTOR SHALL HEAT BRAND VALVE NUMBERS OR OTHER MARKINGS AS CALLED FOR IN THE IRRIGATION DETAILS ON INSIDE AND OUTSIDE OF ALL VALVE BOX LIDS.
18. ALL BRASS OR GALVANIZED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE OR APPROPRIATE PIPE JOINT COMPOUND. ALL PVC TO PVC THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE. NO PIPE DOPE IS ALLOWED AT VALVE OR SPRINKLER HEAD CONNECTIONS. ANY PVC TO METAL CONNECTIONS SHALL BE MADE WITH A MALE THREADED PVC FITTING AND A FEMALE THREADED METAL FITTING.
19. ALL PVC SOLVENT-WELD CONNECTIONS SHALL BE MADE WITH SOLVENT-WELD MATERIALS AS RECOMMENDED BY THE PIPE MANUFACTURER. SOLVENT-WELD PRIMER SHALL BE APPLIED AT ALL CONNECTIONS.
20. LOW HEAD DRAINAGE WILL NOT BE ALLOWED. CONTRACTOR TO DETERMINE IN THE FIELD WHICH HEADS DRAIN AFTER THE VALVE IS SHUT OFF. CONTRACTOR SHALL PROVIDE AND INSTALL ADDITIONAL IN-LINE CHECK VALVES AS NEEDED AT NO ADDITIONAL COST TO THE OWNER.
21. ALL PRESSURE SUPPLY LINES AND CONTROL WIRES TO HAVE 18"-24" MINIMUM COVER. ALL LATERAL LINES TO HAVE 12" MINIMUM COVER. FOR RECYCLED WATER SYSTEMS, PIPE DEPTH TO BE DETERMINED BY THE LOCAL GOVERNING AGENCY.
22. MAINLINE AND WIRE SLEEVING TO HAVE 24" MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE. MAINLINE AND WIRE SLEEVING UNDER ALL VEHICULAR ACCESS WAYS TO HAVE 36" MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE. LATERAL LINE SLEEVING TO HAVE 12" MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE. LATERAL LINE SLEEVING UNDER ALL VEHICULAR ACCESS WAYS TO HAVE 36" MINIMUM COVER FROM TOP OF SLEEVE TO BOTTOM OF AGGREGATE BASE. CONTRACTOR SHALL INSTALL SLEEVING UNDER ALL HARDSCAPE 36" WIDE OR GREATER. DUE TO GRAPHIC CLARITY, NOT ALL SLEEVES MAY BE SHOWN ON THE PLANS. CONTRACTOR SHALL INSTALL ALL SLEEVING PRIOR TO HARDSCAPE AND PAVING INSTALLATION.
23. THE RADIUS OF EACH HEAD IS TO BE ADJUSTED SO THAT HEAD-TO-HEAD COVERAGE IS MAINTAINED, BUT OVER SPRAY ON BUILDINGS, WALKS, WALLS, AND OTHER HARD SURFACES IS MINIMIZED. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO USING THE BEST NOZZLE RADIUS AND PATTERN, USING PRESSURE COMPENSATING DEVICES FOR NOZZLES, USING ADJUSTABLE NOZZLES, OR USING THE RADIUS ADJUST SCREW ON INDIVIDUAL NOZZLES.
24. FINE TUNE EACH CONTROL VALVE FOR OPTIMUM OPERATION. THIS SHALL BE DONE BY TURNING DOWN THE FLOW CONTROL OF THE VALVE UNTIL SYSTEM PERFORMANCE STARTS TO SUFFER. AT THAT POINT, OPEN UP VALVE FLOW CONTROL ABOUT ONE-HALF TURN OR UNTIL THE VALVE IS JUST OPEN ENOUGH FOR DESIRED OPERATION.

25. CONTRACTOR SHALL INSTALL 2 EXTRA WIRES FROM CONTROLLER(S) TO EACH END OF THE MAINLINE. WIRES SHALL COME UP INTO ALL VALVE BOXES ALONG THE MAINLINE PATH WITH 36" EXPANSION COILS IN EACH BOX. SPARE WIRES SHALL BE COLOR-CODED DIFFERENTLY THAN OTHER CONTROL WIRES FOR EACH CONTROLLER.
26. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR IS TO TURN OVER TO THE OWNER THE FOLLOWING:
 - 26.a. A REPRODUCIBLE SET OF "AS-BUILT" DRAWINGS AND CONTROLLER CHART.
 - 26.b. 2 KEYS FOR EACH CONTROLLER / CONTROLLER ENCLOSURE (AS APPLICABLE).
 - 26.c. 2 QUICK COUPLER KEYS AND MATCHING HOSE SWIVELS.
 - 26.d. 4 OF EACH SPRINKLER HEAD SPECIFIED (AS APPLICABLE).
 - 26.e. 100' OF EACH DRIP LINE TUBING SPECIFIED (AS APPLICABLE).
 - 26.f. 10 OF EACH DRIP EMITTER / FLUSH VALVE / DRIP SYSTEM APPARATUS SPECIFIED (AS APPLICABLE).
27. RECORD DRAWINGS - THE CONTRACTOR SHALL PROVIDE AND KEEP UP TO DATE A COMPLETE RECORD SET OF PRINTS WHICH SHALL BE CORRECTED DAILY AND SHOW EVERY CHANGE FROM THE ORIGINAL DRAWINGS. PRIOR TO FINAL INSPECTION, THE CONTRACTOR SHALL TRANSCRIBE ALL INFORMATION FROM THE RECORD SET TO A BLACK-LINE PRINT PROCURED FROM THE OWNER. ALL WORK SHALL BE NEAT AND LEGIBLE, LOCATING THE FOLLOWING ITEMS FROM PERMANENT POINTS OF REFERENCE: SHUT-OFF VALVES, MAINLINE AND CONTROL WIRE ROUTING, POC, BACKFLOW DEVICE, CONTROL VALVES, CONTROLLER, QUICK COUPLING VALVES, AND OTHER PERTINENT UNDERGROUND ITEMS.
28. "CONTROLLER CHART" - UPON APPROVAL OF THE FINAL RECORD DRAWINGS, PROVIDE ONE CHART FOR EACH CONTROLLER INSTALLED.
 - 28.A. THE CHART IS TO BE A REDUCED COPY OF THE APPROVED RECORD DRAWING (A BLACK-LINE PRINT REDUCED TO THE MAXIMUM SIZE THE CONTROLLER DOOR WILL ALLOW, COLORED WITH A DIFFERENT COLOR FOR EACH VALVE STATION'S AREA OF COVERAGE).
 - 28.B. WHEN COMPLETED AND APPROVED, THE CHART SHALL BE LAMINATED BETWEEN TWO (2) PIECES OF 20 MIL. CLEAR PLASTIC AND MOUNTED ON THE INSIDE OF THE CONTROLLER DOOR USING VELCRO TAPE OR EQUAL.

