



## CITY OF SAN FERNANDO

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### Notice of Public Information and Community Participation Meeting

**TO:** Downtown Businesses, Property Owners and Interested Parties

**SUBJECT:** Public Presentation and Community Participation Meeting on the upcoming Draft Environmental Impact Report (EIR) for the San Fernando Parking Lots Development Project.

**PUBLIC MEETING:** As part of the EIR process, the City will hold a public presentation and community participation meeting on the upcoming Draft EIR for the San Fernando Parking Lots Development Project at the date and time listed below. You are welcome to attend and present environmental issues that you believe should be addressed in the EIR.

**Date:** Wednesday, October 10, 2007

**Time:** 6:30 P.M.

**Location:** City of San Fernando Council Chambers  
117 Macneil Street  
San Fernando, California 91340

The City of San Fernando invites the public to a presentation and community participation meeting on the preparation of an Environmental Impact Report (EIR) for the San Fernando Parking Lots Development Project. Pursuant to the California Environmental Quality Act (CEQA) and as a first step in the environmental review process, the City has prepared an Initial Study/Environmental Checklist that seeks to identify any potential environmental effects associated with the development of the proposed project. In addition to addressing potential project alternatives, the EIR will evaluate the project's potential environmental impacts.

Pursuant to CEQA, on August 22, 2007, the City circulated the Notice of Preparation (NOP) and the Initial Study/Environmental Checklist for a 30-day public review and comment period which ended on Friday, September 21, 2007. On Thursday, August 30, 2007, the City held a scoping meeting on the NOP and Initial Study/Environmental Checklist. Scoping meeting participants were given an opportunity to comment on the proposed project's potential environmental impacts. Potential environmental impacts to be addressed as part of the EIR process include the following areas of analysis:

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|---------------------------|--|
| -Land Use and Development | -Population and Housing  |
| -Air Quality              | -Risk of Upset and Human Health                                  |
| -Noise                    | -Public Services   |
| -Utilities                | -Aesthetics  |
| -Recreation               | -Transportation and Circulation<br>(Traffic and Parking Impacts) |

In an effort to provide for greater public input during the EIR's preparation, the City is holding a public information and community participation meeting to solicit further public input from the San Fernando Downtown businesses, City residents, and all other interested parties regarding the proposed project. The meeting will be conducted in English and the City will have Spanish translators present to assist Spanish-speaking attendees. Comments can be made at the meeting in oral or written form, and in English or Spanish.

**ORGANIZATIONS AND INTERESTED PARTIES:** The City requests your comments and concerns regarding the environmental issues associated with construction and operation of the proposed project.

**PROJECT TITLE:** San Fernando Parking Lots Development Project

**PROJECT LOCATION:** The project site is comprised of five non-contiguous sites (collectively equating approximately 4.8 acres total) within the area generally bounded by Truman Street, South Brand Boulevard, Pico Street and San Fernando Mission Boulevard within the City of San Fernando.

**PROJECT DESCRIPTION:** The San Fernando Parking Lots Project involves the development of five sites within the San Fernando Corridors Specific Plan area with mixed-use residential, commercial, restaurant, and parking uses. Project implementation involves the removal of 7,000 square feet of auto service building area and 475 public parking spaces. Two development scenarios are currently proposed for the Plaza Del Sol Mixed Use Development and for the Marbella Mixed Use Development, resulting in the potential for four development scenarios, as described in detail below.

Depending upon the development scenario for the Plaza Del Sol Development and the Marbella Development, development of the project could involve up to 269 residential condominium units, three live/work units, 11,676 additional square feet of commercial uses, 56,948 additional square feet of retail/restaurant uses, and up to 934 additional parking spaces. The project would involve development of five building sites, as follows:

#### **Plaza Del Sol Mixed-Use Development Scenarios Nos. 1 and 2**

Plaza Del Sol Mixed-Use Development Scenario No. 1. The approximately 1.36-acre site occupies Parking Lots 8 and 10 and is located at the southwest corner of South Brand Boulevard and Celis Street within the Mixed-Use Transition sub-district of the Corridors Specific Plan. The first development scenario proposes the removal of existing public parking uses (132 spaces) and the development of a four-story mixed-use building with 88 condominium units, three live/work units, and approximately 13,000 square feet of ground floor retail commercial uses. Twenty percent of the condominium units (17 units) will be restricted as affordable units for the life of the project.

