



THE CITY OF SAN FERNANDO

PLANNING AND PRESERVATION COMMISSION

REGULAR MEETING NOTICE AND AGENDA

NOVEMBER 7, 2017 – 6:30 P.M.

COUNCIL CHAMBERS
117 MACNEIL STREET
SAN FERNANDO, CA 91340

CALL TO ORDER

ROLL CALL

Chair Theale E. Haupt
Vice-Chair Alvin Durham, Jr.
Commissioner Yvonne G. Mejia
Commissioner Jennifer Perez-Helliwell

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

November 7, 2017

PUBLIC STATEMENTS – WRITTEN/ORAL

There will be a three (3) minute limitation per each member of the audience who wishes to make comments relating to City Business. Anyone wishing to speak, please fill out a form located at the Council Chambers entrance and submit it to the Commission Chair. When addressing the Planning and Preservation Commission please speak into the microphone and voluntarily state your name and address.

CONSENT CALENDAR

Items on the Consent Calendar are considered routine and may be disposed of by a single motion to adopt staff recommendation. If the Planning and Preservation Commission wishes to discuss any item, it should first be removed from the Consent Calendar.

- 1) Minutes of the June 6, 2017 Planning and Preservation Commission Regular Meeting;
and
- 2) Minutes of the July 18, 2017 Planning and Preservation Commission Special Meeting.

PLANNING AND PRESERVATION COMMISSION

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CONTINUED BUSINESS

- 3) Land Use Determination 2017-001 – 1026 Griswold Avenue, San Fernando, CA 91340
- Land Use Determination to be continued to the regular meeting of December 5, 2017 to allow the applicant additional time to address the information requested by the Planning and Preservation Commission at their Special Meeting of October 24, 2017

NEW BUSINESS

- 4) SUBJECT: Consideration of a Resolution approving and recommending the San Fernando Corridors Specific Plan SP-5, amendments to the General Plan text and map, amendments to the Zoning Ordinance text and map, and Environmental Impact Report for approval by the San Fernando City Council.

APPLICANT: City of San Fernando

- RECOMMENDATION: it is recommended that the Planning and Preservation Commission:
- a. Open the Public Hearing and receive presentation of City staff;
 - b. Pose questions to City staff;
 - c. Receive public testimony;
 - d. Pose further questions to City staff based on public testimony;
 - e. Close the Public Hearing and commence deliberations on the proposed Corridors Specific Plan SP-5 and related EIR and General Plan and Zoning ordinance text changes and maps;
 - f. Approve the attached Planning and Preservation Commission Resolution 2017-008 (Attachment No. 1), which recommends that the City Council certify the Environmental Impact Report SCH No. 215121088 (EIR) pursuant to the California Environmental Quality Act (CEQA) and approve:
 - a. General Plan/Map Amendments,
 - b. San Fernando Corridors Specific Plan SP-5,
 - c. Zoning Ordinance/Map Amendment.

PLANNING AND PRESERVATION COMMISSION

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If, in the future, you wish to challenge the items listed above in Court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice or in written correspondence delivered to the City Planning and Preservation Commission at, or prior to, the Public Hearing. Decisions of Planning and Preservation Commission may be appealed to the City Council within 10 days following the final action.

STAFF COMMUNICATIONS

None

COMMISSIONER COMMENTS

ADJOURNMENT

December 5, 2017

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.

Signed and Posted: November 3, 2017 at 5:30 p.m.

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 at (818) 898-1227 at least 48 hours prior to the meeting.



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

**DRAFT MINUTES OF THE
JUNE 6, 2017 MEETING
CITY HALL COUNCIL CHAMBER**

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION. AUDIO OF THE ACTUAL MEETING ARE AVAILABLE FOR LISTENING AT: www.ci.san-fernando.ca.us/commissionandboardmeetings/#ppc

CALL TO ORDER

The meeting was called to order by Chairperson Theale Haupt at 6:30 p.m.

ROLL CALL

The following persons were recorded as present:

PRESENT:

Chairperson Theale Haupt, Vice-chair Alvin Durham, Commissioners Kevin Beaulieu, and Yvonne Mejia

ABSENT:

Jennifer Perez- Helliwell

ALSO PRESENT

City Attorney Joaquin Vazquez, Associate Planner Humberto Quintana, and Community Development Secretary Michelle De Santiago

APPROVAL OF AGENDA

Vice-chair A. Durham moved to approve the agenda of June 6, 2017 meeting. Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

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

*Commissioner J. Perez-Helliwell arrived at 6:31 p.m.

CONSENT CALENDAR

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Regular Meeting Minutes –June 6, 2017

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Vice-chair A. Durham moved to approve the minutes of the January 3, 2017, and the February 7, 2017, Planning and Preservation Commission Meetings. Seconded by K. Beaulieu, the motion carried with the following vote:

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

UNFINISHED BUSINESS

None

PUBLIC HEARING

Conditional Use Permit 2016-006 (CUP 2016-006) – 503 Jessie Street, San Fernando, CA 91340 – DNE Group LLC, 6506 Capistrano Avenue, West Hills, CA 91307 – The proposed “Project” is a request for review and approval of a Conditional Use Permit 2016-006, to allow for storage, distribution, and warehousing uses to be established at the subject property. The requested CUP would allow for the applicant to operate a moving and storage facility with ancillary offices at the property located at 503 Jessie Street. The proposed moving and storage facility with ancillary offices will occupy an existing 12,750 – square foot industrial building located on an approximate 23,606-square foot lot. The subject site is located along the west side of the 500 block of Jessie Street, between Fourth Street and Fifth Street, within the M-1 (Limited Industrial) zone.

STAFF PRESENTATION

Associate Planner Humberto Quintana gave the staff presentation recommending that the Planning and Preservation Commission approval Conditional Use permit 2016-006 to allow for the operation of a moving and storage facility with ancillary offices within an existing 12,750-square foot industrial building located at 503 Jessie Street, pursuant to Planning and Preservation commission Resolution No. 2017-004 and the “Conditions of Approval” attached as Exhibit “A” to the Resolution (Attachment No.1)

PUBLIC COMMENT

COMMISSION DISCUSSION

K. Beaulieu asked the applicant if there have been any neighbor complaints and how long has he been in business at this location.

David Moyal –Business Owner indicated that he has never received any complaints for the neighbors and that he has been operating at the location for three years now.

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H. Quintana indicated that the Police Department received a complaint regarding the staging of delivery trucks on the street.

K. Beaulieu asked how the proposed use is different from current operation and if there is any business activity after 5:00 p.m.

D. Moyal indicated that the majority of the business activity is during 7:00 a.m. to 5:00 p.m. and it is rare for any activity after hours. He indicated that the company has two other locations (Simi Valley and Chatsworth) where they pods are being stored and this location is only being used to manufacture the pallettes.

H. Quintana indicated that the current use is that of a manufacturer of crates and pods.

A. Durham indicated that he drove by the location and noticed that the site has a lot of outdoor storage and debris.

T. Haupt agreed that there is clutter all over the site and based on Conditions of Approval #8 it specifically states that the property must be maintained cleaned and free of outside storage and debris.

Y. Mejia asked for confirmation of the setback at the rear of the location, windows and or skylights.

H. Quintana indicated that the rear building has a zero setback and that the windows are at the rear of the building and that no there are no skylights at the location.

By consensus the Commission modified by following Conditions of Approval for the project:

Condition of Approval #6: Amendment to the language to allow for on-site overnight parking of the delivery trucks and identify any ADA parking stalls; and

Condition of Approval # 11: Amendment to the language that the applicant must comply with all of the applicable City Fire Code for the occupancy and operation of the business.

Subsequent to discussion, Commissioner Y. Mejia moved to approve Conditional Use Permit 2016-006 to allow the operation of a moving and storage facility with ancillary office use within an existing 12,750-sqre foot industrial building located at 503 Jessie Street, pursuant to Planning and Preservation Commission Resolution No.2017-004 and the “Conditions of Approval” including the friendly amendments attached as Exhibit “A” to the Resolution. Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

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

STAFF COMMUNICATIONS

Staff informed the Commission regarding the Urgency Ordinance that will be presented to Council with regards to Accessory Dwelling Units and the recent passing of Senate Bill 1069 and Assembly Bill 2299.

City Attorney Joaquin Vasquez indicated that the City does have some ability to impose restrictions but at this point it must be done through an Urgency Ordinance since these Bills were in effect since January 1, 2017.

COMMISSION COMMENTS

The Commission asked staff to see if the second exit from Smart and Final can be removed since it poses a danger because at no given time can three vehicles safely enter or exit the location at the same time.

Cast iron tree wells should be replaced with Decomposed Granite.

The Ideal Lease trucks on First Street are double parking and this may be a violation of their conditions of approval for their Conditional Use Permit.

PUBLIC STATEMENTS

None

ADJOURNMENT

Vice-chair A. Durham moved to adjourn to July 5, 2017 meeting. Second by Commissioner Y. Mejia, the motion carried with the following vote:

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

8:04 P.M.

Planning Commission Secretary



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

**DRAFT MINUTES OF THE
JULY 18, 2017 SPECIAL MEETING
CITY HALL COUNCIL CHAMBER**

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION. AUDIO OF THE ACTUAL MEETING ARE AVAILABLE FOR LISTENING AT: www.ci.san-fernando.ca.us/commissionandboardmeetings/#ppc

CALL TO ORDER

The meeting was called to order by Theale Haupt at 6:30 p.m.

ROLL CALL

The following persons were recorded as present:

PRESENT:

Chairperson Theale Haupt, Vice-chair Alvin Durham, Commissioners Kevin Beaulieu, Yvonne Mejia and Jennifer Perez-Helliwell

ALSO PRESENT

City Attorney Richard Padilla, Interim Community Development Director Jack Wong, Associate Planner Humberto Quintana, and Community Development Secretary Michelle De Santiago

APPROVAL OF AGENDA

Vice-chair A. Durham, moved to approve the agenda of July 18, 2017 Special Meeting. Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

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

CONSENT CALENDAR

No Items

UNFINISHED BUSINESS

PLANNING AND PRESERVATION COMMISSION

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None

PUBLIC HEARING

Variance 2017-003 (VAR 2017-003) – 500 San Fernando Mission Boulevard, San Fernando, CA 91340 – Allen R. Baker, C/o Peter Pan LLC – The proposed “Project” is a request for review and approval of Variance 2017-003, in order to allow the payment of a fee in-lieu of the provision of four (4) required off-street parking spaces, in accordance with City Municipal Code Section 106-827(a), for the occupancy of a portion of a commercial building located at 500 San Fernando Mission Boulevard, Unit #100 between Hewitt Street and Hollister Street, within the C-1 (Limited Commercial) Zone, for a proposed physical therapy use.

STAFF PRESENTATION

Associate Planner Humberto Quintana gave the staff presentation recommending the Planning and Preservation Commission approve Variance 2017-003 to allow for four(4) of the required off-street parking spaces for the property located at 500 San Fernando Mission Boulevard Unit #100 to be satisfied by payment of an in-lieu fee, pursuant to Planning and Preservation Commission Resolution No. 2017-005 and the “Conditions of Approval” attached as Exhibit “A” to the resolution.

PUBLIC COMMENT

None

COMMISSION DISCUSSION

Y. Mejia asked how many employees would the new tenant have.

H. Quintana indicated that he will direct that question to the applicant who is in the audience and available to answer any questions.

Allen R. Baker – Building owner and applicant – Mr. Baker indicated that the new tenant will have 2 – 3 employees and the number of patients utilizing the location would be 1.7 persons per hour any given time, one appointment in increments of 45 minutes.

T. Haupt asked about the other 1400 square feet of empty tenant space.

Allen R. Baker we are hoping to have a retail tenant, since the space has been vacant for two years.

Subsequent to discussion Commissioner K. Beaulieu moved to approve Variance 2017-003 to allow for four (4) of the required off-street parking spaces for the property located at 500 San Fernando Mission Boulevard Unit #100 to be satisfied by payment of an in-lieu parking fee, pursuant to Planning and Preservation Commission Resolution No. 2017-005 and the “Conditions of Approval” attached as Exhibit “A” to the resolution. Seconded by Vice-chair A. Durham, the motion carried with the following vote:

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

STAFF COMMUNICATIONS

H. Quintana introduced Jack Wong as the Interim Community Development Director. Humberto also informed the Commission of the Urgency Ordinance that was adopted at last night City Council meeting with regards to the regulations of accessory dwelling units. Additionally the Commission will go dark on August 1, 2017 to allow everyone to attend the National Night Out.

COMMISSION COMMENTS

T. Haupt indicated that we should still meet in August.

Other properties mentioned were 650 Glenoaks Blvd and the lack of development with the car port structure for their tenants and 2040 Glenoaks Blvd regarding the lack of property maintenance along the Hubbard Avenue side of the site (which is outside of the City Limits)

PUBLIC STATEMENTS

None

ADJOURNMENT

Commissioner K. Beaulieu moved to adjourn to the August 1, 2017. Second by Vice-Chair A. Durham, the motion carried with the following vote:

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

7:08 P.M.

Planning Commission Secretary



MEETING DATE: November 7, 2017

PUBLIC HEARING:

1. CHAIRPERSON TO OPEN THE ITEM AND REQUEST STAFF REPORT
2. STAFF PRESENTS REPORT
3. COMMISSION QUESTIONS ON STAFF REPORT
4. OPEN THE PUBLIC HEARING
5. CLOSE THE PUBLIC HEARING
6. PLANNING AND PRESERVATION COMMISSION DISCUSSION
7. RECOMMENDED ACTION:
 - a. To Continue:

"I move to continue consideration Land Use Determination 2017-001 to the December 5, 2017 regular meeting of the Planning and Preservation Commission ..." (Roll Call Vote)

Moved:_____

Seconded:_____

Roll Call:_____

ITEM 3:

Land Use Determination 2017-001



MEETING DATE: November 7, 2017

PUBLIC HEARING:

1. CHAIRPERSON TO OPEN THE ITEM AND REQUEST STAFF REPORT
2. STAFF PRESENTS REPORT
3. COMMISSION QUESTIONS ON STAFF REPORT
4. OPEN THE PUBLIC HEARING
5. CLOSE THE PUBLIC HEARING
6. PLANNING AND PRESERVATION COMMISSION DISCUSSION
7. RECOMMENDED ACTION:

a. To Approve:

“I move to approve the Planning and Preservation Commission Resolution 2017-008, which recommends that the City Council certify the Environmental Impact Report SCH No. 2015121088 (EIR) pursuant to the California Environmental Quality Act (CEQA) and approve; General Plan/Map Amendments, San Fernando Corridors Specific Plan SP-5, and Zoning Ordinance/Map Amendment.... (Roll Call Vote)

b. To Deny:

“I move to deny the San Fernando Corridors Specific Plan SP-5, amendments to the General Plan text and map amendments to the Zoning ordinance Text and map, and Environmental Impact Report, based on the following...” (Roll Call Vote)

c. To Continue:

“I move to continue consideration the San Fernando Corridors Specific Plan SP-5, amendments to the General Plan text and map amendments to the Zoning ordinance Text and map, and Environmental Impact Report to a date specific date...” (Roll Call Vote)

Moved:_____

Seconded:_____

Roll Call:_____

ITEM 4:

San Fernando Corridor Specific Plan SP-5



AGENDA REPORT

To: Planning and Preservation Commission Chairperson Haupt and Commissioners

From: Jack Wong, Interim Community Development Director

Date: November 7, 2017

Subject: Consideration of a Resolution approving and recommending the San Fernando Corridors Specific Plan SP-5, amendments to the General Plan text and map, amendments to the Zoning Ordinance text and map, and Environmental Impact Report for approval by the San Fernando City Council

RECOMMENDATION:

It is recommended that the Planning and Preservation Commission:

- a. Open the Public Hearing and receive presentation of City staff;
- b. Pose questions to City staff;
- c. Receive Public testimony;
- d. Pose further questions to City staff based on public testimony;
- e. Close the Public Hearing and commence deliberations on the proposed Corridors Specific Plan SP-5 and related EIR and General Plan and Zoning Ordinance text changes and maps;
- f. Approve the attached Planning and Preservation Commission Resolution 2017-008 (Attachment No.1), which recommends that the City Council certify the Environmental Impact Report SCH No. 2015121088 (EIR) pursuant to the California Environmental Quality Act (CEQA) and approve:
 - a. General Plan/Map Amendments
 - b. San Fernando Corridors Specific Plan SP-5
 - c. Zoning Ordinance/Map Amendment

BACKGROUND:

1. On February 28, 2013, Metro awarded a \$282,392 planning grant to the City of San Fernando for the completion of a comprehensive update to the existing SP-4 San Fernando Corridors Specific Plan, to make the necessary amendments to the General Plan text, Zoning

Ordinance text, and related maps and to prepare an Environmental Impact Report (EIR) pursuant to CEQA. The City agreed to contribute a match of \$13,306 (\$6,306 in-kind, such as staff-time and \$7,000 funds).

2. The firm of Sargent Town Planning (Consultant) was selected to complete the project from a general solicitation to qualified consultants. A Professional Services Agreement (PSA) was signed on May 19, 2014.
3. Metro's deadline to complete the project has been extended from the original date of June 30, 2016 to a new deadline date of March 31, 2018.
4. Throughout this process, several public meetings, and workshops have been conducted with residents, merchants, and local stakeholders. Sargent Town Planning, the consultant who is preparing the specific plan amendment, conducted several individual and small group meetings with local stakeholders in September and October 2014 and again in September 2015. The proposed specific plan amendment was also discussed by the following:
 - a. The Development Advisory Committee (DAC) conducted four public meetings on September 30, 2014, November 12, 2014, January 14, 2015, and June 17, 2015.
 - b. The Planning and Preservation Commission also conducted discussions at two of its regularly scheduled meetings on August 4, 2015, October 6, 2015.
 - c. The City and Sargent Town Planning conducted one environmental scoping meeting on January 7, 2016 and four community workshops on November 19, 2014, January 21, 2015, August 28, 2017, and September 15, 2017.
5. There have been two major phases during the development of the project. The first phase can be characterized as the initial data collection and development of concepts and strategies. The term of the first phase was between June 2014 and May 2015. During this initial phase, the Consultant conducted extensive data collection and solicited community participation, which resulted in the development of preliminary concepts and early place making strategies. These ideas were vetted over the next five months, between June 2015 and October 2015, with City staff and the Planning and Preservation Commission. The term of the second phase was from October 2015 to present day, wherein the Consultant initiated revisions to the Specific Plan in recognition of community input and prepared the Draft Environmental Impact Report.
6. Community input and comments were seriously considered and substantially shaped the final product, in terms of suggested uses and their locations, building intensities, urban aesthetics, and place making strategies.