IRRIGATION MAINTENANCE SCHEDULE

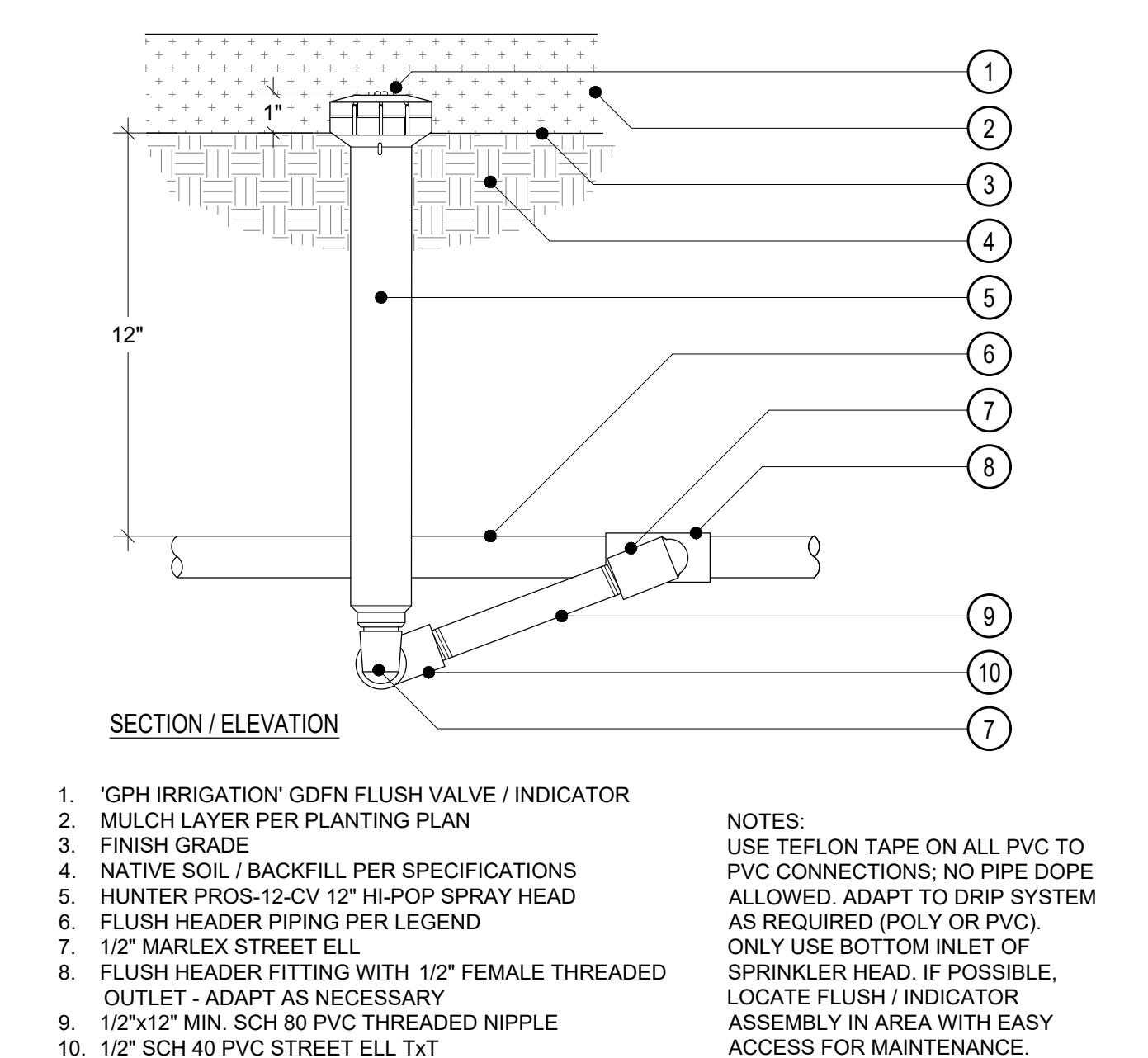
THE IRRIGATION MAINTENANCE SCHEDULE TASKS LISTED BELOW ARE INTENDED AS MINIMUM STANDARDS AND MORE FREQUENT ATTENTION MAY BE REQUIRED DEPENDING ON THE PARTICULAR SITE CONDITIONS.

FREQUENCY	MAINTENANCE TASK
QUARTERLY	CONTROLLER CABINET - OPEN CABINET AND CLEAN OUT DEBRIS AND REPLACE BATTERY AS NECESSARY. CHECK WIRING AND REPAIR AS NEEDED AND CHECK CLOCK AND RESET IF NECESSARY.
MONTHLY	IRRIGATION SCHEDULE - ADJUST SCHEDULE FOR SEASONAL VARIATIONS AND OTHER CONDITIONS WHICH MAY AFFECT THE AMOUNT OF WATER NEEDED TO MAINTAIN PLANT HEALTH. ADJUST AS NECESSARY.
QUARTERLY	POC - VISUALLY INSPECT COMPONENTS FOR LEAKS, PRESSURE SETTINGS, SETTLEMENT OR OTHER DAMAGE AFFECTING THE OPERATION OF A COMPONENT. REPAIR AS NEEDED.
QUARTERLY	REMOTE CONTROL VALVES, ISOLATION VALVES AND QUICK COUPLER VALVES - VISUALLY INSPECT FOR LEAKS, SETTLEMENT, WIRE CONNECTIONS AND PRESSURE SETTINGS. REPAIR OR ADJUST AS NEEDED.
QUARTERLY	MAINLINE AND LATERALS - VISUALLY INSPECT FOR LEAKS OR SETTLEMENT OF TRENCHES. REPAIR AS NEEDED.
WEEKLY	SPRINKLERS - VISUALLY CHECK FOR ANY BROKEN, MISALIGNED OR CLOGGED HEADS, HEADS WITH INCORRECT ARC, INADEQUATE COVERAGE OR OVER-SPRAY AND LOW HEAD DRAINAGE. REPAIR AS NEEDED.
MONTHLY	FILTERS AND STRAINERS - VISUALLY CHECK FOR LEAKS, BROKEN FITTINGS. CLEAN AND FLUSH SCREENS.

IRRIGATION AUDIT SCHEDULE

THE CONTRACTOR WILL CONDUCT AN IRRIGATION AUDIT USING A QUALIFIED IRRIGATION AUDITOR AFTER THE FINAL FIELD OBSERVATION HAS BEEN COMPLETED AND ALL IRRIGATION COMPONENTS ARE INSTALLED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS, AND THE IRRIGATION SYSTEM IS ACCEPTED BY THE PROJECT ARCHITECT FOR MAINTENANCE. THE IRRIGATION AUDIT WILL BE CONDUCTED IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:

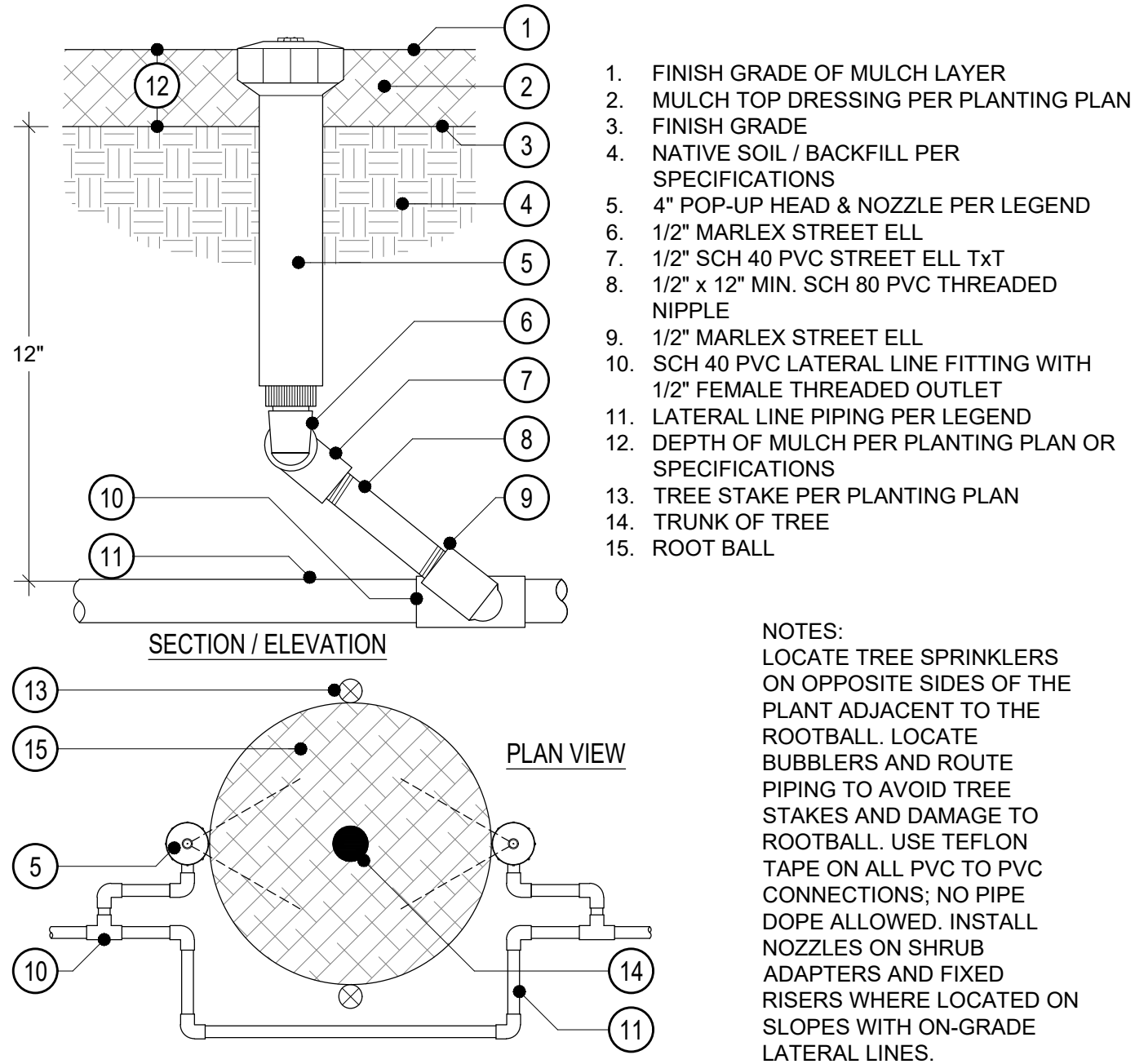
1. FOLLOW THE 'IRRIGATION ASSOCIATION' AUDIT PROTOCOL OR EQUAL.
2. PLACE FLAGS AT EACH HEAD IN THE ZONE.
3. DETERMINE A REPRESENTATIVE GRID FOR MEASURING CUP PLACEMENT.
4. PLACE WATER MEASURING RECEPTACLES.
5. TAKE READINGS OF WATER LEVEL IN RECEPTACLES AND RECORD RESULTS.
6. CALCULATE THE IRRIGATION APPLICATION AND EFFICIENCY.
7. MEASURE HEAD PRESSURE IN EACH ZONE AND RECORD RESULTS.
8. AFTER COMPLETING ZONE, ADVANCE TO NEXT ZONE AND REPEAT PROCEDURE.
9. SUBMIT THE RESULTS OF THE AUDIT TO THE PROJECT ARCHITECT.



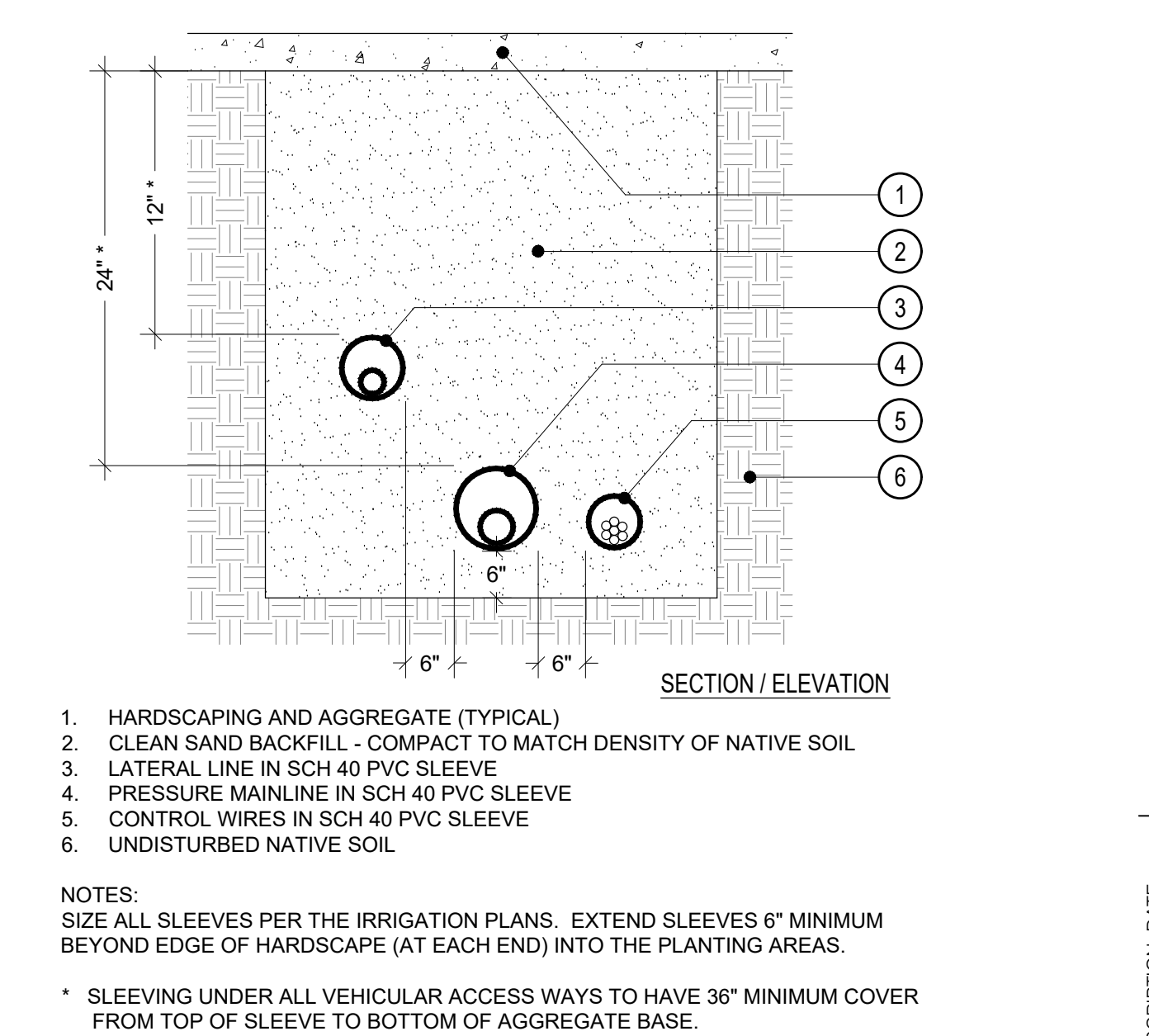
P DRIP LINE SYSTEM - FLUSH VALVE ASSEMBLY