One level of subterranean parking will accommodate 176 parking spaces for the residential uses. The remaining 18 required guest parking spaces will be provided within the second floor mezzanine area which includes a total of 68 parking spaces. An additional 88 parking spaces will be developed on the ground floor. Three spaces within the ground floor parking will also be designated for the live-work units and the remaining spaces will serve the proposed commercial uses. Excluding the designated parking spaces for the live-work units, the remaining 153 parking spaces within the ground floor and mezzanine parking areas will be available for public use from 8:00 AM to 8:00 PM, seven days a week. An additional 18 spaces will be provided off-site and directly adjacent to the project site on Celis Street and Pico Street to serve residents, guests, and commercial patrons.

Plaza Del Sol Mixed-Use Development Scenario No. 2. The second development scenario for this site proposes the removal of existing public parking uses (132 spaces) and the development of a four-story mixed-use building with 98 condominium units, three live/work units, and approximately 7,276 square feet of ground floor commercial uses. Twenty percent of the condominium units (20 units) will be restricted as affordable units for the life of the project.

One level of subterranean parking will accommodate 176 parking spaces for the residential uses. The remaining 40 required residential and guest parking spaces will be provided within the additional 108 parking spaces that will be developed on the ground floor. Three spaces within the ground floor parking will also be designated for the live-work units and the remaining spaces will serve the proposed commercial uses. Excluding the designated parking spaces for the live-work units, the remaining 105 parking spaces within the ground floor parking area will be available for public use from 8:00 AM to 8:00 PM, seven days a week. An additional 18 spaces will be provided off-site and directly adjacent to the project site on Celis Street and Pico Street to serve residents, guests, and commercial patrons.

Either proposed development scenario of the project site requires an encroachment permit allowing for encroachment of nine feet into the Celis Street right-of-way for the full length of the project site. The encroachment will provide the building area necessary to construct the subterranean parking level to accommodate the residential parking area. With approval of the encroachment permits, the project involves the reconstruction of the public sidewalk with hardscape and landscape improvements in accordance with the San Fernando Corridors Specific Plan development standards and design guidelines.

### **Gangi Development (Parking Lot 3)**

The approximately 1.40-acre site occupies Parking Lot 3 and is located at the southeast corner of San Fernando Mission Boulevard and Celis Street within the Mixed-Use Transition sub-district of the San Fernando Corridors Specific Plan. Project implementation involves the removal of existing public parking uses (144 spaces) and the development of a four-story mixed-use building with 84 residential condominium units and approximately 10,600 square feet of ground floor commercial uses. Twenty percent of the condominium units (17 units) will be restricted as affordable units for the life of the property.

Two levels of subterranean parking will accommodate 244 parking spaces and an additional 121 parking spaces will be provided on the ground floor. Additionally, 20 off-site parking spaces will be provided parallel to the building frontages on Celis Street and Pico Street. The 385 proposed parking spaces include the replacement of the 144 public parking spaces currently located on the site.

### **Marbella Mixed-Use Development (Parking Lot 5)**

Marbella Mixed-Use Development Scenario No. 1. The approximately 0.56-acre site occupies Parking Lot 5 and is located at the southeast corner of San Fernando Mission Boulevard and Truman Street within the City Center sub-district of the San Fernando Corridors Specific Plan. Project implementation involves the removal of the existing parking uses (59 spaces) and the development of a five-story mixed-use building with 5,600 square feet of service commercial and 7,700 square feet of retail and/or restaurant uses on the ground floor. Development Scenario No. 1 proposes a 10-foot encroachment into the adjacent alley for levels 3, 4 and 5.