7. Public Notice for this public hearing was published in The San Fernando Sun newspaper on October 26, 2017 as shown in Attachment A.

ANALYSIS:

The San Fernando Corridors Specific Plan is a “living” document that is meant to be updated pursuant to changing circumstances. The original San Fernando Corridors Specific Plan was adopted by Ordinance #1562 in January, 2005 as SP-4 (SP-4 Plan). Since then, the voters of Los Angeles County approved Measure M, which provides the necessary funding for one of the planned transit improvements identified in the East San Fernando Valley Transit Corridor Plan, which traverses San Fernando’s downtown area, terminating at the Sylmar/San Fernando Metrolink Station. The current proposed San Fernando Corridors Specific Plan (SP-5 Plan) identifies strategies that recognize Metro’s public transportation project that is projected to start in 2019 and to update the policies and strategies contained in the current SP-4 Plan. As such, the SP-5 Plan will rescind and replace the SP-4 Plan, in its entirety.

The proposed SP-5 Plan establishes planning principles, land use policies, development standards, and design guidelines for public improvements and private development within the specific plan area. Some of the more notable changes proposed in the SP-5 Plan are:

- Making all residential projects, which are currently permitted administratively by right of zone, subject to receiving a Conditional Use Permit from the Planning and Preservation Commission
- Reducing the building heights and number of floors for residential projects within the planning area
- Limiting the eligible parcels for residential projects within the Downtown District
- Reducing the allowable residential density
- Expanding the areas where commercial and retail uses are allowed
- Requiring new multi-family buildings facing Second Street to be neighborhood-friendly in their design and scale along the single family/multi-family zone boundary
- Updating the specific plan to promote economic development by:
 - Changing the permitting requirements of many commercial uses that are conditionally permitted to permitted by right;
 - Changing permitting requirements for bona fide eating establishments with ancillary alcoholic beverages for on-site consumption (up to Type 47 liquor license) from a conditional use permit to a by-right permit.
 - Allowing more commercial and restaurant uses within the Auto Commercial and Workplace Flex districts.

- Allowing some light industrial uses within the Mixed-Use Corridor District, subject to frontage requirements.
- Making the Development Standards more user-friendly
- Ensuring that Metro's East San Fernando Valley Transit Corridor transportation improvements are introduced in the best interest of the City

To effectuate these changes, State law requires that the City's General Plan, Specific Plan and Zoning Ordinance and maps are internally consistent i.e., no internal contradictions. Therefore, as part of the overall process, the Consultant has prepared the appurtenant amendments to the General Plan and Zoning Ordinance and related maps. These documents are also attached to this staff report for your consideration.

ENVIRONMENTAL REVIEW:

The City of San Fernando is the designated Lead Agency overseeing the environmental review for the proposed SP-5 Plan. As the Lead Agency, the City of San Fernando directed the preparation of an Environmental Impact Report, which identified potential impacts associated with future development allowed by the project. On December 22, 2015, the City circulated a Notice of Preparation (NOP) for review and comment, through January 20, 2016, by the public, responsible agencies, and reviewing agencies. On January 7, 2016, a Scoping Meeting was conducted to receive public input and comment and on August 10, 2017, the Draft Environmental Impact Report SCH No. 2015121088 (EIR) was released, initiating a 45-day public review period. A Notice of Completion (NOC) of the Draft EIR was also provided on August 10, 2017 to the Governor's Office of Planning and Research State Clearinghouse for environmental review documents, along with copies for review by state agencies. A Notice of Availability (NOA) of the Draft EIR for review and copies of the Draft EIR were also sent to County Clerk on August 10, 2017 and to responsible agencies, agencies that had commented on the NOP, and all other interested parties that had requested notice and copies of the Draft EIR.

The City and Consultant conducted an environmental scoping meeting on January 7, 2016 and discussed the Draft EIR at two community meetings on August 28, 2017 and September 15, 2017.

The significant impacts identified were noise during construction, the unearthing of subsurface cultural resources during construction, and decreases in intersection performance due to automobile traffic. All these impacts can be mitigated with the appropriate mitigation measures as follows:

- **Noise during construction.** The Project will allow future development within the Specific Plan Area. Construction within an existing community, particularly where potential development sites are close to existing residences, has the potential to

generate construction noise levels that exceed community standards. As such, the Project could result in potential significant noise impacts during construction. To address the potential construction noise:

- Prior to the issuance of any demolition, grading or building permits with the Specific Plan area, specifications shall be prepared that identify requirements regarding attenuation of noise from construction vehicles and activities, including notification of surrounding owners and tenants of the proposed construction schedule and activities, posting of project hours and contractor contact information at all construction entrances, submittal of a material haul route plan to the City, staging of noisy equipment away from sensitive uses, and implementation of noise attenuation measures to the extent feasible.
- **Unearthing of subsurface cultural resources during construction.** Due to the history of the area, the potential exists for cultural resources, and specifically Tribal Cultural. As a result, future development associated with the Project that involved site excavation could have an impact on subsurface cultural artifacts within the Specific Plan Area. As the significance of any subsurface artifacts is currently unknown, this impact is considered potentially significant. To address the potential subsurface cultural resource impacts:
 - The project proponent of any proposed development within the Specific Plan area that involves excavation, or similar ground disturbing activity, shall retain a certified Native American Monitor, procured by the Fernandeano Tataviam Band of Mission Indians (“the Tribe”), for the duration of construction-related ground disturbance activities. The Monitor shall complete monitoring logs on a daily basis that document ground disturbing activities, locations, soil, and any cultural materials identified. On-site Native American monitoring shall end when the project site grading and excavation activities are completed, or when the Tribe’s Tribal Historic and Cultural Preservation Officer (THCPO) has indicated, in writing, that the project will no longer need to obtain Native American monitoring services.
- **Future development associated with the Project could increase vehicle traffic within the Specific Plan Area.** Traffic analysis of assumed future traffic identified intersections where the level of performance could be reduced to an unacceptable level. As such, the Project could have a significant impact due to increase vehicular traffic. To address potential traffic impacts, the City shall:
 - Create an eastbound right-turn lane on First Street. This improvement may require the removal of one parking space between the commercial driveways on the south side of First Street west of Maclay Avenue. Removing the one parking

space would allow for a right turn of 150 feet in length. If additional right turn storage is required, then additional parking spaces on the south side of First Street may need to be removed. This improvement will also fit within the existing curbs, not requiring any street widening.

- Implement a signal synchronization program, coordinating traffic signal systems within the Downtown District of the Specific Plan area, specifically along Maclay Avenue, Hubbard Street, Truman Street, and San Fernando Road.

If the following mitigation measures are implemented, potential impacts would be reduced to a less than significant level. The Draft Environmental Impact Report SCH No. 2015121088, dated August 2017 that was circulated for public comment is hereby entered into the records along with the attached “Final” Environmental Impact Report SCH No. 2015121088, dated October 2017, which addresses the comments and concerns received. Any and all references to the Environmental Impact Report shall be in reference to the two documents in combination, both of which are available for public review on the City’s website and at City Hall.

RESPONSE TO CORRESPONDENCE FROM MS. MARY MENDOZA RECEIVED ON OCTOBER 25, 2017 (ATTACHMENT NO. 2):

Background

This project was funded by a grant from Metro to update the zoning in the project area to meet Metro’s Transit Oriented Development (“TOD”) Planning Grant Program guidelines of promoting development that takes “advantage of proximity and access to public transit through appropriate density, reduced reliance upon private automobiles, and enhanced walkability.” Key components of meeting Metro’s grant objectives include: 1) amending the existing zoning to allow residential uses near the Metrolink Station where residential use were not allowed, 2) increasing residential densities between the San Fernando Mall and the Metrolink Station to promote residential development near the Metrolink Station and near the proposed stops of Metro’s East San Fernando Valley Transit Corridor transit initiative, 3) creating a stronger pedestrian link between Maclay Avenue and the City Center along First Street to the Metrolink Station, permitting residential uses along First Street due to the proximity to the Metrolink Station and Maclay Avenue; and 4) updating the street standards to accommodate Metro’s East San Fernando Valley Transit corridor, while continuing to calm traffic in order to create a pedestrian-oriented, multi-modal environment. These strategies resulted in a direction that may increase the area and amount of housing that could be built within the Specific Plan area.

However, as the public process unfolded, it became clear that certain segments of the community believed the above-mentioned approach was not in the best interest of San Fernando. Based upon the community’s input at the public workshops, City staff and the consultant team adjusted the approach to meet the communities concerns, while continuing to strive to be consistent with the objectives of Metro’s grant.

Ms. Mendoza presented a letter of concern to the City Clerk on October 25, 2017, which was past the deadline for receipt of written comments on the CEQA document. The letter was signed by 12 community residents. However, staff wishes to acknowledge and address the community concerns below:

a. *Eliminate the Mixed-Use Overlay: No Residential in the Downtown and Historic Core.*

The current SP-4 Plan does not provide a maximum density for residential uses within the San Fernando Mall and City Center Sub-Districts, while capping the maximum density within the Mixed-Use Transition Sub-District at 45 du/acre. In preparing the proposed SP-5 Plan, the locations and amount of housing that can be built within the proposed Downtown District were significantly reduced.

The current SP-4 Plan, with the exception of parcels located within 200 feet of the railroad right-of-way, allows residential uses within the entire area covered by the proposed SP-5 Downtown District: on upper floors throughout the entire San Fernando Mall and City Center Sub-Districts and on both ground floors and upper floors within the portions of the Mixed-Use Transition Sub-District located south of the San Fernando Mall between San Fernando Mission Boulevard and Brand Boulevard.

The proposed SP-5 Downtown District only allows residential uses on upper floors of parcels within the Downtown Residential Overlay, which applies only to select parcels that do not front the San Fernando Mall, excepting the two through-parcels located on the south side of the San Fernando Mall at San Fernando Mission Boulevard. In addition, SP-5 puts in place a maximum residential density of 50 du/acre for all parcels within the proposed Downtown Residential Overlay.

Staff believes it is important to retain residential uses within the Downtown District due to its proximity to the proposed East San Fernando Valley Transit Corridor station, at Maclay and the railroad right-of-way, and also to help create an active, vibrant downtown environment where people do not need to rely on cars to get around. In addition, many of the parcels within the Downtown Residential Overlay are controlled by the City. Furthermore, any proposed residential development that occurs on these and other parcels will be subject to a discretionary review by the Planning and Preservation Commission through the Conditional Use Permit process and any such action would be appealable to the City Council.

b. *Industrial Zoning: Limit Height in the Workplace Flex to 2 floors or 25-30 feet.* For the properties located south of the railroad right-of-way, the current SP-4 Plan allows building heights within the Support Commercial Zone of up to 3 stories/40 feet. For the portions north of the railroad right-of-way, current zoning allows heights of up to 45 feet within the M-1 and M-2 zones, but does not specify the number of stories. In the proposed SP-5 Plan, the SP-4's Support Commercial height standards (3 story/40 foot) for the parcels south of the railroad right-of-way were applied to the parcels along First

Street. As mentioned above, the original intent was to allow housing along First Street due to its proximity to the existing Sylmar/San Fernando Metrolink Station and proposed Maclay LRT Station.

- c. ***Civic Center and Maclay from 1st to 4th: Prohibit Housing and Limit Building Heights to 2 Stories.*** The parcels along Maclay Street between First Street and Fourth Street are currently subject to SP-4's City Center Sub-District, which allows housing on upper floors of four-story (50 foot tall) buildings with an unlimited density. Per the proposed SP-5 Plan, housing would not be permitted on these parcels. In addition, SP-5 limits the height of buildings on these parcels at 3 stories/40 feet – the same height allowed within the adjacent Maclay District.
- d. ***R-3 Zoning-Neighborhood General: Reduce Density and height for entire site.*** The intention of this Specific Plan update was to mediate the transition between the housing already allowed by the existing R-3 zoning and the R-1 neighborhoods across Second Street, and not to downzone the existing zoning. Reduced height restrictions are also contemplated along Celis Street in the Mixed-Use Corridor District. As mentioned above, an important objective of this Plan is to provide housing within walking distance of transit.
- e. ***Maclay Avenue between 4th and 8th Streets: Lower Building Heights.*** Per the RFP and per Metro's grant, the scope of this Specific Plan update was focused on the portions of the plan area located south of Second Street, near the Metrolink Station and Metro's proposed East San Fernando Valley Transit Corridor stops. Accordingly, the standards of the Maclay District were not studied as part of this specific plan update, and were not discussed during the public process, and consequently are not part of this update effort.
- f. ***Open Space: add a Central Park or Plaza.*** Parks and open spaces are allowed in all the districts of the SP-5 Plan. In addition, Chapter 8 (Implementation) of the proposed SP-5 Plan contains an action item directing the City to look for upcoming site opportunities to create a public plaza space in the Downtown District as a gathering place for community and special events.

CONCLUSION:

The proposed San Fernando Corridors Specific Plan (SP-5) promotes sustainable development, livability, walkability within the downtown area and the community, and easy access to the Sylmar/San Fernando Metrolink Station and Metro's proposed transit stops. New improvements in the Plan Area will be of high architectural quality and scale and will be designed in keeping with the vision and character of the immediate district, establishing a genuine "sense of place" and contributing to the overall branding of the district.

Staff recommends that prior to approving the amendments to the General Plan, Zoning Ordinance and related maps, and proposed San Fernando Corridors Specific Plan (SP-5), the Planning and Preservation Commission hereby finds that:

- The Draft Environmental Impact Report (EIR) was completed in compliance with California Environmental Quality Act, and
- The Draft EIR was presented to the Planning and Preservation Commission for review and consideration, and the Planning and Preservation Commission has considered the information contained in the Draft EIR prior to considering approval of the proposed amendments to the General Plan, Zoning Ordinance, related maps, and proposed San Fernando Corridors Specific Plan (SP-5).

Staff recommends that the Planning and Preservation Commission approve the attached Resolution 2017-008 (Attachment No. 1), which accomplishes the following:

- Certifies the attached Environmental Impact Report, pursuant to the California Environmental Quality Act, and
- Approves the attached General Plan text and map amendments, and
- Approves the attached San Fernando Corridors Specific Plan (SP-5), and
- Approves the attached Zoning Ordinance text and map amendments, and
- Recommends the City Council to similarly approve and adopt the proposed San Fernando Corridors Specific Plan (SP-5), and related amendments to the General Plan, Zoning Ordinance, and maps and the Environmental Impact Report SCH No. 2015121088.

ATTACHMENTS:

1. Planning and Preservation Commission Resolution No. 2017-008
 - Exhibit "A" Public Hearing Notice
 - Exhibit "B" Project Area Map
 - Exhibit "C" Environmental Impact Report SCH No. 2015121088
 - Exhibit "D" General Plan Amendment and Land Use Map Amendment
 - Exhibit "E" San Fernando Corridors Specific Plan (SP-5)
 - Exhibit "F" Zoning Ordinance Amendment and Zoning Map Amendment
2. Ms. Mary Mendoza Letter received October 25, 2017

RESOLUTION NO. 2017-008**RESOLUTION OF THE PLANNING & PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO RECOMMENDING THAT THE CITY COUNCIL ADOPT THE SAN FERNANDO CORRIDORS SPECIFIC PLAN IN CONJUNCTION WITH THE AMENDMENT OF THE CITY OF SAN FERNANDO GENERAL PLAN TEXT, GENERAL PLAN MAP, AND THE AMENDMENT OF THE SAN FERNANDO MUNICIPAL CODE AND ZONING MAP. IN ADDITION, THE PLANNING & PRESERVATION COMMISSION APPROVES AND RECOMMENDS CERTIFICATION OF THE ENVIRONMENTAL IMPACT REPORT AND ASSOCIATED MITIGATION MONITORING PROGRAM.**

WHEREAS, on February 28, 2013, Metro awarded a \$282,392 planning grant to the City of San Fernando for the completion of a comprehensive update to the existing SP-4 San Fernando Corridors Specific Plan, to make the necessary amendments to the General Plan text, Zoning Ordinance text, and related maps and to prepare an Environmental Impact Report (EIR). The City is to contribute an additional match of \$13,306 (\$6,306 in-kind, such as staff-time and \$7,000 funds).

WHEREAS, on May 6, 2013, the City Council approved and entered into an agreement with Metro accepting a \$282,392 grant to prepare the San Fernando TOD Overlay Zone project.

WHEREAS, on May 19, 2014, the City Council approved a Professional Services Agreement with Sargent Town Planning (City Contract No. 1745) to complete the project from a general solicitation to qualified consultants.

WHEREAS, Metro's grant deadline to complete the project has been extended from the original date of June 30, 2016 to a new deadline date of March 31, 2018.

WHEREAS, throughout this process, several public meetings, and workshops have been conducted with residents, merchants, and local stakeholders. The Consultant has conducted several individual and small group meetings with local stakeholders in September and October 2014 and again in September 2015. The proposed specific plan amendment was also discussed by:

- The Development Advisory Committee (DAC) conducted four public meetings on September 30, 2014, November 12, 2014, January 14, 2015, and June 17, 2015.
- The City and Consultant conducted one environmental scoping meeting on January 7, 2016 and four community workshops on November 19, 2014, January 21, 2015, August 28, 2017, and September 15, 2017.
- The Planning and Preservation Commission also conducted discussions at two of its regularly scheduled meetings on August 4, 2015, October 6, 2015.

WHEREAS, the Planning & Preservation Commission conducted a public hearing held on the proposed San Fernando Corridors Specific Plan, General Plan Text and General Plan Map Amendments, and Zoning Code and Map Amendments and Draft Environmental Impact Report SCH No. 2015121088 on November 7, 2017 at 6:30 p.m., and proper public notice was duly given as shown in Exhibit "A"; and,

WHEREAS, the Planning & Preservation Commission's findings and recommendations for approval are memorialized in writing in the form of Planning & Preservation Commission Resolution 2017-008 on November 7, 2017.