- DRIP LINE IRRIGATION
1. DRIP LINE TUBING IS SHOWN ON THE PLANS IN THE SUGGESTED LAYOUT. CONTRACTOR SHALL ADJUST LAYOUT AS DETERMINED NECESSARY IN THE FIELD TO MATCH THE ACTUAL SITE CONDITIONS, DIMENSIONS, ETC.
 2. ALL DRIP LINE SYSTEMS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS AND DIRECTIONS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO SOIL TYPE CONSIDERATION, PLANT TYPE CONSIDERATION, SLOPES, TYPICAL TUBING LAYOUT, SUPPLY HEADERS, FLUSH HEADERS, AIR-RELEASE VALVES, FLUSH VALVES, SOIL STAPLES, AND OPERATION INDICATORS.
 3. EACH DRIP LINE SYSTEM SHALL HAVE A DRIP ZONE VALVE ASSEMBLY THAT INCLUDES A PRESSURE REGULATOR AND IN-LINE FILTER PER THE IRRIGATION LEGEND.
 4. EXTEND PVC LATERAL LINE PIPING PER IRRIGATION LEGEND FROM THE DRIP ZONE VALVE INTO THE PLANTING AREAS. ALL SUPPLY HEADERS AND FLUSH HEADERS SHALL BE PVC PIPING OR DRIP LINE TUBING AS SPECIFIED ON THE DRAWINGS.
 5. CONNECT THE DRIP LINE TUBING INTO THE PVC / POLY TUBING HEADERS PER THE MANUFACTURER'S DIRECTIONS, USING FITTINGS AS SUPPLIED BY THE MANUFACTURER OF THE DRIP LINE TUBING.
 6. DRIP LINE TUBING RUNS SHALL BE SPACED AT APPROXIMATELY 12" O.C., 18" O.C., OR AS NOTED ON THE PLANS.
 7. TUBING SHALL RUN GENERALLY PARALLEL TO THE LONG AXIS OF THE PLANTING AREAS. THE EXCEPTION TO THIS WOULD BE SLOPED AREAS WHERE THE TUBING SHALL RUN PARALLEL TO THE SLOPE CONTOURS.
 8. FLUSH VALVES SHALL BE INSTALLED AT THE TERMINAL ENDS AND/OR LOW POINTS OF ZONES IN ALL DIRECTIONS. AIR RELEASE VALVES, WHERE REQUIRED FOR BURIED SYSTEMS, SHALL BE INSTALLED AT THE HIGH POINTS OF EACH ZONE. REFER TO THE MANUFACTURER'S DIRECTIONS FOR THE QUANTITY OF FLUSH VALVES AND AIR-RELEASE VALVES RECOMMENDED FOR EACH ZONE.
 9. DRIP LINE TUBING SHALL BE BURIED 2"-3" DEEP, STAPLED DOWN, AND COVERED WITH MULCH PER THE PLANTING PLAN.
 10. EACH DRIP LINE ZONE SHALL INCLUDE AN OPERATION INDICATOR. THE OPERATION INDICATOR SHALL BE INSTALL AT THE FARTHEST POINT AWAY FROM THE ZONE DRIP VALVE ASSEMBLY.
 11. ALL FITTINGS USED FOR DRIP LINE TUBING CONNECTIONS AND DRIP LINE TUBING TO PVC CONNECTIONS SHALL BE AS PRODUCED AND SUPPLIED BY THE MANUFACTURER OF THE DRIP LINE TUBING.