The first development scenario proposes a total of 255 parking spaces within levels two through five. The parking spaces will provide 53 spaces required for the service commercial and retail/restaurant uses and replacement of the 59 public parking spaces proposed to be removed. Of the remaining 143 spaces, 48 spaces will be provided to meet the parking requirements of the Commercial Development at Public Parking Lot 7 located at the southwest corner of San Fernando Mission Boulevard and Truman Street, and depending upon the development scenario for Plaza Del Sol, either 44 spaces will be provided to meet the parking requirements of the Plaza Del Sol Development Scenario No. 1 or 85 spaces will be provided to meet the parking requirements of the Plaza Del Sol Development Scenario No. 2.

Marbella Mixed-Use Development Scenario No. 2. The second development scenario for the site proposes removal of the existing parking uses (59 spaces) and the development of a six-story mixed-use building with 5,600 square feet of service commercial and 7,700 square feet of retail and/or restaurant uses on the ground floor, similar to the first development scenario. However, Development Scenario No. 2 will not involve encroachment into the adjacent alley.

The second development scenario proposes a total of 292 parking spaces within levels two through six. The parking spaces will provide 53 spaces required for the service commercial and retail/restaurant uses and replacement of the 59 public parking spaces proposed to be removed. Of the remaining 180 spaces, 48 spaces will be provided to meet the parking requirements of the Commercial Development at Public Parking Lot 7 located at the southwest corner of San Fernando Mission Boulevard and Truman Street, and depending upon the development scenario

for Plaza Del Sol, either 44 spaces will be provided to meet the parking requirements of the Plaza Del Sol Development Scenario No. 1 or 85 spaces will be provided to meet the parking requirements of the Plaza Del Sol Development Scenario No. 2.

#### **Miraflores Mixed-Use Development (Parking Lot 4)**

The project site comprises the 1.14-acre public parking lot (Parking Lot 4) at the southwest corner of South Brand Boulevard and Truman Street and the 0.34-acre privately owned parcel on the southeast corner of South Maclay Avenue and Truman Street. The project site is located within the City Center subdistrict of the San Fernando Corridors Specific Plan. The project would involve the removal of the 7,000 square foot auto service use (assuming that the site is acquired by the developer) and existing public parking (120 spaces), and development of a four-story mixed-use building with approximately 25,898 square feet of commercial uses on the ground floor and 87 residential condominium units above.

Four parking levels including two subterranean levels will provide a total of 420 parking spaces. The total parking will include 277 spaces required for the proposed residential and commercial uses and replacement of the 120 public parking spaces proposed to be removed.

#### **Commercial Development (Parking Lot 7)**

The approximately 7,000 square foot/0.16-acre site occupies Public Parking Lot 7 and is located at the southwest corner of San Fernando Mission Boulevard and Truman Street within the Mixed-Use Transition sub-district of the San Fernando Corridors Specific Plan. The project involves removal of 20 public parking spaces and development of an approximately 5,550 square foot commercial building.

The 28 parking spaces required for the proposed retail or service commercial space and replacement of the 20 public parking spaces will be provided in the Marbella Mixed-Use Development Project at Public Parking Lot 5 located across the street.

**DOCUMENT AVAILABILITY:** The NOP and Initial Study/Environmental Checklist are available for public review at the locations listed below during regular business hours:

- City of San Fernando, City Hall, 117 Macneil Street, San Fernando, CA 91340
- Los Angeles County Library, 217 North Maclay Avenue, San Fernando, CA 91340
- Cesar E. Chavez Park, 208 Park Avenue, San Fernando, CA 91340
- Las Palmas Park, 505 South Huntington, San Fernando, CA 91340
- City's website, <http://www.sfcity.org> under "In the Spotlight" as "Parking Lots Projects EIR"

If you require additional information please contact the Community Development Department at (818) 898-1227.

Date:

9/28/07

Signature:



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