WHEREAS, the City of San Fernando (c/o Community Development Department), hereinafter referred to as "Applicant," has submitted a proposal to approve the San Fernando Corridors Specific Plan in conjunction with amendments to the General Plan Text and General Plan Map, and amendments of the City of San Fernando Municipal Code and Zoning Map in order to implement development strategies for the revitalization of approximately 150 acres of property along Maclay Avenue, San Fernando Road, Truman Street, and First Street; properties fronting segments of Second Street between Hubbard Avenue and Macneil Street; and properties fronting Celis Street and Pico Street between Kalisher Street and Fox Street as shown in Exhibit "B": San Fernando Corridors Land Use Map, henceforth referred to as the "Project".

WHEREAS, the Project contains the goals, objectives, and policies to guide the community's vision for the revitalization of the North Maclay Avenue, San Fernando Road, Truman Street, and First Street corridors. The Specific Plan document includes a detailed statement of the community's vision for the future of the corridor areas as well as the revitalization strategy and urban design principles to be used in achieving that vision. It provides specific land use regulations, development standards and design guidelines that would apply to new development in the corridor areas, as well as a program of public improvements to the street and sidewalks.

WHEREAS, the Project would include modifying and renaming the District and Sub-District boundaries of the existing San Fernando Corridors Specific Plan (SP-4) and the General Plan and Land Use Designations of the expanded Project Area from the existing Industrial and High Density Residential Land Use Designation with District land use designations provided as part of the San Fernando Corridors Specific Plan (SP-5) in a manner consistent with the goals and objectives of the General Plan Land Use Element, Housing Element, and Circulation Element.

WHEREAS, the San Fernando Corridors Specific Plan and Zoning Map Amendment would establish the San Fernando Corridors Specific Plan (SP-5) as the primary zoning regulations for the Project Area, amending the current City Zoning Ordinance and Zoning Map. The properties within the Project Area of the Specific Plan would establish six primary districts: the Maclay, Downtown, Mixed-Use Corridor, Auto Commercial, Workplace Flex, and General Neighborhood districts.

WHEREAS, following the conclusion of a November 7, 2017 duly noticed public hearing on the matter, the Planning & Preservation Commission finds the Project to be in conformance with the General Plan, and recommends that the City Council approve the San Fernando Corridors Specific Plan in conjunction with the corresponding General Plan Text and General Plan Map Amendments, and the required Zoning Code and Zoning Map Amendments and Environmental Impact Report SCH No. 2015121088.

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) and the City of San Fernando CEQA Guidelines, the City of San Fernando as the Lead Agency overseeing the environmental review for the proposed specific plan has prepared a Draft Environmental Impact Report SCH No. 2105121088 to determine the nature and extent of the environmental impacts associated with the

proposed redevelopment of the North Maclay Avenue, San Fernando Road, Truman Street, and First Street corridors.

WHEREAS, the Draft Environmental Impact Report SCH No. 2015121088 prepared for the project has identified impacts associated with future development allowed by the project and that all these impacts can, pursuant to CEQA, be reduced to “less than significant” levels with implementation of the appropriate mitigation measures administered through the associated Mitigation Monitoring Program.

WHEREAS, the Draft Environmental Impact Report SCH No. 2015121088, dated August 2017 that was circulated for public comment is hereby entered into the records along with the attached “Final” Environmental Impact Report SCH No. 2015121088, dated October 2017, which addresses the comments and concerns received. Any and all references to the Environmental Impact Report shall be in reference to the combined two documents, both of which are available for public review on the City’s website and at City Hall.

WHEREAS, the proposed amendment to the San Fernando Municipal Code is consistent with the General Plan of the City of San Fernando by providing for the following: Amendment of the San Fernando Municipal Code and Zoning Map to provide the San Fernando Corridors Specific Plan’s development standards and design guidelines as the regulatory framework to guide public and private actions in the Project Area (i.e., guiding site development and building architecture for new construction and/or rehabilitation) that are designed to support future development of the Project Area within the City of San Fernando, in a manner consistent with the General Plan and without adversely impacting the public health, safety, convenience, and welfare.

NOW, THEREFORE, the Planning & Preservation Commission of the City of San Fernando hereby resolves as follows:

SECTION 1. That the Planning & Preservation Commission determined that the proposed text revisions to the San Fernando Municipal Code are based the findings of fact as discussed below:

- **The proposed amendment is consistent with the objectives, policies, general land uses and programs of the City’s General Plan.**

It is the Planning & Preservation Commission’s assessment that the amendment of the San Fernando Zoning Code and Zoning Map to establish the Specific Plan’s development strategies (i.e., development standards and design guidelines) that facilitate public and private development within the San Fernando Corridors Specific Plan Project Area is consistent with the objectives, policies, and general land use and programs of the San Fernando General Plan. The Project is consistent with the General Plan’s goals that seek to retain the character of the community, promote the economic viability of the commercial areas, attract new commercial activities within the downtown area, while conserving the surrounding residential neighborhoods that help add to the community’s identity.

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

The proposed San Fernando Zoning Code and Zoning Map Amendments associated with the Project will help improve the public interest, health, safety, convenience, and welfare by improving the streetscape along all six Districts, improving access to transit, and increasing commercial and residential opportunities within the Project Area. These amendments will implement the San Fernando Corridors Specific Plan so as to guide public and private physical improvements in a manner that encourages a higher quality of design that is consistent with the scale and character of the Districts, and improves pedestrian connectivity and safety through the clustering of commercial, residential, and service oriented uses, and reduces amount and speed of vehicle traffic through new street and landscaping improvements within the public right-of-ways.

SECTION 2. The Planning & Preservation Commission finds that all of the facts set forth in this Resolution are true and correct.

SECTION 3. On November 7, 2017, the Planning & Preservation Commission held a duly noticed public hearing to consider the proposed application for the Project filed by the Applicant and the findings and recommendations made by the Planning & Preservation Commission. Evidence, both written and oral, was presented at said hearing, including but not limited to all written reports of City staff and the City's environmental consultant, the verbal testimony of City staff at the public hearing and the verbal and written comments submitted by interested members of the public.

A. The public hearing afforded opportunities for public testimony and comments on the Project.

B. Notice of the hearing was given pursuant to San Fernando Municipal Code Section 78-69 and Section 106-72, and in compliance with Government Code Sections 65090 and 65091, a notice of public hearing for the San Fernando Corridors Specific Plan, Zone Code and Zoning Map Amendments, and General Plan Text and General Plan Map Amendments was advertised in the San Fernando Valley Sun on October 26, 2017 (a local paper of general circulation), ten (10) days prior to the scheduled public hearing before the Planning & Preservation Commission. In addition, the City mailed notice of the hearing to all properties within a 500 foot radius of the Project Area on October 26, 2017.

SECTION 4. Based upon substantial evidence presented to the Planning & Preservation Commission during the November 7, 2017 public hearing, including public testimony, written materials and written and oral staff reports, with regard to the Project, the Planning & Preservation Commission concurred with the staff's determination that the Project will not have a significant adverse impact on the environment with the identified mitigation measures incorporated as part of the Environmental Impact Report and herein referred to as the "EIR" and subsequently adopted findings to that effect on November 7, 2017.

SECTION 5. Based upon the evidence presented with regard to the proposed San Fernando Corridors Specific Plan, the Planning & Preservation Commission hereby:

A. Finds that the San Fernando Corridors Specific Plan (SP-5) complies with the requirements of the California Government Sections 65451(a) through 65451(b).

B. Finds that the San Fernando Corridors Specific Plan (SP-5) contains diagrams and text that illustrates the development standards and design guidelines that will guide public and private development within the San Fernando Corridors Specific Plan Project Area including architectural design, densities, floor area ratios, etc., while providing public right-of-way improvements along Maclay Avenue, San Fernando Road, Truman Street, and First Street, and specified segments of San Fernando Mission Boulevard and Hubbard Avenue in compliance with the goals and objectives of the General Plan's Land Use, Housing, and Circulation Elements.

C. Finds that the San Fernando Corridors Specific Plan (SP-5) contains component plans and textual references for the provisions of street, sewer, water, solid waste and other applicable infrastructure improvements to be undertaken by the Applicant to support the proposed Project.

D. Finds that the San Fernando Corridors Specific Plan (SP-5) contains standards and guidelines by which the proposed development will proceed including specific provisions establishing the land use distribution, permitted uses, on-site parking facilities, landscaping requirements, architectural improvements, minimum requirements for the rehabilitation of the existing commercial, industrial, and residential structures in compliance with applicable City of San Fernando building codes and state and federal regulations.

E. Finds that the San Fernando Corridors Specific Plan (SP-5) contains implementation measures, phasing plans, infrastructure plans, and identifies financing mechanisms/opportunities that will enable the City of San Fernando to ensure that the Project will be completed in compliance with the plans submitted for Planning & Preservation Commission review and subsequent review and approval by the City Council.

F. Finds that the San Fernando Corridors Specific Plan (SP-5) contains a detailed discussion of the Project's conformance with the adopted General Plan, including consistency with the goals, policies of the Land Use Element, Housing Element, and Circulation Element.

G. Finds that the San Fernando Corridors Specific Plan (SP-5) allows for the Project's development of higher density residential, commercial, and mixed-use land uses that are consistent with the General Plan within the Specific Plan Project Area that are adequate in size, shape, topography and location to accommodate the proposed mixture of land uses.

SECTION 6. Based upon the evidence and all other applicable information presented, the Planning & Preservation Commission finds that the proposed amendment of the General Plan and General Plan Map is appropriate for the following reasons:

A. Changing the General Plan Land Use Designation for the expanded Project Area from "Industrial" and "High density Residential" to the corresponding District Designations as proposed as part of the San Fernando Corridors Specific Plan will permit the types of residential, commercial, and mixed-use development projects that are required for the Project.

B. Approving the General Plan Text Amendment would revise the General Plan land use designation descriptions to provide consistency between the Specific Plan and the General Plan by establishing development strategies that provide for land use densities and development standards that support the mixture of land uses proposed for the Maclay, Downtown, Mixed-Use Corridor, Auto

Commercial, Workplace Flex, and General Neighborhood Districts.

C. Changing the land use designation within the San Fernando Corridors Specific Plan Project Area will not adversely impact or be detrimental to the LDR (Low Density Residential, MDR (Medium Density Residential), HDR (High Density Residential), and Commercial land uses adjacent to the Project Area.

D. Amending the General Plan Text and General Plan Map to accommodate the Specific Plan goals, allows for the clustering of commercial, higher density residential, and mixed-used development within the Project Area in a manner that “retains the small town character of San Fernando, promotes the economic viability of commercial areas, and maintains an identity that is distinct from surrounding communities,” in a manner consistent with San Fernando General Plan Land Use Goals I-III, Pg. IV-6. Through the Specific Plan’s development standards and design guidelines, the City seeks to “ensure high quality-development and design”, which promotes façade improvements and new buildings that adhere to the scale and character of the district. These development strategies recommend a “stylistic architectural and landscape ‘language’ that reflects and relates to the architectural histories of the City, however, they do not impose one historic style, but instead, encourage a variety of styles, in keeping with the diverse eclectic character of the City.”

E. Amending the General Plan Text and General Plan Map in conjunction with the San Fernando Corridors Specific Plan that would allow the City to meet its Housing Element policies by increasing the residential development potential attributed to the Specific Plan density requirements that will provide for affordable housing opportunities for all economic segments of the community within the Project Area. The residential development opportunities created by the San Fernando Corridors Specific Plan are consistent with the San Fernando Housing Element goals and objectives that seek to promote the adequate provisions of affordable housing in a range of unit types and sizes to meet the future needs of San Fernando’s residents.

SECTION 7. Based upon the evidence and all other applicable information presented, the Planning & Preservation Commission finds that the Zoning Code Amendment and Zoning Map Amendment, which allows for the existing zoning classification for the existing Specific Plan Area (SP-4) and the Expanded Project Area to change to the SP-5 zoning classification, is appropriate for the following reasons:

A. Changing the designation of the Project Area to the San Fernando Corridors Specific Plan Districts is consistent with the goals, objectives, policies, general plan land uses and programs of the City of San Fernando General Plan as amended in that the proposed Zoning Code and Zoning Map amendments will be consistent with the Specific Plan for the Project;

B. Changing the designation of the Project Area to the San Fernando Corridors Specific Plan Districts is consistent with the General Plan’s goals, which seek to retain the small town character of the community, promote the economic viability of the commercial areas, attract new commercial activities within the downtown area, while conserving the surrounding residential neighborhoods that help add to the community’s unique identity. In addition, the zoning code and zoning map amendments will help improve the public interest, health, safety, convenience, and welfare by improving the streetscape along all six Districts, and increasing commercial and residential opportunities within the Planning Area. These amendments will implement the Specific Plan so as to

guide public and private physical improvements in a manner that encourages a higher quality of design that is consistent with the scale and character of the Districts, and improves pedestrian connectivity and safety through the clustering of commercial, residential, and service oriented uses, and reduces the amount and speed of vehicle traffic through new street and landscaping improvements within the public rights-of-way.

C. The adoption of the proposed zoning map amendment would not be detrimental to the public interest, health, safety, convenience or welfare in that the new zoning classification and corresponding zoning ordinance would include specific development standards and design guidelines as part of the Specific Plan that would ensure that the Project is compatible with residential neighborhoods that surround the Project Area.

SECTION 8. Based on the foregoing, the Planning & Preservation Commission has reviewed and considered the environmental information contained in the Environmental Impact Report SCH No. 2015121088 (EIR) and does hereby recommend that the City Council approve and certify the attached EIR, as shown in Exhibit “C” and to adopt the attached amendments to the General Plan text and map, as shown in Exhibit “D”, contingent upon and subject to the approval of the San Fernando Corridors Specific Plan (SP-5), as shown in Exhibit “E”, and Zoning Code and Zoning Map Amendments, as shown in Exhibit “F”, pursuant to Planning & Preservation Commission Resolution No. 2017-008. The Draft Environmental Impact Report SCH No. 2015121088, dated August 2017 that was circulated for public comment is hereby entered into the records along with the attached “Final” Environmental Impact Report SCH No. 2015121088, dated October 2017, which addresses the comments and concerns received. Any and all references to the Environmental Impact Report shall be in reference to the combined two documents, both of which are available for public review on the City’s website and at City Hall.

SECTION 9. The Secretary of the Planning & Preservation Commission shall certify to the passage, approval, and adoption of this resolution, and shall cause this resolution and certification to be entered in the Book of Resolutions of the Planning & Preservation Commission of the City.

PASSED, APPROVED AND ADOPTED this 7th day of November 2017.

THEALE E. HAUPT, CHAIRPERSON

ATTEST:

SECRETARY TO THE PLANNING &
PRESERVATION COMMISSION

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

I, Jack Wong, Secretary to the Planning & Preservation Commission of the City of San Fernando, do hereby certify that the foregoing Resolution No 2017-008 was duly adopted by the Planning & Preservation Commission and signed by the Chairperson of said City at a meeting held on the 7th day of November 2017; and that the same was passed by the following vote, to wit:

AYES:

NOES:

ABSENT:

ABSTAIN:

SECRETARY TO THE PLANNING &
PRESERVATION COMMISSION



Notice of Public Hearing and Notice of Intent to Certify an Environmental Impact Report

**SAN FERNANDO CORRIDORS SPECIFIC PLAN (SP-5), RELATED GENERAL PLAN AND ZONING AMENDMENTS,
AND DRAFT ENVIRONMENTAL IMPACT REPORT**

NOTICE IS HEREBY GIVEN that the City of San Fernando Planning and Preservation Commission will hold a public hearing to consider the San Fernando Corridors Specific Plan (SP-5), related General Plan Text and Map Amendments, Zoning Code and Map Amendments, and Draft Environmental Impact Report. The hearing will be held on the date and time described below and will be located in the City of San Fernando City Council Chambers, 117 Macneil Street, at which time and place any and all interested persons may appear and be heard thereon. The scheduled public hearing date is as follows:

<u>Date:</u>	<u>Time:</u>	<u>Hearing Topics</u>
November 7, 2017	6:30 PM	Planning and Preservation Commission review and approval of San Fernando Corridors Specific Plan (SP-5), related General Plan Text and Map Amendments, Zoning Code and Map Amendments, and Draft Environmental Impact Report.

PROJECT TITLE: San Fernando Corridors Specific Plan (SP-5), with related General Plan Text and Map Amendments, Zoning Code and Map Amendments, and Draft Environmental Impact Report

APPLICANT: City of San Fernando, (c/o Community Development Department), 117 Macneil Street, San Fernando, CA 91340

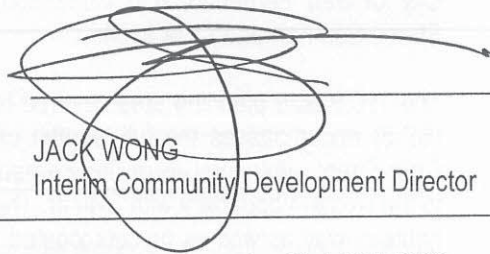
PROJECT LOCATION: The 150.0 acre planning area covered by the San Fernando Corridors Specific Plan (SP-5) encompasses the full lengths of Truman Street, San Fernando Road, and Celis Street within the City of San Fernando, from the eastern boundary with Pacoima to the western boundary with Sylmar. The project boundaries include the entire public rights-of-way as well as parcels located to the north and south of these roads. The San Fernando Corridors Specific Plan (SP-5) planning area also includes the First Street public right-of-way and properties located along the south side of First Street between Hubbard Avenue and Macneil Street; the properties bounded by First Street and Second Street between Hubbard Avenue and Macneil Street; the entire Maclay Avenue public right-of-way and all fronting properties between San Fernando Road to Eighth Street at the City's northern boundary with Sylmar; and the properties located along the north side of Pico Street between Kalisher Street and Chatsworth Drive.

PROJECT DESCRIPTION: The project proposal is a request to adopt the San Fernando Corridors Specific Plan (SP-5) in conjunction with related General Plan Text and Map Amendments and Zoning Code and Map Amendments and Environmental Impact Report. The specific plan document contains the goals, objectives, and policies to guide the community's vision for the revitalization of the North Maclay Avenue, San Fernando Road, Truman Street, and First Street corridors; to enable the creation of a walkable, mixed-use, multi-modal environment that accommodates housing and offices within walking distance of the Sylmar/San Fernando Metrolink Station, Downtown San Fernando, and the proposed Maclay Avenue Metro Station; and to accommodate the new transit initiatives proposed by the East San Fernando Valley Transit Corridor. The specific plan also provides the revitalization strategy and urban design principles to be used in achieving the community's vision. It provides specific land use regulations, development standards and design guidelines that would apply to new development in the corridor areas, as well as a program of public improvements for the streets and sidewalks. The specific plan will have impacts on real properties in terms of land use

designations, density or intensity of land uses and new development allowed on properties, future rezoning, and the applicability of various planning policies on properties within the planning area.