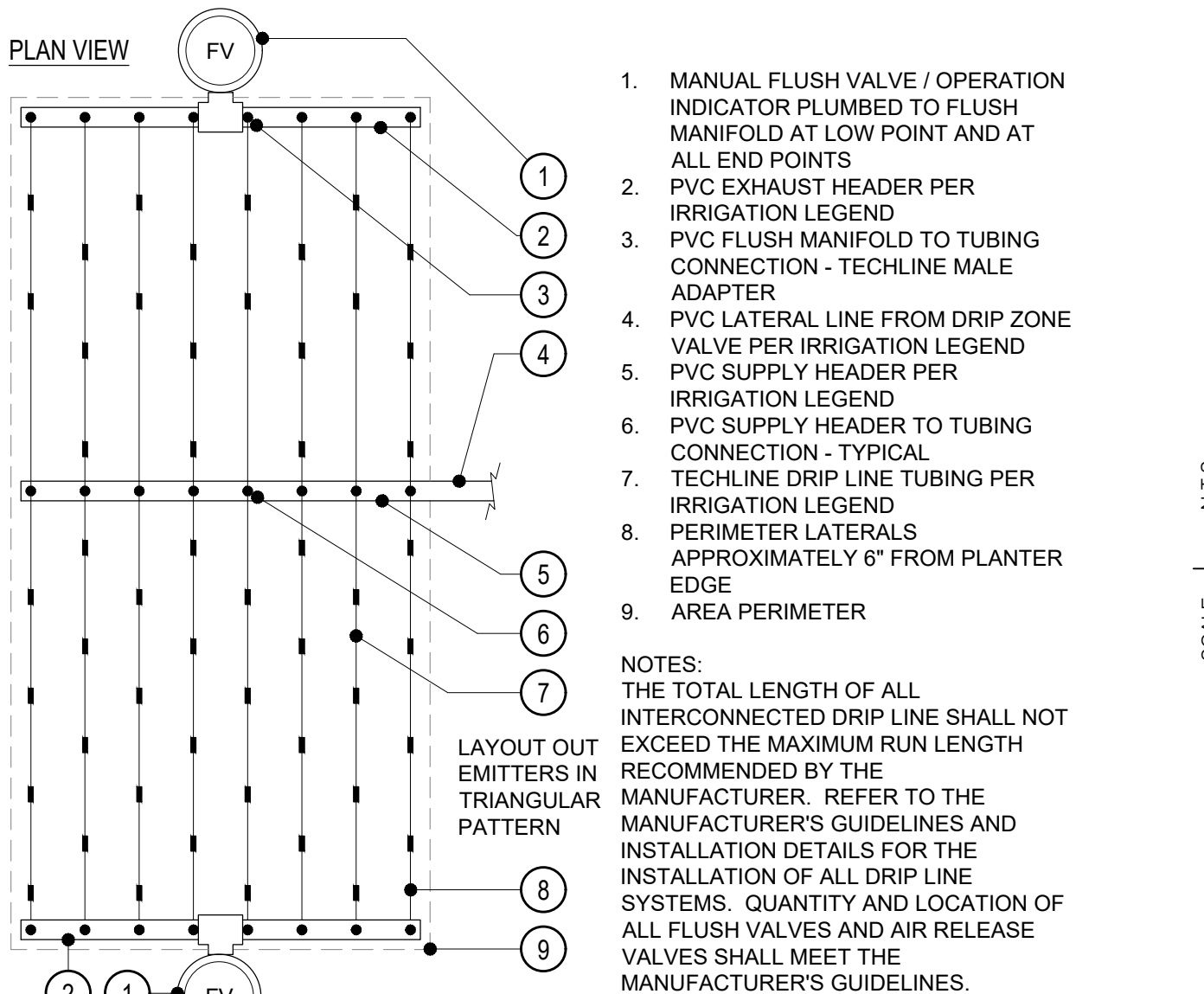
Q DRIP LINE SYSTEM - NOTES



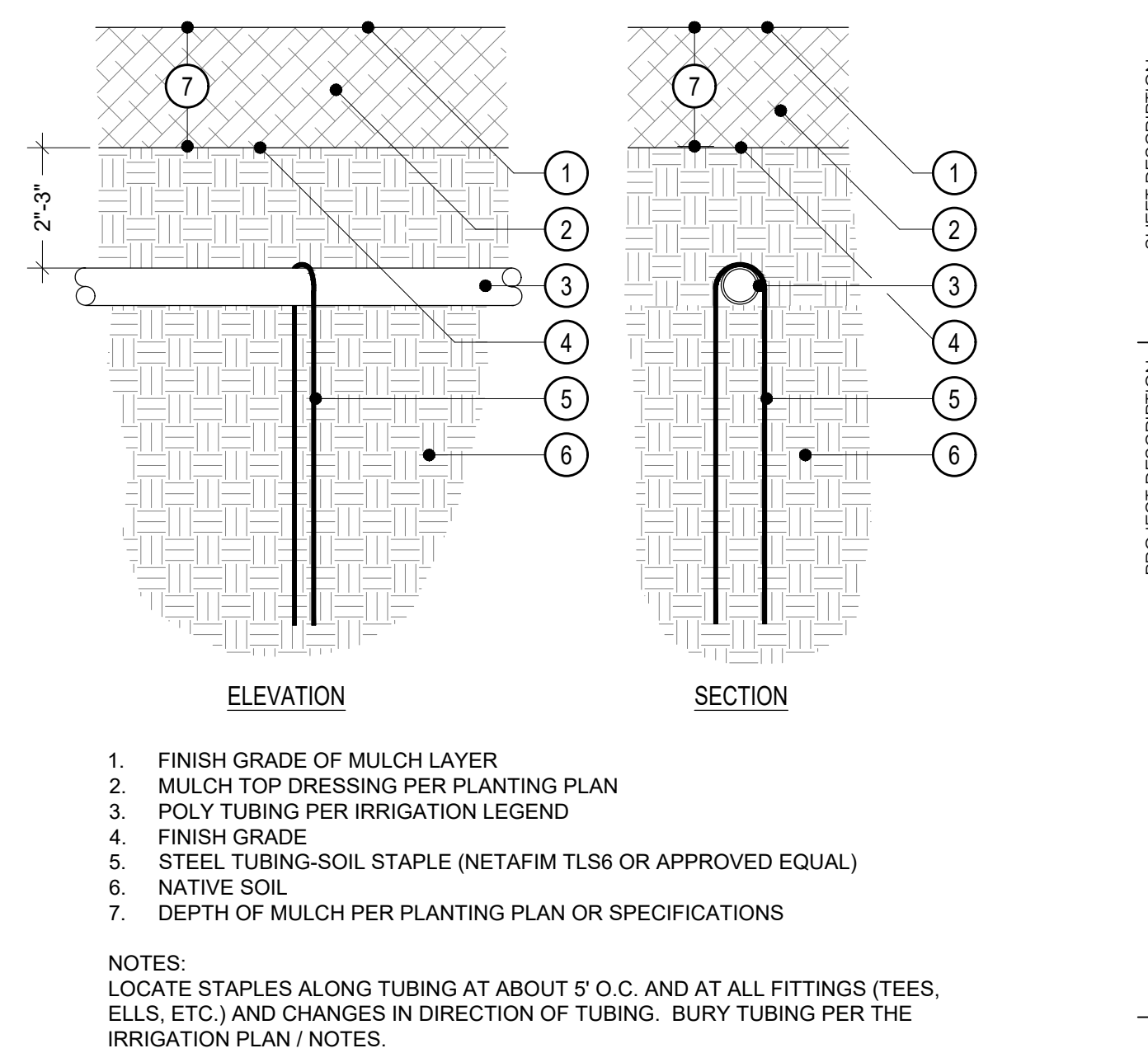
R TREE POP-UP SPRINKLER HEAD



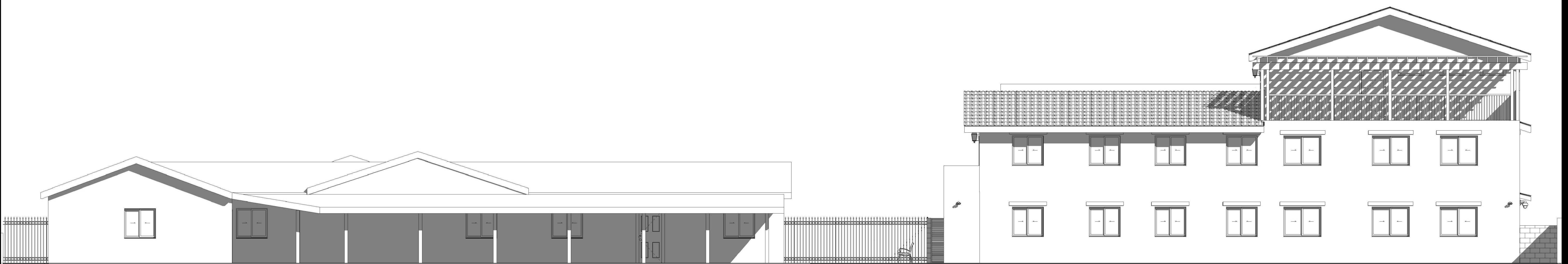
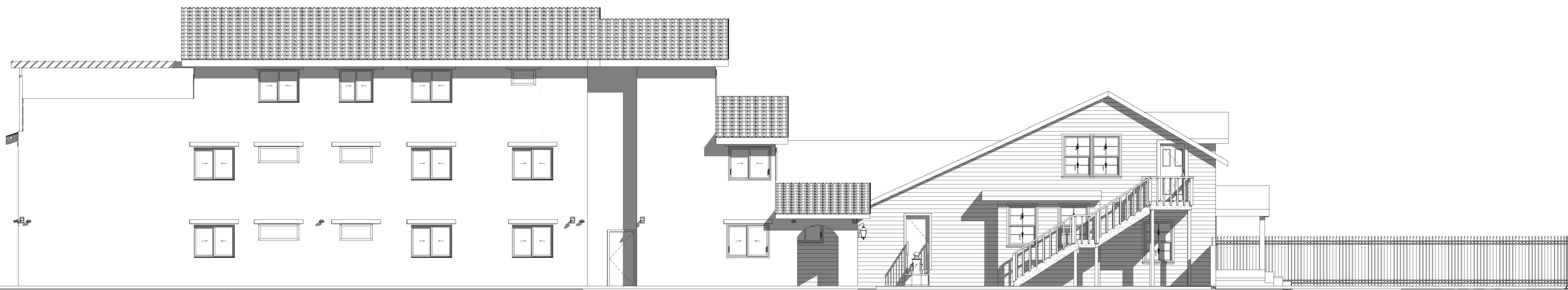
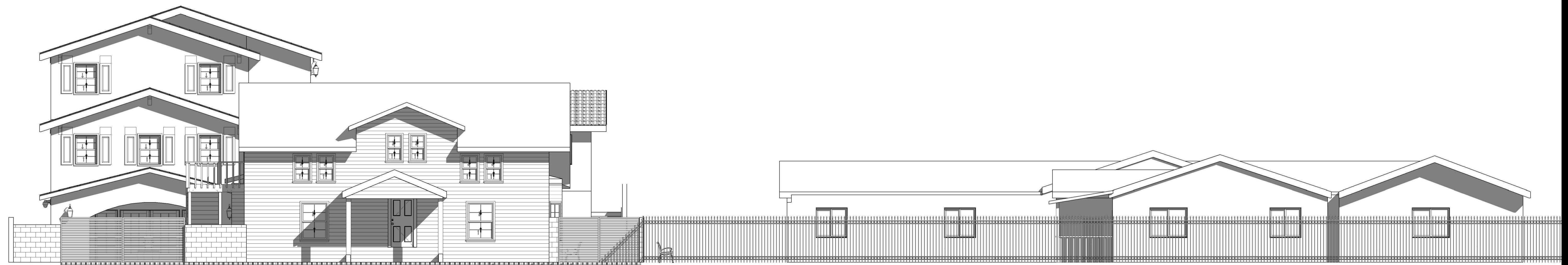
M SLEEVING