ENVIRONMENTAL ASSESSMENT: The City of San Fernando is the designated Lead Agency overseeing the environmental review for the proposed San Fernando Corridors Specific Plan (SP-5). As the Lead Agency, the City of San Fernando directed the preparation of an Environmental Impact Report. The EIR identified potential impacts associated with future development allowed by the project. The significant impacts identified were noise during construction, the unearthing of subsurface cultural resources during construction, and decreases in intersection performance due to automobile traffic. All these impacts can be mitigated with the appropriate mitigation measures. A copy of the Environmental Impact Report is available for review at the Community Development Department, 117 Macneil Street, San Fernando, CA 91340 and at the Los Angeles County Library located at 217 N. Maclay Avenue, San Fernando, CA 91340. Copies of the Environmental Impact Report can also be available at the Los Angeles County Library, 217 N. Maclay Avenue, San Fernando, CA.; San Fernando Recreation Park Community Center, 208 Park Avenue, San Fernando, CA.; Las Palmas Park Community Center, 505 S. Huntington Street, San Fernando, CA.; and the City of San Fernando Website: <http://ci.san-fernando.ca.us/community-development/planning/>.

If you wish to challenge the action taken on this matter in court, you may be limited to raising only those issues you or someone else raised at the public hearings described in this notice, or in written correspondence delivered to the City of San Fernando at, or prior to, the public hearings.

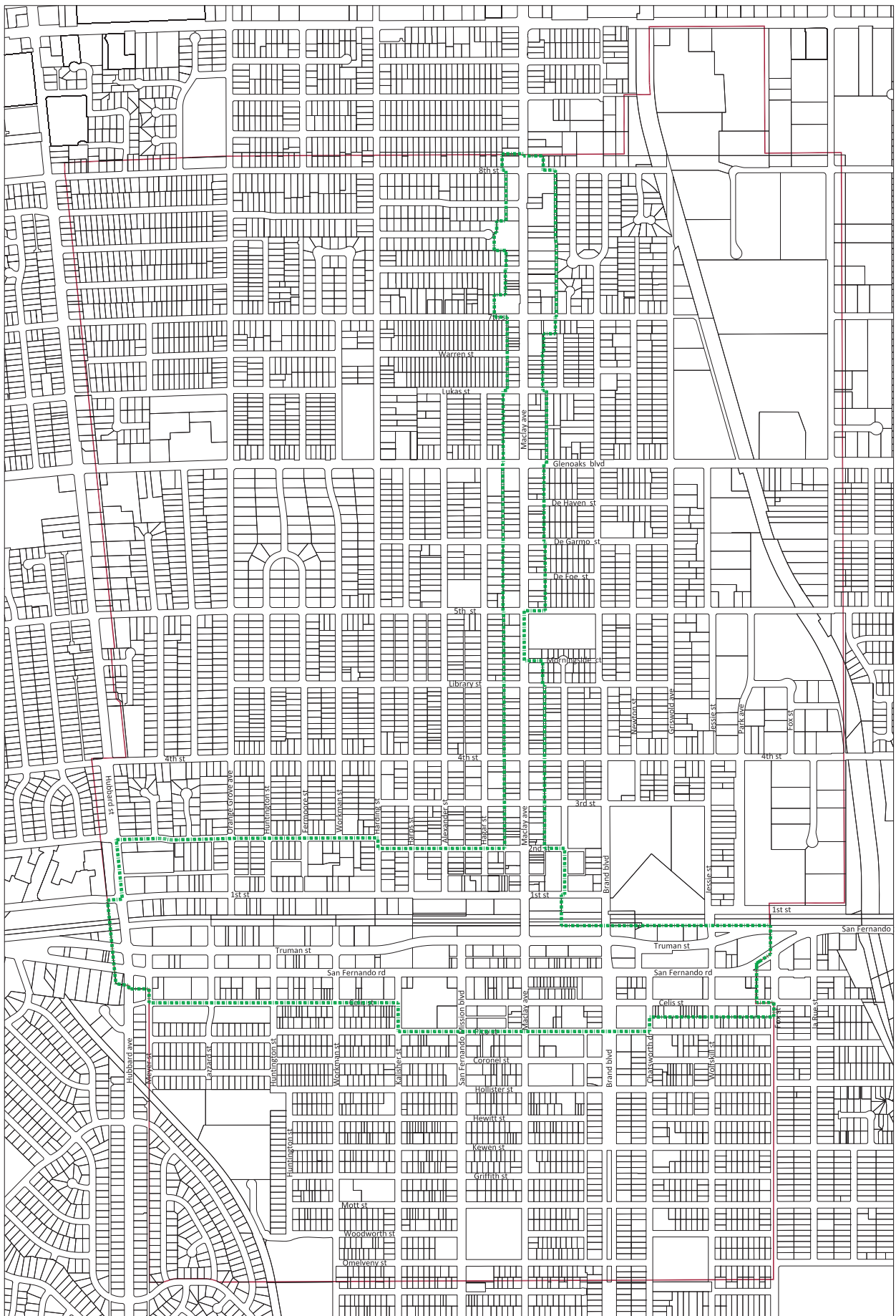


JACK WONG
Interim Community Development Director

Community Development Department ■ 117 Macneil Street ■ San Fernando, CA 91340-2993 ■ (818) 898-1227 ■ Fax (818) 365-8090

Note: Copies of the Draft San Fernando Corridors Specific Plan (SP-5), draft General Plan text and map and Zoning Ordinance text and map amendments, and draft environmental assessment document are available for review at:

- San Fernando City Hall, Community Development Department, 117 Macneil Street, San Fernando, CA.
- Los Angeles County Library, 217 N. Maclay Avenue, San Fernando, CA.
- San Fernando Recreation Park Community Center, 208 Park Avenue, San Fernando, CA.
- Las Palmas Park Community Center, 505 S. Huntington Street, San Fernando, CA.
- City of San Fernando Website: <http://ci.san-fernando.ca.us/community-development/planning/>



SPECIFIC PLAN PROJECT LIMITS



FINAL**Prepared For:**

CITY OF SAN FERNANDO
Community Development Department
117 Macneil Street
San Fernando, California 91340

San Fernando Corridors Specific Plan Amendment

ENVIRONMENTAL IMPACT REPORT

SCH No. 2015121088



Final Environmental Impact Report

San Fernando Corridors Specific Plan Amendment

SCH No. 2015121088

LEAD AGENCY:

CITY OF SAN FERNANDO
Community Development Department
117 Macneil Street
San Fernando, California 91340

Prepared by:

Meridian Consultants LLC
910 Hampshire Road, Suite V
Westlake Village, California 91361

OCTOBER 2017

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1. INTRODUCTION

PURPOSE

This Final Environmental Impact Report (“Final EIR”) has been prepared by the City of San Fernando (“the City”) for a proposed amendment to the San Fernando Corridors Specific Plan (the “proposed Project”). The City must consider and certify this Final EIR before it acts on the proposed Project.

In adopting an amendment to the Specific Plan, the City would also make amendments to the General Plan and to the Zoning Code for conformity. The EIR has evaluated the potential environmental effects of the implementation of the amended plan, thereby covering all the actions the City would take to adopt and implement the amended plan.

This document was created in accordance with the California Environmental Quality Act (CEQA; California Public Resources Code, Section 21000 et seq.) and the “Guidelines for the Implementation of the California Environmental Quality Act” (California Code of Regulations, Title 14, Section 15000 et seq.).

ENVIRONMENTAL REVIEW PROCESS

The City is the Lead Agency responsible for preparation of this Final EIR because it has the principal responsibility for approving and implementing the proposed Project.

In December 2015, the City circulated a Notice of Preparation (NOP) for review and comment by the public, responsible agencies, and reviewing agencies indicating that an EIR should be prepared for the proposed Project. The City then prepared the Draft EIR, which was released on August 10, 2017, for a 45-day review period. A Notice of Completion (NOC) of the Draft EIR was provided to the Governor’s Office of Planning and Research State Clearinghouse for environmental review documents, along with copies for review by state agencies. A Notice of Availability (NOA) of the Draft EIR for review and copies of the Draft EIR were also sent to responsible agencies, agencies that had commented on the NOP, and all other interested parties that had requested notice and copies of the Draft EIR.

Following the completion of the review period for the Draft EIR, the City prepared this Final EIR as required by Section 15089 of the State CEQA Guidelines. Prior to considering approval of the Project, CEQA Guidelines Section 15090 requires the City to certify the following:

- The Final EIR was completed in compliance with CEQA;
- The Final EIR was presented to the City Council and Planning Board, and the City Council and Planning Board reviewed and considered the information contained in the Final EIR prior to considering approval of the proposed Project; and
- The Final EIR reflects the City’s independent judgment and analysis.

Section 15191 of the State CEQA Guidelines requires the City to make one or more written findings of fact for each significant environmental impact identified in a certified Final EIR. The possible findings include the following:

- The proposed Project was changed (including adoption of mitigation measures) to avoid or substantially reduce the magnitude of the impact.
- Changes to the proposed Project are within another agency's jurisdiction and have been or should be adopted.
- Specific considerations make mitigation measures or alternatives infeasible.

After considering the information in the Final EIR and making the required findings, the City may consider approval of the proposed Project. If impacts are identified in the Final EIR as significant and unavoidable, the City is required to prepare a Statement of Overriding Considerations, identifying the specific benefits of the proposed Project that the City determines outweigh the unavoidable impacts of the Project.

ORGANIZATION OF FINAL EIR

Section 15132 of the CEQA Guidelines states that a Final EIR shall include (a) The draft EIR or a revision of the draft; (b) Comments and recommendations received on the draft EIR either verbatim or in summary; (c) A list of persons, organizations, and public agencies commenting on the draft EIR; (d) The responses of the Lead Agency to significant environmental points raised in the review and consultation process; (e) Any other information added by the Lead Agency. This Final EIR incorporates the Draft EIR by reference and contains the following sections:

Section 1, Introduction, summarizes the purpose, process and organization of this Final EIR.

Section 2, Revisions to the Project, describes changes that the City is considering in the Project description subsequent to the public release of the Draft EIR.

Section 3, Corrections and Additions, identifies any corrections, additions, revisions or clarifications to the information contained in the Draft EIR.

Section 4, Summary of Community Meetings, summarizes the public meetings held during the Draft EIR review period.

Section 5, Comments and Responses to Comments, contains a list of public agencies and private parties that submitted written comments on the Draft EIR during the public review period. A copy of each letter commenting on the Draft EIR and received by the City is provided, followed by written responses to each comment contained in the letters.

Section 6, Mitigation Monitoring Program, identifies the mitigation measures proposed for the Project and outlines how they shall be implemented.

2. REVISIONS TO THE PROJECT

The purpose of the San Fernando Corridors Specific Plan (“Specific Plan”) is to create the policy framework that would enable the transformation of downtown San Fernando into an attractive, livable, and economically vital core that (1) better represents the quality and character of San Fernando; and (2) conveys the sense of uniqueness, pride, and community spirit that differentiates San Fernando from other nearby communities. The Specific Plan focuses on Truman Street, San Fernando Road, and Maclay Avenue because these corridors have exhibited disinvestment over the past few decades. The City envisions the Specific Plan as a tool in reversing that trend by shaping growth and change on these corridors through design standards, guidelines, and capital improvements. In addition, the Specific Plan is intended to accommodate proposed transit initiatives that would traverse San Fernando, including the East San Fernando Valley Transit corridor proposed by the Los Angeles County Metropolitan Transportation Authority.

In general, the Project Area includes parcels on both sides of Maclay Avenue, from the City boundary to Second Street, as well as the parcels located south of Second Street that are bounded by Hubbard Avenue to the west, Pico and Celis Streets to the south and Fox Street to the east. This area encompasses the entire length of San Fernando Road, Truman Street, and Celis Street within the City, and First and Second Streets from Macneil Street to Hubbard Avenue.

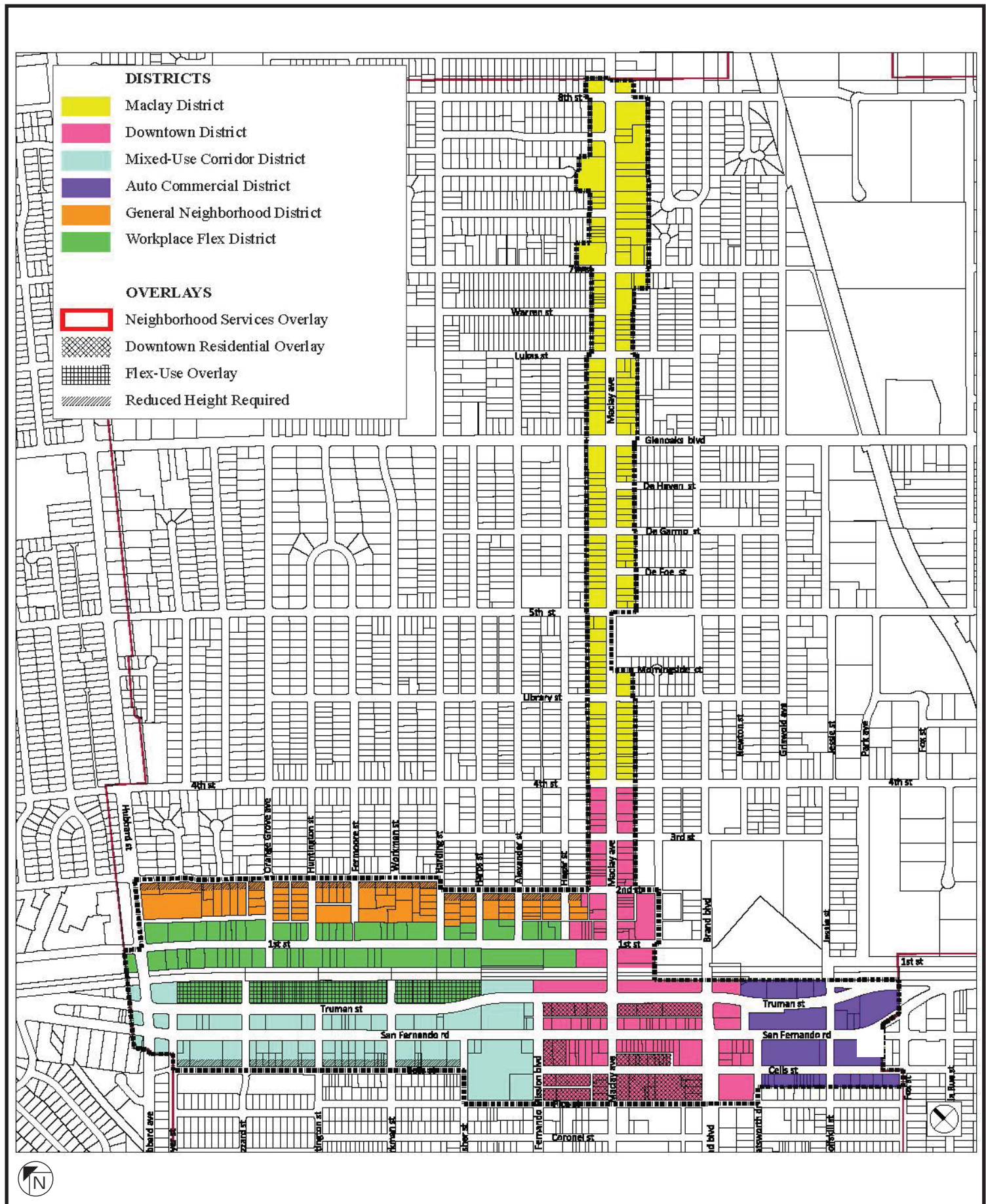
The San Fernando Corridors Specific Plan is organized through a framework of districts. The Specific Plan sets forth strategies, policies, and improvements for implementing the Project objectives within each district.

Subsequent to the release of the Draft Environmental Impact Report (DEIR), the City has identified modifications to the Project. These modifications make minor adjustments to the boundaries and classification of the areas within the plan. Since the release of the Draft EIR, the Project has been modified to reclassify what had been labelled as three subdistricts of the Downtown District as three separate districts, removing entirely the concept of subdistricts.

In addition, a Flex-Use Overlay has been added to the workplace Flex District. The overlay would apply to the parcels located between Truman Street and the railroad tracks that continue to permit light industrial uses per the underlying Workplace Flex District, while also allowing the mix of use types permitted in the adjacent Mixed-Use Corridor District

A revised plan map is included on the next page as **Figure 2-1, Revised Specific Plan Districts**.

The underlying development potential and standards would be equivalent to what was evaluated in the EIR. Therefore, this modification of the Project does not result in a substantial change in the DEIR.



SOURCE: Meridian Consultants, LLC - October 2017

FIGURE 2-1

3. CORRECTIONS AND ADDITIONS TO THE EIR

In accordance with the CEQA Guidelines Section 15088 and 15132 (a), this section of the Final EIR provides changes to the EIR since the release of the Draft EIR that have been made to clarify, correct, or supplement the information about the Project.

New information is not significant unless the EIR is changing in a way that deprives the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the Project or a feasible way to mitigate or avoid such an effect. The changes described in this section do not result in any new or increased significant environmental impacts associated with the Project.

Revisions to Project Description

The Previous section of this Final EIR described changes made to the Project since the release of the Draft EIR. Therefore, the Project Description of the Draft EIR and all descriptions of the Project throughout the Draft EIR, specifically within Aesthetics, Air Quality, Greenhouse Gas, Land Use, Noise, and Transportation, are amended to reflect the new district names and boundaries.

Correction to Air Quality Section

The Lead Agency identified a discrepancy in the operational emissions model output for the City Center District (Table 4.1-15 of the DEIR) and for the Combined Operational Emissions (Table 4.1-19 of the DEIR), which resulted in an overestimation. The corrected tables appear below. These corrections do not alter the determinations of conclusions of the EIR.

Table 4.2-15
City Center Sub-District Operational Emissions

Source	VOC	NOx	CO	SOx	PM10	PM2.5
pounds/day						
Area	10.6	0.3	22.9	0.1	0.1	0.1
Energy	0.1	1.2	0.6	0.1	0.1	0.1
Mobile	10.931.7	51.457.8	130.8323.7	0.40.7	33.838.7	9.311.4
Total	21.641.8	52.959.3	154.3347.2	0.60.9	34.08.9	9.5411.6
SCAQMD Threshold	55	55	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Source: Refer to **Appendix 4.2, Air Quality and Greenhouse Gas Emissions Modeling**.

Abbreviations: ROG = reactive organic gases; NOx = nitrogen oxide; CO = carbon monoxide; SOx = sulfur oxide; PM10 = particulate matter less than 10 microns; PM2.5 = particulate matter less than 2.5 microns.

Table 4.2-19
Combined Operational Emissions

Source	VOC	NOx	CO	SOx	PM10	PM2.5
	pounds/day					
Area	28.5	0.8	65.4	0.4	0.4	0.4
Energy	0.4	3.6	1.7	0.1	0.3	0.3
Mobile	<u>10.629.1</u>	<u>48.953.0</u>	<u>110.1296.3</u>	<u>0.50.7</u>	<u>42.763.1</u>	<u>11.617.2</u>
Total	<u>39.558.0</u>	<u>53.3.957.4</u>	<u>177.2.9363.5</u>	<u>1.01.2</u>	<u>43.463.8</u>	<u>12.317.9</u>
SCAQMD Threshold	55	55	550	150	150	55
Threshold Exceeded?	No	No	No	No	No	No

Source: Refer to **Appendix 4.2, Air Quality and Greenhouse Gas Emissions Modeling**.

Abbreviations: ROG = reactive organic gases; NOx = nitrogen oxide; CO = carbon monoxide; SOx = sulfur oxide; PM10 = particulate matter less than 10 microns; PM2.5 = particulate matter less than 2.5 microns.

Revisions to Mitigation Measures

The proposed cultural resources mitigation measure has been revised based on consultation with the Fernandeno Tataviam Band of Mission Indians. The following shows the revised Mitigation Measure. These revisions do not alter the determinations or conclusions of the EIR.

MM-TCR-1: For any proposed development within the Specific Plan area that involves excavation, or similar ground-disturbing activity, the project proponent shall retain a certified Native American Monitor, procured by the Fernandeno Tataviam Band of Mission Indians (“the Tribe”), for the duration of construction-related ground-disturbance activities. The Monitor shall complete monitoring logs on a daily basis that document ground-disturbing activities, locations, soil, and any cultural materials identified. On-site Native American monitoring shall end when a project’s site grading and excavation activities are completed, or when the Tribe’s Tribal Historic and Cultural Preservation Officer (THCPO) has indicated, in writing, that a project no longer needs to obtain Native American monitoring services.

Any Tribal Cultural Resources, archaeological, or historical resources, as defined by CEQA, unearthed by project construction activities shall be evaluated by the on-site Native American Monitor. All upturned tribal cultural resources shall be donated to the Tribe on a first refusal basis. If a resource is determined by the Native American Monitor

to not be of Native American association, or is determined to potentially be eligible for inclusion on the California Register of Historic Resources, then the Monitor shall notify the City's Community Development Department, which shall then require the applicant to retain a Qualified Archaeologist. The Qualified Archaeologist shall coordinate with the Tribe, the applicant, and the City to develop a formal treatment plan that would serve to reduce impacts to the resources. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis, with the approval of the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, nonprofit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be donated to a local school or historical society in the area for educational purposes.

If any human skeletal material or related funerary objects are discovered during ground disturbance, the Native American Monitor shall immediately divert work at minimum of 50 feet and place an exclusion zone around the burial. The Monitor shall then notify the construction manager, who shall call the Qualified Archaeologist. Work shall continue to be diverted while the Qualified Archaeologist determines whether the remains are human. If the remains are human in origin, then the construction manager shall notify the County Coroner. The discovery is to be kept confidential and secure to prevent any further disturbance. If Native American, the Coroner shall notify the Native American Heritage Commission (NAHC), as mandated by state law, who shall then appoint a Most Likely Descendent. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe shall make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials shall be removed. The Tribe shall work closely with the Qualified Archaeologist to ensure that the excavation is treated carefully, ethically, and respectfully. If data recovery is

approved by the Tribe, documentation shall be taken that includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations shall either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery, and a separate treatment plan shall be created. The project applicant shall consult with the Tribe regarding avoidance of all cemetery sites. Once complete, a final report of all activities is to be submitted to the NAHC.

4. SUMMARY OF COMMUNITY MEETINGS

As stated in the CEQA Guidelines, “Public participation is an essential part of the CEQA process.” To engage the public, the City held two public meetings during the Draft EIR review period. The first occurred August 28, 2017, at Las Palmas Park, and the second on September 15, 2017, at Recreation Park.

The meetings included questions and dialogue indicative of the community’s concerns regarding the Project. Written comments that were submitted at these meetings are included in **Section 5, Comments and Responses to Comments**, of this FEIR. In addition, oral comments covered a range of topics. Based on notes taken during these meetings, the issues raised by the community include:

- Fiscal Issues
 - *Who pays for the TOD grant?*
 - *Who pays for the streetscape and infrastructure improvements?*
 - *Are there costs associated with funding (i.e., local match dollars)?*
 - *Make sure payment for infrastructure improvements is not a burden on existing residents.*
 - *The City of San Fernando should maintain a balanced budget.*
 - *Concern about how the proposed utility and streetscape improvements are paid for: these should not be a financial burden on existing residents.*
- Safety
 - *The Downtown Core should be safe and clean.*
 - *Safety should be a priority and should include a strong police presence.*
 - *Outdoor dining should be required to provide a barrier between the seating area and the sidewalk*
 - *Some people feel safe in San Fernando, while others do not.*
 - *If people do not feel safe now, what is going to attract people to move here?*
- Economic Development
 - *Bring shopping to San Fernando.*
 - *There should be a market in Downtown.*
 - *There should be a cinema in Downtown.*

- *Would prefer to see the introduction of cinema in the R-3 (General Neighborhood) area, rather than more housing.*
- *What effect will this plan have on existing residents, and how are existing businesses impacted in terms of gentrification?*
- *People like the American at Brand.*
- *Why not build on Glenoaks/Arroyo and localize traffic over there (instead of in Downtown)?*
- *Will development in San Fernando negatively affect property values?*
- *There should be a happy median between gentrification and lack of activity.*
- *Would like to see a beautiful hotel introduced in the Specific Plan area.*
- **Aesthetics**
 - *Maintain views of the mountains by limiting the height of buildings.*
- **Housing Mix**
 - *Do not introduce too much affordable housing.*
 - *Affordable housing projects are well managed and have strict eligibility standards that result in well-behaved residents with extra income to spend in Downtown.*
 - *Prefer condominiums over apartments.*
- **Publics Facilities and Infrastructure**
 - *The Specific Plan area needs places for kids to play. Would like to see a park for kids to play.*
 - *Will there be enough water, police service, fire service, etc.?*
 - *Does the existing sewer system have any problems in terms of age and/or capacity?*
 - *Will developer impact fees pay for sewer upgrades and other improvements?*
- **Parking**
 - *The one lane each direction configuration along Maclay Avenue makes it hard to park because many cars drive fast, and many drivers are impatient when stopped behind you when you are parking.*
 - *Ensure enough parking is provided so it does not spill over into adjacent neighborhoods.*

- *Will this Plan affect the on-street parking permit program? Overcrowding is filling up on-street parking spaces.*
- Transit
 - *Is the City obligated to accept future transit service, especially high-speed rail?*
 - *Will San Fernando be the terminus of the Light Rail line?*
 - *No High-Speed Rail through San Fernando!*
 - *Make San Fernando walkable and transit friendly.*
- Traffic
 - *Truman Street is very congested and does not need to be slowed.*
 - *Will this plan help reduce traffic congestion along Maclay Avenue and Hubbard Avenue?*
 - *Concerned about increased traffic due to continuing development that might occur in San Fernando, but also that is and may be occurring in surrounding cities.*
 - *Concerned about increased traffic congestion along Hubbard and Maclay.*
 - *Traffic backs up when safety gates go down when trains are passing across Hubbard and Maclay. Has the City or County considered introducing grade-separated crossings across the railroad tracks?*
 - *Prefer dedicated bike lanes to sharrows.*
 - *The proposed bike lanes in the Plan Area are good additions to the Class I bike path that runs adjacent to the tracks.*
 - *How much is transit offsetting automobile traffic?*
 - *Will this Plan change the existing street lights?*
- Plan Implementation
 - *Do the Design Guidelines only allow Mediterranean-style buildings?*
 - *Will Light Industrial properties along the railroad tracks be taken via eminent domain?*
 - *Recently built housing provides enough parking.*
 - *The Specific Plan should be able to be adjusted every couple of years to respond to changing market conditions and development cycles.*

Concerns raised on topics such as aesthetics, utilities, and traffic, which relate to environmental impacts as defined under CEQA, have been discussed in the Draft EIR. Other concerns raised are not within the scope of the EIR but are of interest to the City as it considers the Project.

5. COMMENTS AND RESPONSES TO COMMENTS

INTRODUCTION

This section of the Final EIR presents copies of comments on the Draft EIR received in written form during the public review period, and it provides the City's responses to those comments. Each comment letter is numbered, and the subjects within each comment letter are identified by brackets and numbers. Comment letters are followed by responses, which are numbered to correspond with the bracketed comment letters.

The City's responses to comments on the Draft EIR represent a good-faith, reasonable effort to address the environmental issues identified by the comments. Under the *CEQA Guidelines*, the City is not required to respond to all comments on the Draft EIR, but only to those comments that raise environmental issues (refer to *CEQA Guidelines*, Section 15088[a]). Case law under CEQA recognizes that the City need only provide responses to comments that are commensurate in detail with the comments themselves. In the case of specific comments, the City has responded with specific analysis and detail; in the case of a general comment, the reader is referred to a related response to a specific comment, if possible. The absence of a specific response to every comment does not violate CEQA if the response would merely repeat other responses.

The City received a total of 18 comment letters from State agencies, local agencies, and the public. **Table 2.0-1, Comment Letters Received**, provides a list of all comment letters received and the identification number for each as used in this Section. The comment letters are included in their entirety in **Appendix A, Comment Letters**.

Table 2.0-1
Comments Received on Draft EIR

Agency/Entity/Individual	Date of Comment	Letter No.
A. Letters Received From Tribes and Public Agencies		
Gabrieleño Band of Mission Indians—Kizh Nation	August 30, 2017	A1
South Coast Air Quality Management District	September 20, 2017	A2
Metrolink, Southern California Regional Rail Authority	September 20, 2017	A3
Department of Transportation, State of California	September 27, 2017	A4
B. Comment Cards Received At First Public Meeting		
Dee Akemon [Meeting Comment Form]	August 28, 2017	B1
Christina Bernal [Meeting Comment Form]	August 28, 2017	B2
David Bernal [Meeting Comment Form]	August 28, 2017	B3
Alejandro Hinostrroza [Meeting Comment Form]	August 28, 2017	B4
C. Comment Cards Received At Second Public Meeting		
Jesse Avila [Meeting Comment Form]	September 15, 2017	C1
John Champman [Meeting Comment Form]	September 15, 2017	C2
Maria Guillen [Meeting Comment Form]	September 15, 2017	C3
Carlos Hernandez [Meeting Comment Form]	September 15, 2017	C4
Krystal Hernandez [Meeting Comment Form]	September 15, 2017	C5
Maria Johnson [Meeting Comment Form]	September 15, 2017	C6
Maxine Perez [Meeting Comment Form]	September 15, 2017	C7
D. Emails Received From Public		
Toni Joseph [email]	September 5, 2017	D1
Robert Scott [email]	September 14, 2017	D2
Jaime Calderon [email]	September 18, 2017	D3

RESPONSE TO LETTER A1: Gabrieleño Band of Mission Indians—Kizh Nation

Response A1-1

The letter requests consultation by the City with the Tribe. In response the City contacted the tribe and spoke with the Chairman's office. The Tribe redirected the City to speak with the Fernandeano Tataviam Band of Mission Indians. A representative of the City spoke with the Tribal Historic and Cultural Preservation Officer for the Fernandeano Tataviam Band of Mission Indians. As a result of this consultation, changes have been made to the wording of the Mitigation Measure included in the EIR to address potential future unearthing of buried artifacts. This change does not alter the information or conclusions of the EIR. Note that at the time the Notice of Preparation was issued, the City had sent notifications to both tribes in compliance with Assembly Bill 52 and Senate 18.

RESPONSE TO LETTER A2: South Coast Air Quality Management District

Response A2-1

Based on the SCAQMD *CEQA Air Quality Handbook* ("Handbook"), the methodology for calculating impacts from emissions of criteria pollutants is to quantify construction and operation emissions separately and compare each to the applicable construction or operational thresholds of significance (see Chapters 6 and 9 of the SCAQMD Handbook). The City is not aware that SCAQMD has adopted significance thresholds that apply to the combined construction and operation activities.

The timing, form, and location of future development that could occur within the Specific Plan area would be subject to private market choices, though shaped by the Specific Plan framework, and the precise years and location in which construction could occur is speculative at this time. Nonetheless, the City has determined what the potential buildout of each District with the Plan could be and calculated potential maximum emissions for each District based on the established methodology stated above. In addition, the EIR included a cumulative analysis of all construction activities simultaneously and also of all operational activities simultaneously. Construction activities have higher peak emissions than operational activities; thus, the simultaneous construction scenario, though unlikely to occur, is useful in illustrating a worst-case scenario.

Response A2-2

The revised analysis does not indicate there would be significant impacts.

RESPONSE TO LETTER A3: Metrolink, Southern California Regional Rail Authority

Response A3-1

Current Metrolink schedule was understood for the analysis conducted for the EIR. The City understands that the frequency of train operations is subject to change.

Response A3-2

The impact of the trains on the environment of San Fernando is understood.

Response A3-3

It is not expected that the Project would involve encroachment on the SCRRA right of way.

Response A3-4

It is not expected that the Project would lead to any safety concerns at crossings. The City anticipates further dialog with SCRRA and Metro regarding crossing safety as the East San Fernando Valley Transit Corridor is developed by Metro.

RESPONSE TO LETTER A4: Department of Transportation, State of California

Response A4-1

As part of its traffic impact analysis process for evaluating development projects, the City directs traffic engineers to consult Caltrans when projects could impact the state highway network.

Response A4-2

The City is also encouraging demand-reducing strategies. One of the purposes of the Project is to improve transit-oriented activity within San Fernando.

RESPONSE TO MEETING COMMENT FORM B1: Dee Akemon

Response B1-1

The infrastructure improvements that are part of the Project are outlined within the Specific Plan Amendment and were evaluated in the EIR. The City is putting measures in place to ensure that infrastructure improvements instigated by future development can be funded through development fees.

RESPONSE TO MEETING COMMENT FORM B1: Christina Bernal

Response B2-1

The City appreciates the commenter's interest and input. The comment includes suggestions for design guidelines, economic development and public amenities that the City will consider moving forward. The comment does not address the EIR and therefore requires no further response within the FEIR.

RESPONSE TO MEETING COMMENT FORM B3: David Bernal

Response B3-1

The City appreciates the commenter's interest and input. The City is striving to foster future development that supports the goals outlined in the comment. The comment does not address the EIR and therefore requires no further response within the FEIR.

RESPONSE TO MEETING COMMENT FORM B4: Alejandro Hinostroza

Response B4-1

The City appreciates the commenter's interest and input. The comment does not address the EIR and therefore requires no further response within the FEIR.

RESPONSE TO MEETING COMMENT FORM C1: Jesse Avila

Response C1-1

The City appreciates the commenter's interest and input. The comment does not address the EIR and therefore requires no further response within the FEIR.

RESPONSE TO MEETING COMMENT FORM C2: John Champman

Response C2-1

The City appreciates the commenter's interest and input. Improving pedestrian and bicycle circulation is of interest to the City. The City will be working with Metro on pedestrian access to Metro's new transit facilities, and the City is considering adopting an Active Transportation Plan that would enhance nonautomotive circulation throughout the City.

Response C2-1

The City appreciates the commenter's interest and input. The City currently operates a trolley that connects major landmarks and activity nodes within the City.

RESPONSE TO MEETING COMMENT FORM C3: Maria Guillen

Response C3-1

The City appreciates the commenter's interest and input. The comment does not address the EIR and therefore requires no further response within the FEIR.

RESPONSE TO MEETING COMMENT FORM C4: Carlos Hernandez

Response C4-1

The City appreciates the commenter's interest and input. The City has tried to balance the different interests of the community in terms of height and density. The comment does not address the EIR and therefore requires no further response within the FEIR.

Response C4-2

The City appreciates the commenter's interest and input. The City is cognizant of the current housing challenge and has worked to develop a plan that balances the range of community interest in different housing types. The comment does not address the analysis in the EIR and therefore requires no further response within the FEIR.

Response C4-3

The City appreciates the commenter's interest and input. The City has worked to develop a plan that balances the different transportation modes prevalent in the City. Further transportation change is likely with the new Metro service.

Response C4-1

The City appreciates the commenter's interest and input. The City has tried to balance the different interests of the community. The comment does not address the EIR and therefore requires no further response within the FEIR.

RESPONSE TO MEETING COMMENT FORM C5: Krystal Hernandez

Response C5-1

The City appreciates the commenter's interest and input. The City is striving to achieve the balance that the commenter seeks. The comment does not address the EIR and therefore requires no further response within the FEIR.

RESPONSE TO MEETING COMMENT FORM C6: Maria Johnson

Response C6-1

The City appreciates the commenter's interest and input. The comment does not address the EIR and therefore requires no further response within the FEIR.

RESPONSE TO MEETING COMMENT FORM C7: Maxine Perez

Response C7-1

The City appreciates the commenter's interest and input. The comment does not address the EIR and therefore requires no further response within the FEIR.

RESPONSE TO EMAIL COMMENT D1: Toni Joseph

Response D1-1

The City appreciates the commenter's interest and input. A hotel is a permitted use within the Specific Plan. Creating the right market conditions will be necessary to attract hotel development. The comment does not address the EIR and therefore requires no further response within the FEIR.

RESPONSE TO EMAIL COMMENT D2: Robert Scott

Response D2-1

The City appreciates the commenter's interest and input. The information provided is of interest. However, the comment does not address the EIR and therefore requires no further response within the FEIR.