N DRIP LINE SYSTEM - TYPICAL LAYOUT



O DRIP LINE SYSTEM - TUBING



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STATUS / REVIEWS

02/11/2025: PLANNING COMMISSION REVIEW

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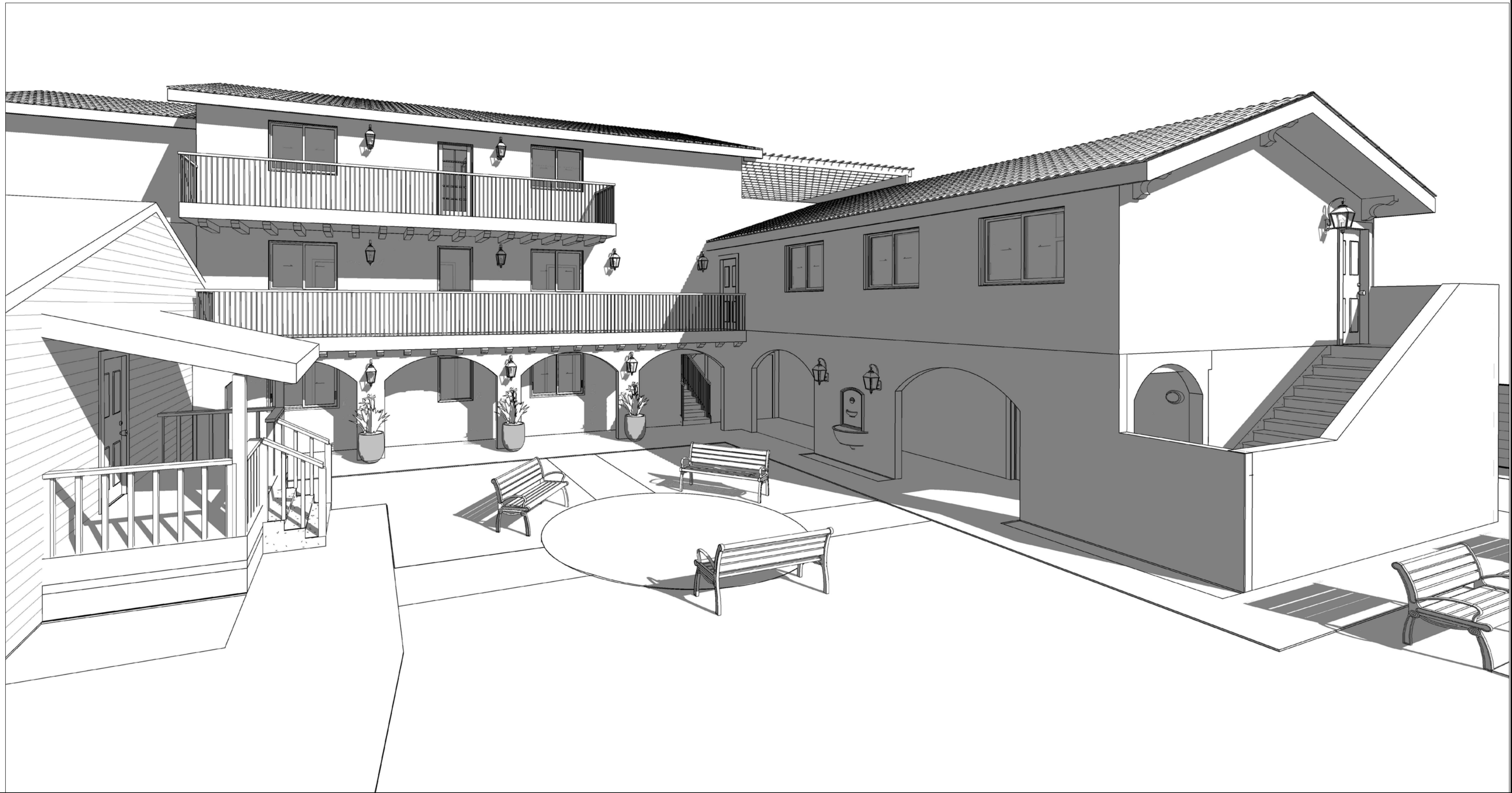