RESPONSE TO EMAIL COMMENT D3: Jaime Calderon

Response D3-1

The City appreciates the commenter's interest and input. The City will consider the suggestions made. However, the comment does not address the EIR and therefore requires no further response within the FEIR.

Response D3-2

The City appreciates the commenter's interest and input. The City will include the issue of additional EV charging in its discussions with Metro. The comment does not address the EIR and therefore requires no further response within the FEIR.

6. MITIGATION MONITORING PROGRAM

A INTRODUCTION

Section 21081.6 to the California Public Resources Code requires a lead or responsible agency that approves or carries out a project where an environmental impact report (EIR) has identified significant environmental effects to adopt a “reporting or monitoring program for adopted or required changes to mitigate or avoid significant environmental effects.” The City of San Fernando (the "City") is the lead agency for the San Fernando Corridors Specific Plan Amendment EIR and, therefore, is responsible for implementation of the mitigation monitoring program described herein.

The Project would amend the San Fernando Corridors Specific Plan, as well as make related changes to the General Plan and Zoning Code to ensure consistency. The Project would allow future development within the Specific Plan area. The EIR evaluated the potential for this future development to have significant adverse environmental impacts. Potential significant impacts were identified in connection with future activity and future traffic conditions.

Due to the history of the area, the potential exists for cultural resources, and specifically Tribal Cultural Resources, to be located beneath the surface within the Specific Plan area. As a result, future development associated that involved site excavation could have an impact on subsurface cultural artifacts.

Construction within the Specific Plan area, particularly where potential development sites are close to existing residences, has the potential to generate construction noise levels that exceed community standards. As such there the Project could result in potential significant noise impacts during construction.

Future development associated with the Project could increase vehicle traffic with the Specific Plan area. Traffic analysis of assumed future traffic identified intersections where the level of performance could be reduced to an unacceptable level. As such, the Project could have a significant impact due to increased vehicular traffic.

The mitigation measures identified in **Table 6.0-1, Mitigation Monitoring Program—San Fernando Corridors Specific Plan Amendment**, have been proposed to reduce the significant impacts identified in the EIR to a less than significant level.

Table 6.0-1
Mitigation Monitoring Program—San Fernando Corridors Specific Plan Amendment

Mitigation Measure	Timing	Responsible Agency/ Monitor	Completed
<i>Cultural Resources and Tribal Cultural Resources</i>			
MM-Tribal Cultural Resources-1: For any proposed development within the Specific Plan area that involves excavation, or similar ground-disturbing activity, the project proponent shall retain a certified Native American Monitor, procured by the Fernandeano Tataviam Band of Mission Indians (“the Tribe”), for the duration of construction-related ground-disturbance activities. The Monitor shall complete monitoring logs on a daily basis that document ground-disturbing activities, locations, soil, and any cultural materials identified. On-site Native American monitoring shall end when a project’s site grading and excavation activities are completed, or when the Tribe’s Tribal Historic and Cultural Preservation Officer (THCPO) has indicated, in writing, that a project no longer needs to obtain Native American monitoring services. Any Tribal Cultural Resources, archaeological, or historical resources, as defined by CEQA, unearthed by project construction activities shall be evaluated by the on-site Native American Monitor. All upturned tribal cultural resources shall be donated to the Tribe on a first refusal basis. If a resource is determined by the Native American Monitor to not be of Native American association, or is determined to potentially be eligible for inclusion on the California Register of Historic Resources, then the Monitor shall notify the City’s Community Development Department, which shall then require the applicant to retain a Qualified Archaeologist. The Qualified Archaeologist shall coordinate with the Tribe, the applicant, and the City to develop a formal treatment plan that would serve to reduce impacts to the resources. The treatment plan established for the resources shall be in accordance with CEQA Guidelines Section 15064.5(f) for historical resources and Public Resources Code Sections 21083.2(b) for unique archaeological resources. Preservation in place (i.e., avoidance) is the preferred manner of treatment. If preservation in place is not feasible, treatment may include implementation of archaeological data recovery excavations to remove the resource along with subsequent laboratory processing and analysis, with the approval of the Tribe. Any historic archaeological material that is not Native American in origin shall be curated at a public, nonprofit institution with a research interest in the materials, such as the Natural History Museum of Los Angeles County or the Fowler Museum, if such an institution agrees to accept the material. If no institution accepts the archaeological material, they shall be donated to a local school or historical society in the area for educational purposes.	During ground disturbing activities	Planning Director, or designee	To be completed as part of any subsequent project within plan area.

6. Mitigation Monitoring Program

Mitigation Measure	Timing	Responsible Agency/ Monitor	Completed
<p>If any human skeletal material or related funerary objects are discovered during ground disturbance, the Native American Monitor shall immediately divert work at minimum of 50 feet and place an exclusion zone around the burial. The Monitor shall then notify the construction manager, who shall call the Qualified Archaeologist. Work shall continue to be diverted while the Qualified Archaeologist determines whether the remains are human. If the remains are human in origin, then the construction manager shall notify the County Coroner. The discovery is to be kept confidential and secure to prevent any further disturbance. If Native American, the Coroner shall notify the Native American Heritage Commission (NAHC), as mandated by state law, who shall then appoint a Most Likely Descendent. In the case where discovered human remains cannot be fully documented and recovered on the same day, the remains shall be covered with muslin cloth and a steel plate that can be moved by heavy equipment placed over the excavation opening to protect the remains. If this type of steel plate is not available, a 24-hour guard should be posted outside of working hours. The Tribe shall make every effort to recommend diverting the project and keeping the remains in situ and protected. If the project cannot be diverted, it may be determined that burials shall be removed. The Tribe shall work closely with the Qualified Archaeologist to ensure that the excavation is treated carefully, ethically, and respectfully. If data recovery is approved by the Tribe, documentation shall be taken that includes at a minimum detailed descriptive notes and sketches. Additional types of documentation shall be approved by the Tribe for data recovery purposes. Cremations shall either be removed in bulk or by means as necessary to ensure completely recovery of all material. If the discovery of human remains includes four or more burials, the location is considered a cemetery, and a separate treatment plan shall be created. The project applicant shall consult with the Tribe regarding avoidance of all cemetery sites. Once complete, a final report of all activities is to be submitted to the NAHC.</p>			
Noise			
<p>MM-Noise-1</p> <p>Prior to the issuance of any demolition, grading, or building permits with the Specific Plan area, specifications shall be prepared that identify requirements regarding attenuation of noise from construction vehicles and activities. The specifications may include, but are not limited to, the following:</p> <p>Two weeks prior to construction, applicants must notify surrounding land uses within 200 feet of a project site of the construction schedule, including the various types of activities that will be occurring throughout the duration of the construction period.</p>	<p>Prior to the issuance of any demolition, grading or building permits</p>	<p>Planning Director, or designee</p>	<p>To be completed as part of any subsequent project within plan area.</p>

6. Mitigation Monitoring Program

Mitigation Measure	Timing	Responsible Agency/ Monitor	Completed
<p>Construction hours, allowable workdays, and the phone number of the job superintendent must be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City, or the job superintendent receives a complaint, the superintendent must investigate, take appropriate corrective action, and report the action taken to the reporting party. Contract specifications must be included in the Project construction documents, which must be reviewed by the City prior to issuance of grading permits.</p> <p>Before any site activity, the contractor shall be required to submit a material haul route plan to the City of San Fernando for review and approval. The contractor must ensure that the approved haul routes are used for all materials hauling to minimize exposure of sensitive receivers to potential adverse truck-related noise levels.</p> <p>Where feasible, noise-generating construction equipment and construction staging shall be located away from sensitive uses.</p> <p>Noise attenuation measures shall be implemented to the extent feasible, including but not limited to, temporary noise barriers or noise blankets around stationary construction noise sources.</p> <p>Turn off construction equipment, including heavy-duty equipment, motor vehicles, and portable equipment, when not in use for more than 30 minutes.</p>			
Traffic			
<p>MM Traffic-1</p> <p>At First Street and Maclay Avenue, create an eastbound right-turn lane on First Street. This improvement may require the removal of one parking space between the commercial driveways on the south side of 1st Street west of Maclay Street. Removing the one parking space would allow for a right turn of 150 feet in length. If additional right turn storage is required, then additional parking spaces on the south side of 1st Street may need to be removed. This improvement will also fit within the existing curbs, not requiring any street widening.</p> <p>MM Traffic -2</p> <p>Install coordinated traffic signal systems within the Downtown District of the Specific Plan area and specifically along Maclay Avenue, Hubbard Street, Truman Street, and San Fernando Road.</p>	Prior to year 2025	Department of Public Works	

APPENDIX A

Comment Letters



GABRIELEÑO BAND OF MISSION INDIANS - KIZH NATION

Historically known as The San Gabriel Band of Mission Indians
recognized by the State of California as the aboriginal tribe of the Los Angeles basin

San Fernando
Environmental Quality Act

August 30, 2017

Re: AB52 Consultation request for the San Fernando Corridors Specific Plan Amendment

Dear Jack Wong,

Please find this letter as a written request for consultation regarding the above-mentioned project pursuant to Public Resources Code § 21080.3.1, subd. (d). Your project lies within our ancestral tribal territory, meaning belonging to or inherited from, which is a higher degree of kinship than traditional or cultural affiliation. Your project is located within a sensitive area and may cause a substantial adverse change in the significance of our tribal cultural resources. Most often, a records search for our tribal cultural resources will result in a "no records found" for the project area. The Native American Heritage Commission (NAHC), ethnographers, historians, and professional archaeologists can only provide limited information that has been previously documented about California Native Tribes. This is the reason the NAHC will always refer the lead agency to the respective Native American Tribe of the area because the NAHC is only aware of general information and are not the experts on each California Tribe. Our Elder Committee & tribal historians are the experts for our Tribe and are able to provide a more complete history (both written and oral) regarding the location of historic villages, trade routes, cemeteries and sacred/religious sites in the project area. Therefore, to avoid adverse effects to our tribal cultural resources, we would like to consult with you and your staff to provide you with a more complete understanding of the prehistoric use(s) of the project area and the potential risks for causing a substantial adverse change to the significance of our tribal cultural resources.

A1-1

Consultation appointments are available on Wednesdays and Thursdays at our offices at 910 N. Citrus Ave. Covina, CA 91722 or over the phone. Please call toll free 1-844-390-0787 or email gabrielenoindians@yahoo.com to schedule an appointment.

** Prior to the first consultation with our Tribe, we ask all those individuals participating in the consultation to view a video produced and provided by CalEPA and the NAHC for sensitivity and understanding of AB52. You can view their videos at: <http://calepa.ca.gov/Tribal/Training/> or <http://nahc.ca.gov/2015/12/ab-52-tribal-training/>

With Respect,

Andrew Salas, Chairman

Andrew Salas, Chairman

Albert Perez, treasurer |

PO Box 393, Covina, CA 91723

Nadine Salas, Vice-Chairman

Martha Gonzalez Lemos, treasurer ||

www.gabrielenoindians.org

Christina Swindall Martinez, secretary

Richard Gradias, Chairman of the Council of Elders

gabrielenoindians@yahoo.com



South Coast Air Quality Management District

21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

SENT VIA E-MAIL AND USPS:

September 20, 2017

jwong@sfcity.org

Jack Wong, Interim Community Development Director
City of San Fernando – Community Development Department
117 Macneil Street
San Fernando, CA 91340

Draft Environmental Impact Report (Draft EIR) for the Proposed San Fernando Corridors Specific Plan Amendment (SCH# 2015121088)

The South Coast Air Quality Management District (SCAQMD) staff appreciates the opportunity to comment on the above-mentioned document. The following comments are meant as guidance for the Lead Agency and should be incorporated into the Final EIR.

SCAQMD Staff's Summary of Project Description and Air Quality Analysis

The Lead Agency proposes to redevelop four existing Specific Plan Districts by developing land use policies, development standards, and design guidelines for future development of approximately 759 residential units, 96,307 square feet (s.f.) of retail uses, and 285,907 s.f. of office uses (Proposed Project). The Proposed Project is expected to take place over a planning horizon of 25 years. In the Air Quality Section, the Lead Agency quantified the construction and operational air quality emissions for each District as well as for all four Districts, and compared those emissions to SCAQMD's regional and localized air quality CEQA significance thresholds. Based on the analysis, the Lead Agency found that the Proposed Project's construction and operational air quality impacts for all four Districts combined would be less than significant.

SCAQMD staff is concerned about the air quality analysis. While the analysis assumed that construction activities within each District would overlap, the Lead Agency did not analyze the likelihood that one District may be under construction while development in other Districts are in operation. When the overlapping construction and operational activities are anticipated, SCAQMD staff recommends that the Lead Agency identify the overlapping years, combine construction emissions with operational emissions, and compare the combined emissions to SCAQMD's air quality CEQA operational thresholds of significance to determine the level of significance in the Final EIR. In the event that the Lead Agency, after revising the air quality analysis, finds that the Proposed Project's air quality impacts would be significant, mitigation measures will be required pursuant to CEQA Guidelines Section 15126.4. For more information on potential mitigation measures as guidance to the Lead Agency, please visit SCAQMD's CEQA Air Quality Handbook website¹.

A2-1

A2-2

¹ South Coast Air Quality Management District. Accessed at: <http://www.aqmd.gov/home/regulations/ceqa>.

Pursuant to the California Public Resources Code Section 21092.5 and CEQA Guidelines Section 15088, SCAQMD staff requests that the Lead Agency provide SCAQMD with written responses to all comments contained herein prior to the certification of the Final EIR. SCAQMD staff is available to work with the lead agency to address these issues and any other questions that may arise. Please contact Jack Cheng, Air Quality Specialist, CEQA IGR Section, at (909) 396-2448, if you have any questions on the comment.

Sincerely,

Lijin Sun

Lijin Sun, J.D.

Program Supervisor, CEQA IGR

Planning, Rule Development & Area Sources

LS:JC

LAC170815-03

Control Number



METROLINK.

SOUTHERN CALIFORNIA REGIONAL RAIL AUTHORITY
One Gateway Plaza Twelfth Floor Los Angeles, CA 90012

metrolinktrains.com

September 20, 2017

Jack Wong
City of San Fernando
Community Development Department
117 Macneil Street
San Fernando, CA 91340

RE: San Fernando Corridors Specific Plan Amendment – Notice of Availability (NOA) of a Draft Environmental Impact Report (DEIR)

Dear Mr. Wong:

The Southern California Regional Rail Authority (SCRRA) has received the NOA for the DEIR for the San Fernando Corridors Specific Plan Amendment. Thank you for the opportunity to comment on key issues relative to SCRRA and operations of the railroad within the project limits. As background information, SCRRA is a five-county Joint Powers Authority (JPA) that operates the regional commuter rail system known as Metrolink. Additionally, SCRRA provides rail engineering, construction, operations and maintenance services to its five JPA member agencies. The JPA consists of the Los Angeles County Metropolitan Transportation Authority (METRO), San Bernardino County Transportation Authority (SBCTA), Orange County Transportation Authority (OCTA), Riverside County Transportation Commission (RCTC) and Ventura County Transportation Commission (VCTC).

General comments on the DEIR are as follows:

1. Trains can run 24 hours per day, 7 days per week. Currently there are 30 Metrolink commuter trains and approximately 5 Union Pacific freight trains that operate daily though the project limits.
2. Trains produce noise, vibration and visual impacts. Train horns must also be sounded within one quarter mile in advance of railroad at-grade crossings. Metro would require any development along the rail line to sign a recorded Noise Easement Deed in favor of Metro. In addition, any noise mitigation required for project development along the corridor will be borne by the developers of such projects and not Metro or SCRRA.
3. SCRRA must be contacted for any encroachment (temporary or permanent) on the railroad right of way (R/W). Such encroachments shall be covered by specific Right of Entry requirements. These encroachment requirements can be found on our website at www.metrolinktrains.com.

A3-1

A3-2

A3-3

4. Development within the specific plan would generate density and traffic across the pedestrian and vehicular crossings of the railroad. SCRRA is very supportive of Transit Oriented Developments (TOD) to enhance walkability and use of existing public transportation. City should ensure that developers be made aware of potential needs to enhance the safety for pedestrian, bicyclists and vehicles at these at-grade crossings. Our current grade crossing safety standards are also available on our website at the same site mentioned previously. SCRRA Engineering Department should be contacted to coordinate such grade crossing safety improvements.

A3-4

Thank you again for cooperating with SCRRA to help ensure the development of a successful project. If you have any questions regarding these comments please contact me at 213-452-0456 or via e-mail at mathieur@scrta.net.

Sincerely,



Ron Mathieu
Planning Manager

Cc: Roderick Diaz, SCRRA
Derek Hull, Metro

DEPARTMENT OF TRANSPORTATION

DISTRICT 7- OFFICE OF REGIONAL PLANNING

100 S. MAIN STREET, SUITE 100

LOS ANGELES, CA 90012

PHONE (213) 897-6536

FAX (213) 897-1337

TTY 711

www.dot.ca.gov



*Serious Drought.
Making Conservation
a California Way of Life.*

September 27, 2017

Mr. Jack Wong
City of San Fernando
117 Macneil Street
San Fernando, CA 91340

Re: San Fernando Corridors Specific Plan
Amendment
SCH# 2015121088
GTS# 07-LA-2017-01071ME-DEIR

Dear Mr. Wong:

The California Department of Transportation (Caltrans) has reviewed the Draft Environmental Impact Report (DEIR) for the San Fernando Corridors Specific Plan Amendment. The plan will update the existing Specific Plan and contain exhibits, regulations, conditions and programs for development within the City. This project would promote the development of a walkable, mixed-use, multimodal environment that accommodates housing, retail, office and light industrial.

As the State Agency with jurisdiction over State highway transportation facilities, Caltrans will review the San Fernando Corridors Specific Plan Amendment with special interest to the mobility and Land Use Elements.

Please be aware Caltrans' mission statement is: "To provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability". The Local Development-Intergovernmental Review (LD-IGR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities of supporting infill, conservation, and efficient development.

To ensure a safe, efficient, and reliable transportation system, we encourage early consultation and coordination with local jurisdictions and projects proponents on all development projects that utilize the state highway transportation network. Please include a policy instruction traffic engineers to consult with Caltrans early when evaluation potential traffic impacts to Interstate 5, 210 and State Route 118 for development projects. Any modifications on the State facilities will require a permit from Caltrans.

A4-1

We strongly encourage the City to include vehicle demand-reducing strategies. These may include incentives for commuters to use transit, park-and-ride lots, discounts on monthly bus and rail passes, shuttle buses vanpools, etc. To the extent that more of the population shifts to transit or alternate modes of transportation for some of their inter-regional trips, future cumulative traffic impacts to freeways may be satisfactorily mitigated.

A4-2

In the spirit of mutual cooperation, Caltrans staff is available to work with the City's traffic engineers to identify the parameters of traffic impact analysis such as study area, vehicle trip reduction factors, method of analysis, significant criteria, and possible mitigation measures if any are necessary.

Please continue to keep us informed of this project and any future developments, which could potentially impact the State transportation facilities. If you have any questions regarding these comments, please contact project coordinator Ms. Miya Edmonson, at (213) 897-6536 and refer to GTS# LA-2017-001071ME.

Sincerely,


DIANNA WATSON
IGR/CEQA Branch Chief

cc: Scott Morgan, State Clearinghouse



San Fernando Corridors Specific Plan Amendment
DRAFT ENVIRONMENTAL IMPACT REPORT
Public Meeting Comment Form

Aug 28/17.

Please use this page to submit comments on the Draft Environmental Impact Report.

What improvements to
infra structure would this
"plan" be providing. Improvements
of sewage, seeping for water
anyone can build a
building Preparation of the
infra structure is a big
expense.

B1-1

(If necessary, use the reverse side of the paper.)

Please complete the information below and print clearly to ensure that your comments are included in the record.

Name: Dee ALEMON Phone: 818 938 1545
Organization (if applicable): N/A
Address: 1072 N. MACNEIL
City: SF State: CA Zip: 91340
Email Address: (optional): DEEMON 310 @AOL.COM

You may submit your comments during the meeting or send them to:

Mr. Jack Wong
Interim Community Development Director
117 Macneil Street
San Fernando CA 91340
Email: jwong@sfcity.org

Please submit comments no later than Monday, September 25, 2017.

Aug 28 '17.



San Fernando Corridors Specific Plan Amendment
DRAFT ENVIRONMENTAL IMPACT REPORT
Public Meeting Comment Form

Please use this page to submit comments on the Draft Environmental Impact Report.

- City Center - Needs to be walkable and vibrant - pedestrian friendly & bike friendly, more lights - business storefronts should have uniformed signage. outdoor eating areas. Retail on bottom floor/living on top floors - I feel is a good idea, this is how we get viable business to come into the city.
- I like the Idea of Mixed-USE Corridor - This is a great way to bring in artists & tech professionals into the city and bring jobs and spend their money in town.
General Neighborhood - We need maybe youth organizations or 'centers' for youth - outdoor tennis, basketball or skate parks something for our young San Fernandos to do & become healthy responsible adults. An Urban farm would be great! Loan out out of the box ideas for small urban development. ART installations in the downtown area to emphasize on the culture & history of San Fernando.

B2-1

(If necessary, use the reverse side of the paper.)

Please complete the information below and print clearly to ensure that your comments are included in the record.

Name: Christina Bernal Phone: 818 298-0209
Organization (if applicable): _____
Address: 702 4th STREET
City: San Fernando State: CA Zip: 91340
Email Address: (optional): Christinabernal33@hotmail.com

You may submit your comments during the meeting or send them to:

Mr. Jack Wong
Interim Community Development Director
117 Macneil Street
San Fernando CA 91340
Email: jwong@sfcity.org

Please submit comments no later than Monday, September 25, 2017.



Aug 28 '17

San Fernando Corridors Specific Plan Amendment
DRAFT ENVIRONMENTAL IMPACT REPORT
Public Meeting Comment Form

Please use this page to submit comments on the Draft Environmental Impact Report.

YES, WE HAVE SEWER ISSUES. NOT AS DIRE AS MANY MAY THINK. WE NEED TO USE THIS T.O.D. AS A "BUSINESS PLAN" TO WIRE BUSINESSES TO INVEST PRIVATE MONEY TO DO THINGS LIKE INFRASTRUCTURE UPGRADES. THE 2005 AMENDMENTS TO OUR GENERAL PLAN ALLOW "BY-RIGHT" DEVELOPMENTS AS IT STANDS NOW. AND AS WE'VE SEEN, DEVELOPMENTS HAVE BEEN DONE THAT THE COMMUNITY HATES. CHANGES NEED TO BE MADE TO OUR GENERAL PLAN TO REMEDY ITEMS IN OUR GENERAL PLAN TO MITIGATE UNWANTED DEVELOPMENTS BY MAKING IT MORE DIFFICULT TO BUILD. THIS COULD BE A HUGE FIRST STEP TO SECURING FUNDS FOR THINGS THAT WE WANT. I FEEL AS THOUGH WITHOUT A PLAN LIMITING THE TYPES OF DEVELOPMENTS WE DON'T WANT, ~~WE~~ WE ARE GOING TO BE STUCK SPINNING OUR WHEELS IN THE MUD. WE ARE VERY CLOSE TO MAKING SAN FERNANDO THE DESTINATION CITY IT CAN BE AND DESERVED TO BE.

B3-1

(If necessary, use the reverse side of the paper.)

Please complete the information below and print clearly to ensure that your comments are included in the record.

Name: DAVID BERNAL Phone: (818) 396-9584
Organization (if applicable): TRANSPORTATION & SAFETY COMMISSION
Address: 702 4TH ST
City: SAN FERNANDO State: CA Zip: 91340
Email Address: (optional): DAVEBERNAL3@GMAIL.COM

You may submit your comments during the meeting or send them to:

Mr. Jack Wong
Interim Community Development Director
117 Macneil Street
San Fernando CA 91340
Email: jwong@sfcity.org

Please submit comments no later than Monday, September 25, 2017.



San Fernando Corridors Specific Plan Amendment
DRAFT ENVIRONMENTAL IMPACT REPORT
Public Meeting Comment Form

Aug 28, 2017

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discussed
The issues are not ones of practical challenges.
All the issues are EMOTIONAL ones. It's
a fear from not understanding the importance
of city growth. People have ^{been} taught to think development
is to be feared, is bad, drives out businesses, increase
crime ~~rated~~ rates, etc. We need a presentation ~~that~~ that
educates the people of the positives of growth/development:
more business activity, more jobs, more investment, more
revenue for the city, better public safety, better education,
better quality of life.

B4-1

(If necessary, use the reverse side of the paper.)

Please complete the information below and print clearly to ensure that your comments are included in the record.

Name: Alejandro Hinojosa Phone: (310) 873-3977
Organization (if applicable): SVN
Address: 15250 Ventura Blvd. #520
City: Sherman Oaks State: CA Zip: 91344
Email Address: (optional): alejandra.hinojosa@svn.com

You may submit your comments during the meeting or send them to:

Mr. Jack Wong
Interim Community Development Director
117 Macneil Street
San Fernando CA 91340
Email: jwong@sfcity.org

Please submit comments no later than Monday, September 25, 2017.



San Fernando Corridors Specific Plan Amendment
DRAFT ENVIRONMENTAL IMPACT REPORT
Public Meeting Comment Form

9/19/17

Please use this page to submit comments on the Draft Environmental Impact Report.

Proposed changes; much better improvements
IP Response to Community concerns
Specifically Housing density and business
community needs.
Community outreach well done.

C1-1

(If necessary, use the reverse side of the paper.)

Please complete the information below and print clearly to ensure that your comments are included in the record.

Name: Jesse H Avila Phone: 818/361-0509
Organization (if applicable): _____
Address: 319 N Workman St
City: SF C State: CA Zip: 91340
Email Address: (optional): friends of jesse avila@gmail.org

You may submit your comments during the meeting or send them to:

Mr. Jack Wong
Interim Community Development Director
117 Macneil Street
San Fernando CA 91340
Email: jwong@sfcity.org

Please submit comments no later than Monday, September 25, 2017.



San Fernando Corridors Specific Plan Amendment
DRAFT ENVIRONMENTAL IMPACT REPORT
Public Meeting Comment Form

9/15/17

Please use this page to submit comments on the Draft Environmental Impact Report.

Consider ^{more} pedestrian & bike access ^{between} ~~from~~ First St. to Truman between
MACLAY and Hubbard.

C2-1

^{free/low cost}
Trams from Metrolink Station to First Street Industries, downtown, and
police/courthouse.

C2-2

(If necessary, use the reverse side of the paper.)

Please complete the information below and print clearly to ensure that your comments are included in the record.

Name: John CHAPMAN Phone: 818-898-3346
Organization (if applicable): _____
Address: 642 Harps St
City: San Fernando State: CA Zip: 91340
Email Address: (optional): chapurillo@yahoo.com

You may submit your comments during the meeting or send them to:

Mr. Jack Wong
Interim Community Development Director
117 Macneil Street
San Fernando CA 91340
Email: jwong@sfcity.org

Please submit comments no later than Monday, September 25, 2017.



San Fernando Corridors Specific Plan Amendment
DRAFT ENVIRONMENTAL IMPACT REPORT
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9/15/17

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Maria Guillen
647 Hollister St (818) 898-0176
San Fernando Ca 91340

Nos afectan los Apartamentos

C3-1

(If necessary, use the reverse side of the paper.)

Please complete the information below and print clearly to ensure that your comments are included in the record.

Name: _____ Phone: _____
Organization (if applicable): _____
Address: _____
City: _____ State: _____ Zip: _____
Email Address (optional): _____

You may submit your comments during the meeting or send them to:

Mr. Jack Wong
Interim Community Development Director
117 Macneil Street
San Fernando CA 91340
Email: jwong@sfcity.org

Please submit comments no later than Monday, September 25, 2017.



9/15/17

San Fernando Corridors Specific Plan Amendment

DRAFT ENVIRONMENTAL IMPACT REPORT

Public Meeting Comment Form

Please use this page to submit comments on the Draft Environmental Impact Report.

- GREAT PRESENTATION, THOUGH I HAVE A FEW CONCERNS
- ① THE PROPOSED HEIGHT AND DENSITY CHANGES RUN COUNTER TO A T.O.D PLAN. THE CHANGES ARE TOO CONSERVATIVE AND WILL ONLY EXCLUDE DEVELOPMENT DUE TO ITS RESTRICTIONS. THIS WILL ESPECIALLY EXCLUDE AFFORDABLE HOUSING, SOMETHING THIS CITY WILL NEED AFTER METRO COMES IN. C4-1
 - ② ON THE TOPIC OF AFFORDABLE HOUSING, IT SHOULD BE REFLECTED AS A NEED IN THE PLAN. KEEPING THE "SAN FERNANDO LOOK" IS FINE, BUT AS A YOUNG PERSON, I AM COMPETING W/ TRANSPLANTS IN LA THAT CANT FIND HOUSING. WE NEED AFFORDABLE HOUSING NOW! AND ITS OK IF IT LOOKS "BLOCKY" OR "SQUARE". REMEMBER, THE ONLY CONSTANT IS CHANGE. C4-2
 - ③ THE TRANSPORTATION CHANGES ARE TOO CONSERVATIVE. I APPRECIATE SLOWER STREETS AND SAFER PED/BIKE ENVIRONMENTS. SHARROWED STREETS DONT WORK - ITS BEEN PROVEN. ~~AND~~ REMEMBER, THIS PLAN IS CENTERED ON TRANSIT*, AND WE NEED TO OFFER SAFE FIRST-LAST MILE ENVIRONMENTS. C4-3
 - ④ YES; I WOULD LOVE TO NOT HAVE TO LEAVE THE CITY FOR FOOD, ENT., COFFEE ETC., BUT THIS PLAN IS PANDERING TO A VERY SPECIFIC RETIRED DEMOGRAPHIC. (If necessary, use the reverse side of the paper.) C4-4
- AND I WANT TO AFFORD MYNLE HERE FOR 50 MORE YEARS. THANK YOU!
- Please complete the information below and print clearly to ensure that your comments are included in the record.

Name: CARLOS HERNANDEZ Phone: 818-935-9528
Organization (if applicable): N/A
Address: 411 HARDING AVE.
City: SAN FERNANDO State: CA Zip: 91340
Email Address: (optional): CARLOSHERNANDEZ@GMAIL.COM

You may submit your comments during the meeting or send them to:

Mr. Jack Wong
Interim Community Development Director
117 Macneil Street
San Fernando CA 91340
Email: jwong@sfcity.org

Please submit comments no later than Monday, September 25, 2017.



San Fernando Corridors Specific Plan Amendment
DRAFT ENVIRONMENTAL IMPACT REPORT
Public Meeting Comment Form

9/15/17

Please use this page to submit comments on the Draft Environmental Impact Report.

Overall, I do support this plan. I believe we need a change in San Fernando especially to bring in people of all income and walks of life. We need variety! But, I also believe there does need to be a balance of gentrification and though a preservation of ~~the~~ the traditional San Fernando character. The community & housing of this community need to be taken into consideration, and residents of San Fernando need to be prioritized and not be pushed out like other areas of Los Angeles. ~~San Fernando~~

C5-1

(If necessary, use the reverse side of the paper.)

Please complete the information below and print clearly to ensure that your comments are included in the record.

Name: Krystal Hernandez Phone: (818) 263-4810
Organization (if applicable): N/A
Address: 1003 Fifth St
City: San Fernando State: CA Zip: 91340
Email Address: (optional): Krystalalix@me.com

You may submit your comments during the meeting or send them to:

Mr. Jack Wong
Interim Community Development Director
117 Macneil Street
San Fernando CA 91340
Email: jwong@sfcity.org

Please submit comments no later than Monday, September 25, 2017.



San Fernando Corridors Specific Plan Amendment
DRAFT ENVIRONMENTAL IMPACT REPORT
Public Meeting Comment Form

9/15/17

Please use this page to submit comments on the Draft Environmental Impact Report.

NO Apartamentos
NOS Afecta

C6-1

(If necessary, use the reverse side of the paper.)

Please complete the information below and print clearly to ensure that your comments are included in the record.

Name: Maria L. Johnson Phone: _____
Organization (if applicable): _____
Address: 446 Hollister St
City: SAN FERNANDO State: CA Zip: 91340
Email Address: (optional): _____

You may submit your comments during the meeting or send them to:

Mr. Jack Wong
Interim Community Development Director
117 Macneil Street
San Fernando CA 91340
Email: jwong@sfcity.org

Please submit comments no later than Monday, September 25, 2017.



San Fernando Corridors Specific Plan Amendment
DRAFT ENVIRONMENTAL IMPACT REPORT
Public Meeting Comment Form

9/15/17

Please use this page to submit comments on the Draft Environmental Impact Report.

THE Presentation WAS very professional
and informative truly not what I
expected.

C7-1

(If necessary, use the reverse side of the paper.)

Please complete the information below and print clearly to ensure that your comments are included in the record.

Name: Maxine Perez Phone: 818 3650055
Organization (if applicable): _____
Address: 743 N Huntington St
City: San Fernando State: CA Zip: 91340
Email Address (optional): _____

You may submit your comments during the meeting or send them to:

Mr. Jack Wong
Interim Community Development Director
117 Macneil Street
San Fernando CA 91340
Email: jwong@sfcity.org

Please submit comments no later than Monday, September 25, 2017.

-----Original Message-----

From: Toni Joseph [mailto:wordpress@www.ci.san-fernando.ca.us]

Sent: Tuesday, September 05, 2017 5:17 PM

To: Info@San Fernando

Subject: Quality Lodging in San Fernando

From:

Toni Joseph <tjoseph53@hotmail.com>

8186758029

Subject:

Quality Lodging in San Fernando

Message Body:

We really should consider a Hotel at the J.C. Penney building. It is in the mall area, and walking distance if needed to the transit hub. Shopping and the SF Mission and historical parks and interest of this quaint City of San Fernando. We need to give travelers lodging outside of Burbank an give home cooking and culture to our visitors. Enough with apartments, humans act like a creature that I would prefer not to mention. Close quarters and many inhabitants cause conflict. Called over crowding. I had someone looking for quality lodging, they went to Chatsworth for it. Let's bring class and quality back as a need for improvement. BnB maybe? just make us more desirable to visit.

D1-1

--

From: Robert L. Scott
Sent: Thursday, September 14, 2017 3:56 PM
To: Alvin F. Durham Jr.; Theale "Stormy" Haupt
Cc: stacy.andrews@mulhollandinstitute.org; robert.scott@mulhollandinstitute.org
Subject: Material Selected re: Northeast Strategy -- San Fernando



MULHOLLAND INSTITUTE

23679 Calabasas Road #507 • Calabasas, CA 91302 • 818-712-9500 Fax 818-666-7487 • info@MulhollandInstitute.org

Gents,

We pulled certain relevant sections from the Northeast Strategy document worth considering re: your Corridors Specific Plan and Station Area Plan (attached). We also prepared a composite map that overlays the Metrolink Station centroids and the San Fernando Mall centroids, this ties into the data in the strategy document.

I believe this is the only zoning map in existence that synchronizes (color codes) San Fernando zoning with Los Angeles zoning, so you can see what's happening along your boundaries.

I hope you will find this material useful.

Robert L. Scott
Executive Director
Mulholland Institute
23679 Calabasas Rd. #507 - Calabasas, CA 91302
818-712-9500 Fax 818-666-7487 Robert.Scott@MulhollandInstitute.org

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D2-1

SYLMAR/SAN FERNANDO METROLINK STATION

Station Area Plan

On the northern end of the detailed study areas is the half-mile radius around the Sylmar/San Fernando Metrolink Station. This specific area has been included as part of Metro's plans for spending under a successor to Measure R-funded projects. The current funds proposed for this project are \$1.3 billion and the project delivery year is 2021 through 2027.