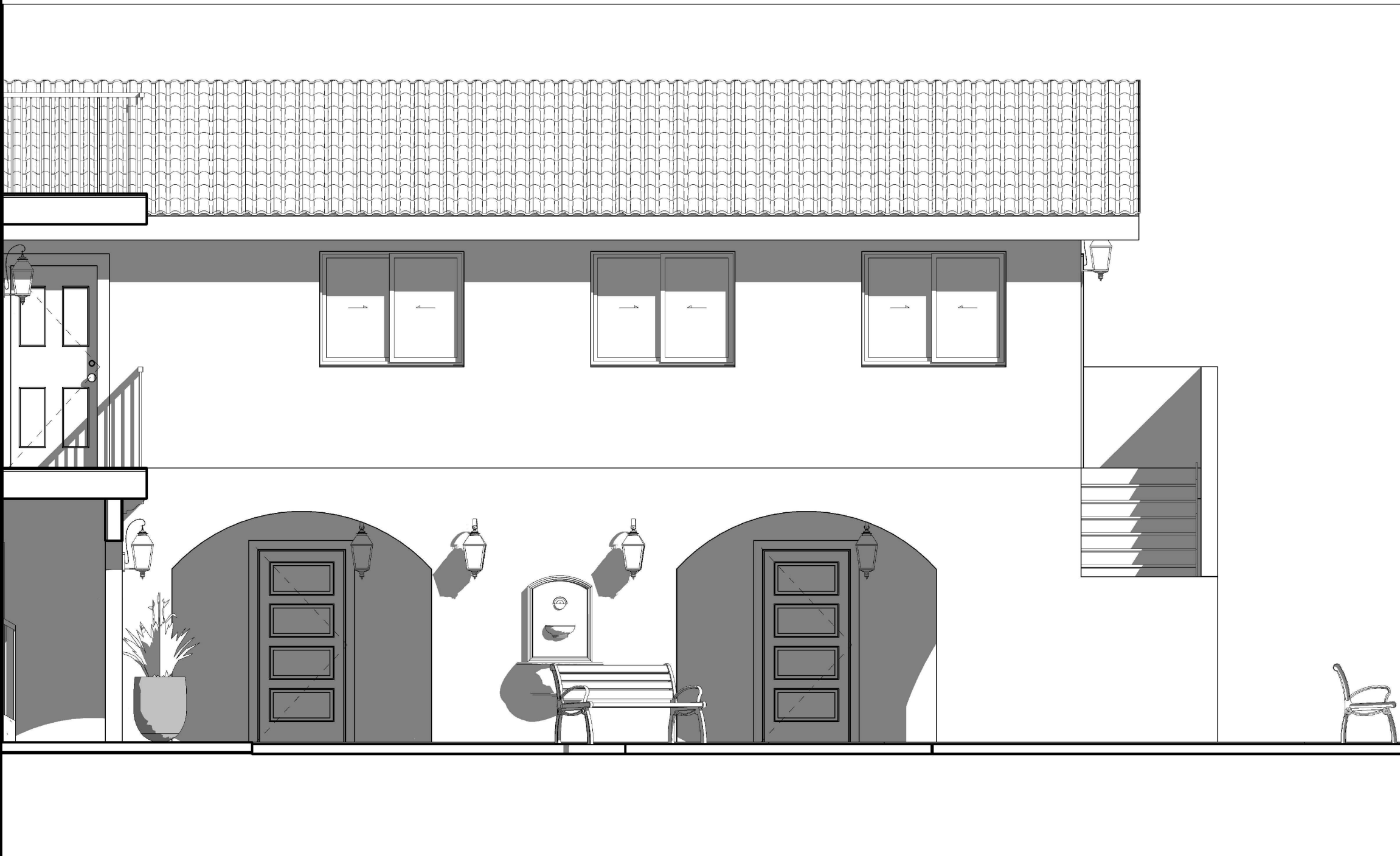
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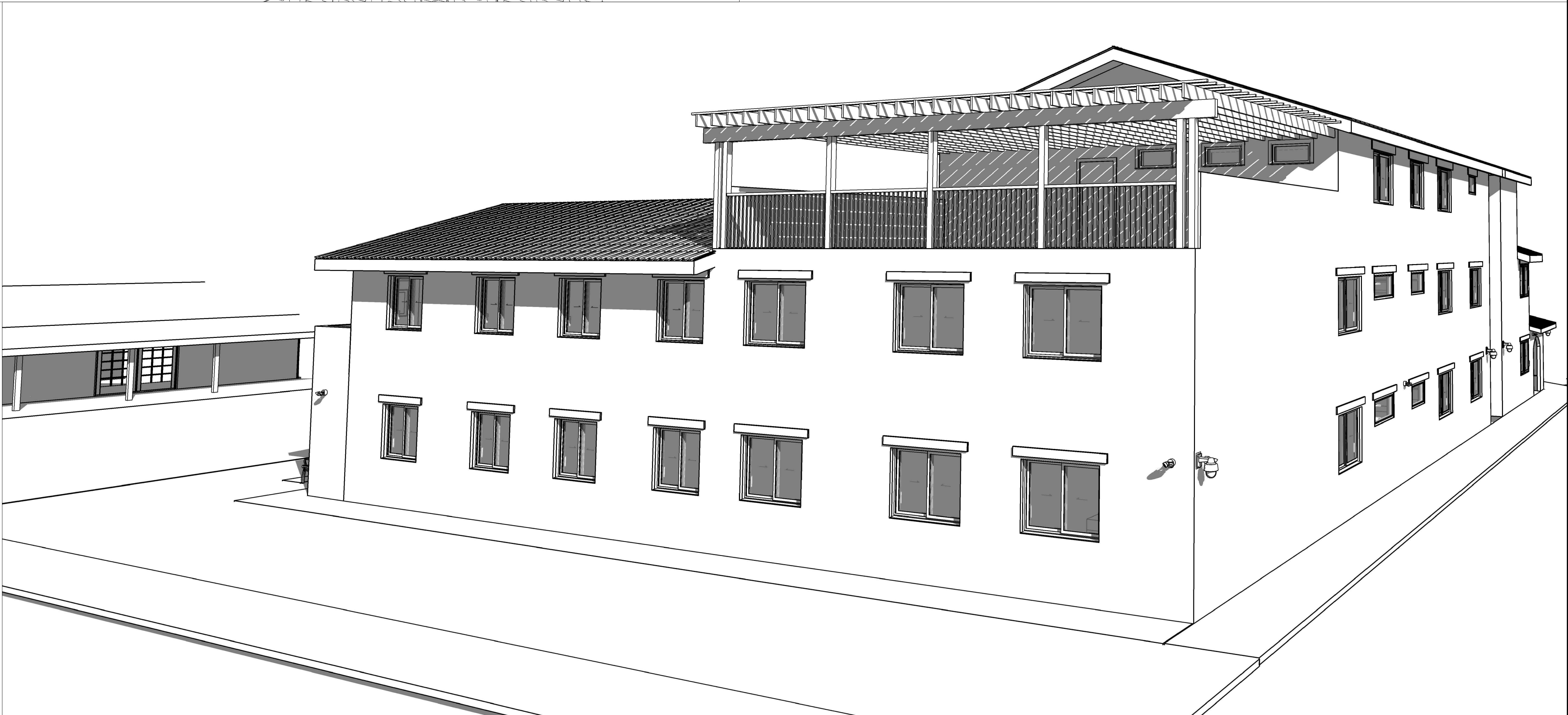
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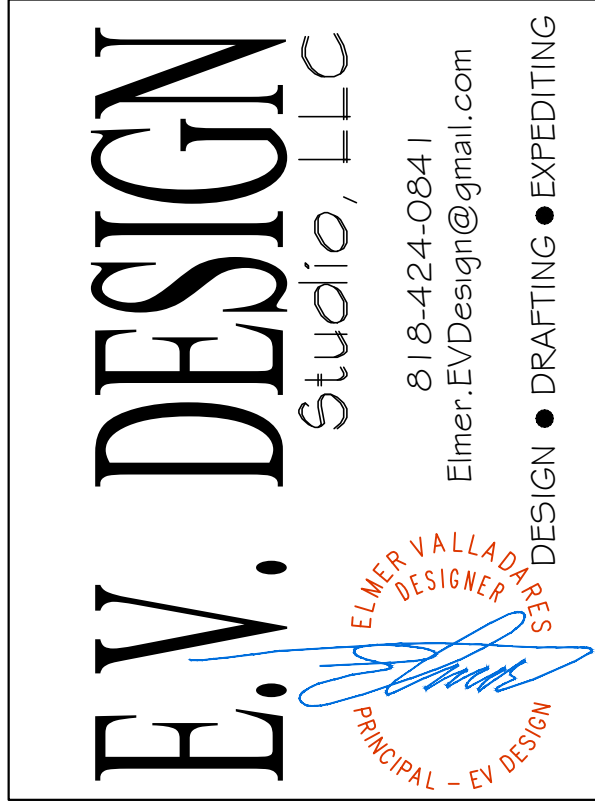
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COLOR RENDERS

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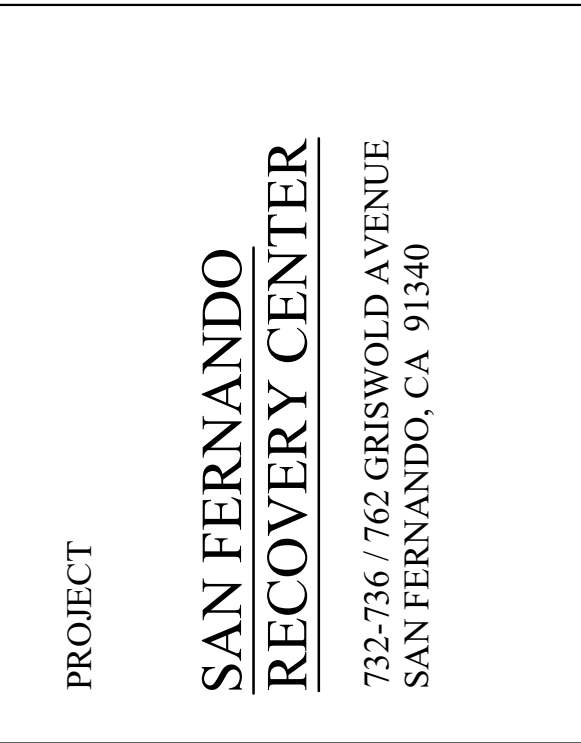
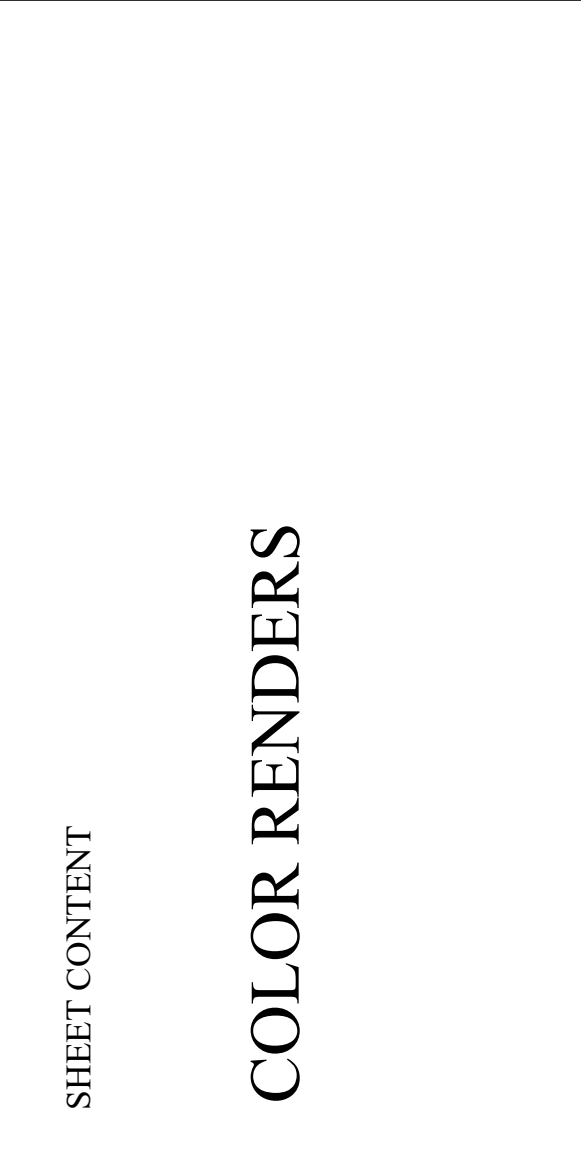
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SHEET CONTENT

COLOR RENDERS

PROJECT

SAN FERNANDO
RECOVERY CENTER

732-736 / 762 CRISWOLD AVENUE
SAN FERNANDO, CA 91340

STATUS / REVIEWS	
02/11/2025:	PLANNING COMMISSION REVIEW

DATE:	JANUARY 24, 2025
DRAWN BY:	J.S. / K.P. / E.V.
REVIEWED BY:	E.V.
PROJECT JOB NUMBER:	EV-2023-86
SHEET / FILE:	



E.V. DESIGN

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ELMER VALLADARES

DESIGNER

PRINCIPAL - EV DESIGN

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SHEET CONTENT

HYBRID RENDER

PROJECT

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SHEET / FILE:	R-3.1



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SHEET / FILE:	R-3.4

ATTACHMENT D

Project Development Standards Summary

APNs: 2515-010-019	Lot Size: 43,470 sq.ft. or 0.99 acres	Proposed 3-story 9,733 sq. ft. addition to the existing house	
Development Standard	Required	Standard Satisfied	Comment
R-1 Zone, Sec. 106-696:697 (Setbacks), 106-829:832 (Parking), 106-896 (Trash areas), and 109-967 (Development Standards)			
Density	n/a	See comment	The property is proposed to be used as a Large Community Care Facility.
Minimum Parking	n/a	See comment	Per Sec. 106-822(b), for community care facilities, required parking spaces to be determined for each conditional use permit based primarily upon the facility's licensed capacity, type of care and number of employees.
Parking Dimensions	9 by 19 regular size 14 by 20 ADA	Yes	9 by 19 regular size 14 by 20 ADA
Driveway Width	10 ft. min	Yes	Four driveways provided; width vary from 14 ft. to 19 ft.
Garages / Carports	Min 20 ft. from the ultimate street right-of-way	Yes	No garages / carports proposed.
Landscaping	Min 50% of front yard	Yes	2,070 sq. ft. or 50% of the front yard will be landscaped.
Height	35 ft. max	Yes	34 ft.
Site Coverage	50% max	Yes	32%
Minimum Site Area	7,500 sq. ft.	Yes	43,470 sq. ft.
Minimum Lot Width and Depth	50 ft. by 100 ft.	Yes	The lot is 207 ft. by 210 ft.
Setback – Front	20 ft.	Yes	43 ft.
Setback – Rear (not abutting the street)	15 ft.	Yes	20 ft.
Setback – Side Right (South)	5 ft.	Yes	6 ft.
Setback – Side Left (North)	5 ft.	Yes	5 ft.
Trash area	Shall be provided	Yes	10' long x 16' wide x 8' tall to fit two 6 yard dumpsters

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AGENDA REPORT

To: Planning and Preservation Commission Chair Solorio and Commissioners

From: Erika Ramirez, Director of Community Development
Lloyd Pilchen, Olivarez Madruga Law Organization

Date: February 10, 2025

Subject: Presentation on Role and Responsibility of a Planning and Preservation Commissioner

RECOMMENDATION:

Staff recommends that the Planning and Preservation Commission:

1. Receive and file presentation

ANALYSIS:

The City Attorney's Office will provide a presentation in regards to the role and responsibility of a City of San Fernando Planning and Preservation Commissioner.