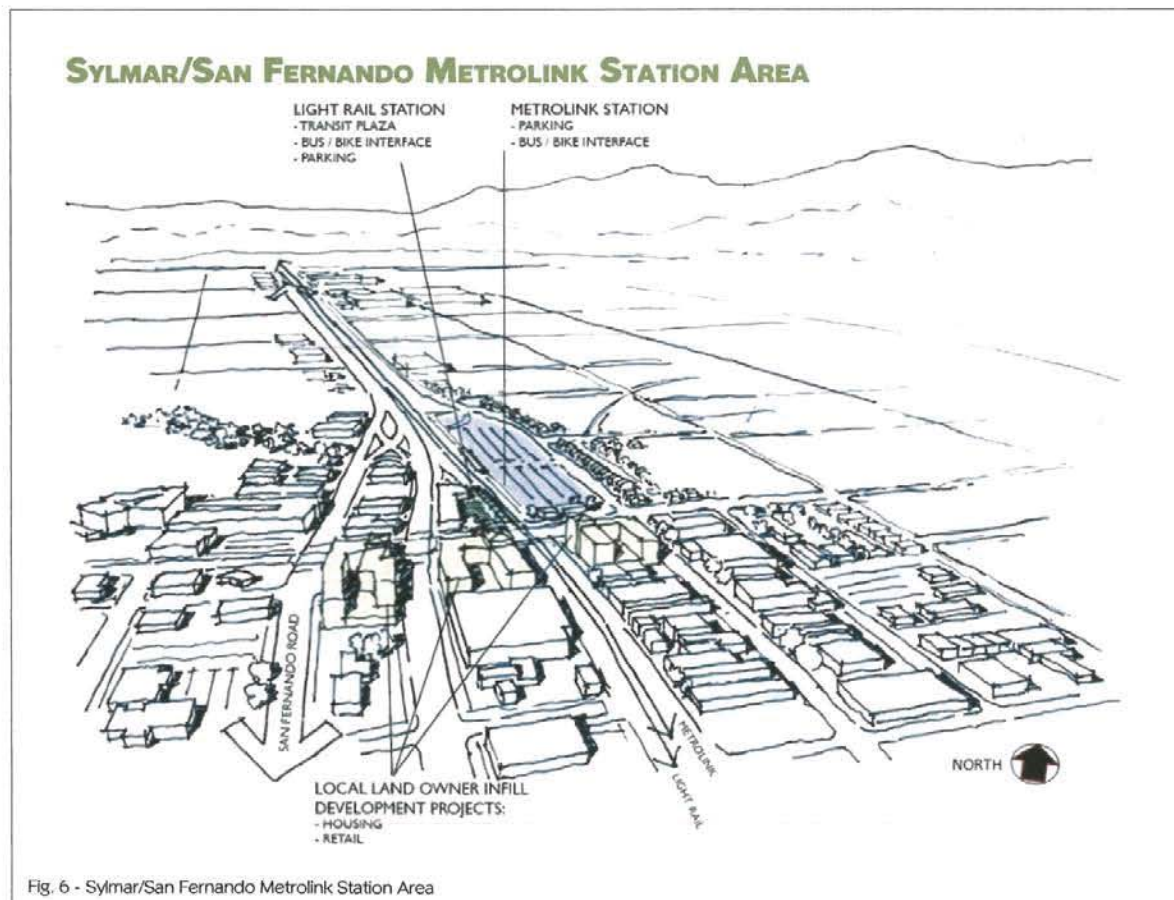
The proposal includes Specific Plans to connect the Metrolink rail lines in the north and the Orange Line in the south, through construction of a 9.2 mile Light Rail Transit/Bus Rapid Transit down portions of San Fernando Road and Van Nuys Boulevard.

As the anchor for the East San Fernando Valley Transit Corridor's light rail line, and as an intermodal transfer point between light rail, heavy rail, and bus, this station area has the potential to serve as

both a local vehicle access hub, through community bicycles (e.g. "Bike Share") and rental vehicles, as well as a needed retail and entertainment location. Retailers and restaurants who appeal to local markets and transit riders would provide a ready market. The North Hollywood station area to the south, at the intersection of the Red and Orange Lines, should serve as an inspiration, with its surrounding retail, grocers, restaurants, amenities and consumer services.

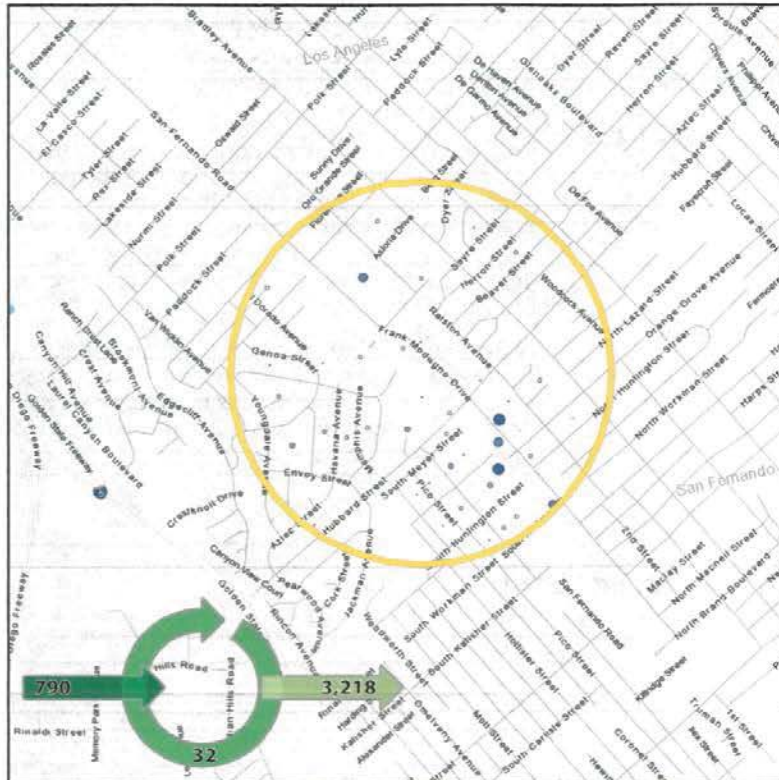
This station area is at the northern nexus of that line and represents a key opportunity to demonstrate the possibilities in these types of communities of Transit-Oriented Development models. In addition to the Metrolink station, the East Valley Transit Corridor line will pass through four or more promising Town Centers.

Aside from providing transport from and within the Northeast, the line also will provide unprecedented opportunities for bringing visitors, shoppers, businesses and employment into the area—a boon to entrepreneurs and innovators.

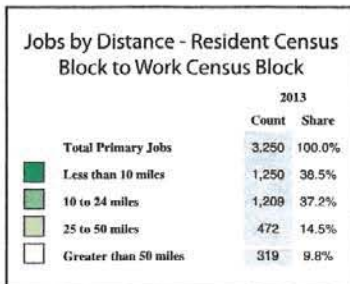
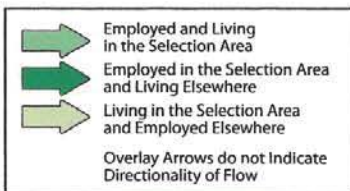


SYLMAR/SAN FERNANDO METROLINK STATION

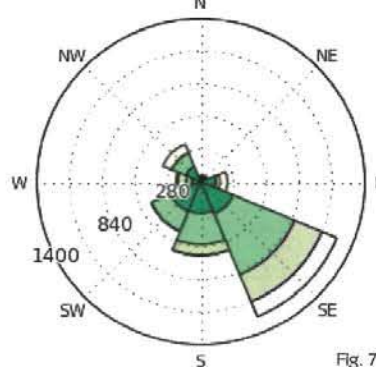
CENTROID WITH HALF-MILE RADIUS/BAND



U.S. Census Bureau. 2015. OnTheMap Application. Longitudinal-Employer Household Dynamics Program. <http://onthemap.ces.census.gov/>



Job Counts by Distance/Direction in 2013
All Workers



RESIDENT AREA PROFILE REPORT

SYLMAR/SAN FERNANDO METROLINK STATION

Total Primary Jobs 2013	Count	Share
Total Primary Jobs	3,250	100.0%

Jobs by Worker Age 2013	Count	Share
Age 29 or younger	790	24.3%
Age 30 to 54	1,843	56.7%
Age 55 or older	617	19.0%

Jobs by Earnings 2013	Count	Share
\$1,250 per month or less	620	19.1%
\$1,251 to \$3,333 per month	1,497	46.1%
More than \$3,333 per month	1,133	34.9%

Jobs by NAICS Industry Sector 2013	Count	Share
Agriculture, Forestry, Fishing and Hunting	29	0.9%
Mining, Quarrying, & Oil & Gas Extraction	1	0.0%
Utilities	27	0.8%
Construction	163	5.0%
Manufacturing	451	13.9%
Wholesale Trade	151	4.6%
Retail Trade	419	12.9%
Transportation and Warehousing	84	2.6%
Information	93	2.9%
Finance and Insurance	113	3.5%
Real Estate and Rental and Leasing	57	1.8%
Professional, Scientific, & Tech Services	178	5.5%
Management of Companies & Enterprises	52	1.6%
Administration & Support, Waste		
Management and Remediation	204	6.3%
Educational Services	258	7.9%
Health Care and Social Assistance	463	14.2%
Arts, Entertainment, and Recreation	42	1.3%
Accommodation and Food Services	253	7.8%
Other Services (excluding Public Admin)	95	2.9%
Public Administration	117	3.6%

Jobs by Worker Race 2013	Count	Share
White Alone	2,673	82.2%
Black or African American Alone	142	4.4%
American Indian or Alaska Native Alone	62	1.9%
Asian Alone	312	9.6%
Native Hawaiian or Otr Pac Islander Alone	4	0.1%
Two or More Race Groups	57	1.8%

Jobs by Worker Ethnicity 2013	Count	Share
Not Hispanic or Latino	1,134	34.9%
Hispanic or Latino	2,116	65.1%

Jobs by Worker Educational Attainment 2013	Count	Share
Less than high school	728	22.4%
High school or equivalent, no college	481	14.8%
Some college or Associate degree	685	21.1%
Bachelor's degree or advanced degree	566	17.4%
Educational attainment not available (workers aged 29 or younger)	790	24.3%

Jobs by Worker Sex 2013	Count	Share
Male	1,888	51.9%
Female	1,562	48.1%

Fig. 7 - Sylmar/San Fernando Metrolink Station Area Profile

SAN FERNANDO ROAD AND MALL AREA TOD

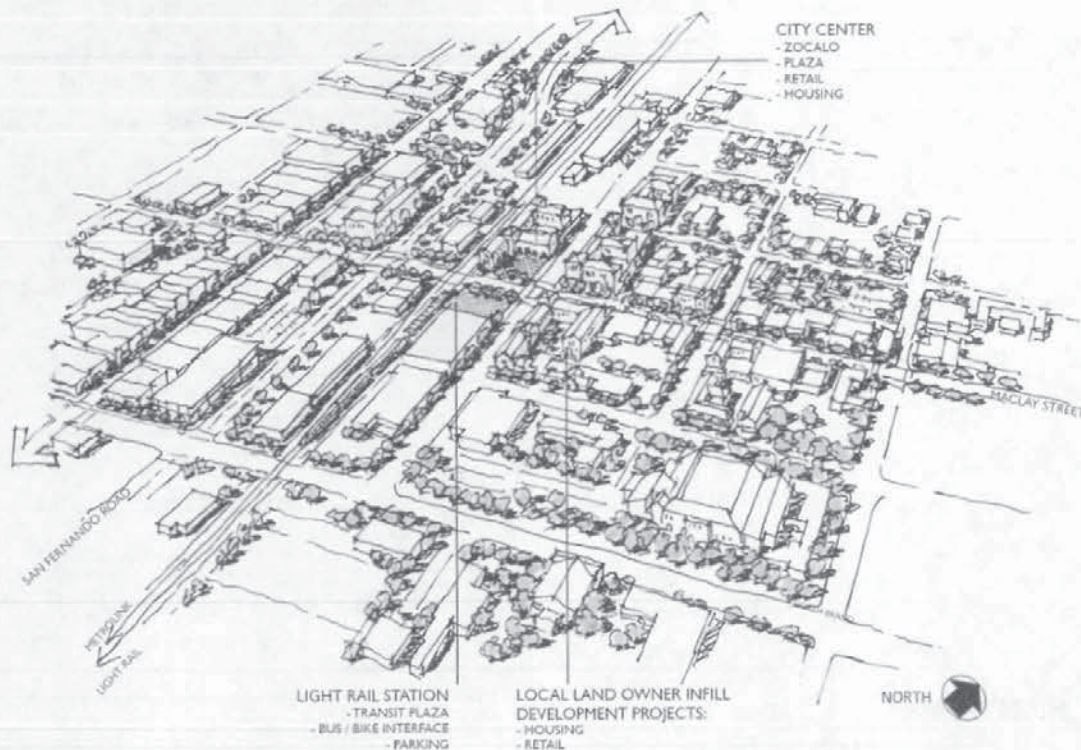


Fig. 8 - Sylmar/San Fernando Metrolink Station Area

The San Fernando Road and Mall Area TOD is included as a study area for three important reasons: (1) as a relatively small, incorporated city, it has access to the full range of planning and community governance tools available to cities in California—without the challenges of scale associated with being a part of the much larger City of Los Angeles; (2) it is a key part of the community regional transportation and economic infrastructure; and (3) it is a founding Valley city with a clearly-defined cultural history, and a proud and dedicated population.

Taking into account the existing San Fernando Mall streetscape and hardscape, a framework already exists. With some strategic implementation, the Mall could become a major iconic visitor attraction. There are also some significant opportunities for new commercial employment centers, both retail and commercial, within this area.

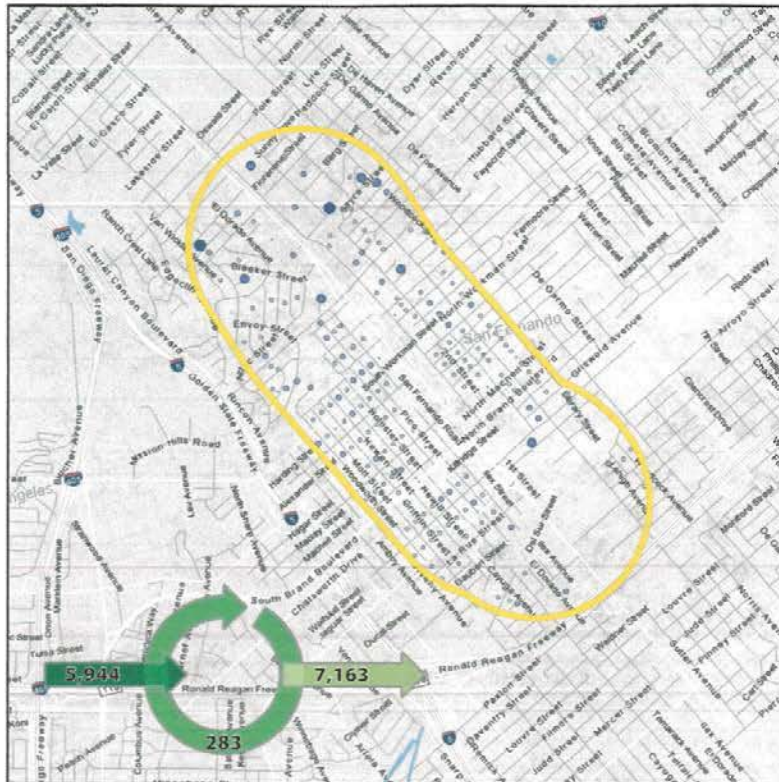
The larger city of San Fernando represents another opportunity circle within the region. Nearly all of

the city lies within the focal area for this strategy. Within the San Fernando Road and Mall Area TOD, some 6,227 are employed in various occupations while another 7,446 live in the community. Yet of the nearly 7,500 individuals, only 283 work in the immediate vicinity of their homes. Nearly all of the residents work elsewhere (mostly toward the southeast), about half (45.9 percent) within 10 miles of their homes. But more than half work more than 10 miles from their homes. Manufacturing and retail trade account for more than one-fourth of jobs held by local residents, constituting 15.7 percent and 12.1 percent of their employment, respectively. Much of the available employment in the region also tends to employ individuals with a slightly higher level of formal education than predominates in the resident population.

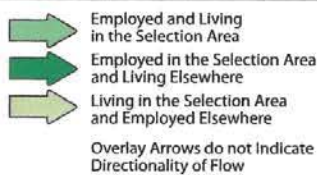
Employment in the region is strongly anchored in manufacturing, comprising 26.3 percent of the local jobs. Most of these workers commute to the region from other parts of the greater Valley region.

SAN FERNANDO ROAD AND MALL AREA TOD

CENTROID WITH HALF-MILE RADIUS/BAND



U.S. Census Bureau. 2015. OnTheMap Application. Longitudinal-Employer Household Dynamics Program. <http://onthemap.ces.census.gov/>

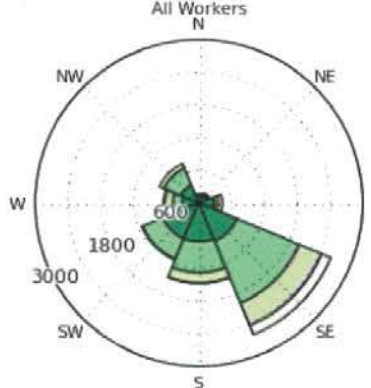


Jobs by Distance - Resident Census Block to Work Census Block

	Count	Share
Total Primary Jobs	7,446	100.0%
Less than 10 miles	3,414	45.9%
10 to 24 miles	2,766	37.1%
25 to 50 miles	889	11.9%
Greater than 50 miles	377	5.1%



Job Counts by Distance/Direction in 2013



RESIDENT AREA PROFILE REPORT

SAN FERNANDO ROAD - MALL

Total Primary Jobs 2013	Count	Share
Total Primary Jobs	7,446	100.0%
Jobs by Worker Age 2013	Count	Share
Age 29 or younger	1,800	24.2%
Age 30 to 54	4,270	57.3%
Age 55 or older	1,376	18.5%

Jobs by Earnings 2013	Count	Share
\$1,250 per month or less	1,436	19.3%
\$1,251 to \$3,333 per month	3,614	48.5%
More than \$3,333 per month	2,396	32.2%

Jobs by NAICS Industry Sector 2013	Count	Share
Agriculture, Forestry, Fishing & Hunting	68	0.9%
Mining, Quarrying, & Oil & Gas Extraction	1	0.0%
Utilities	61	0.8%
Construction	390	5.2%
Manufacturing	1,167	15.7%
Wholesale Trade	376	5.0%
Retail Trade	904	12.1%
Transportation and Warehousing	197	2.6%
Information	209	2.8%
Finance and Insurance	261	3.5%
Real Estate and Rental and Leasing	122	1.6%
Professional, Scientific, & Tech Services	355	4.8%
Mgmt of Companies & Enterprises	113	1.5%
Administration & Support, Waste Management and Remediation	489	6.6%
Educational Services	573	7.7%
Health Care and Social Assistance	998	13.4%
Arts, Entertainment, and Recreation	96	1.3%
Accommodation and Food Services	574	7.7%
Other Services (excluding Public Administration)	250	3.4%
Public Administration	242	3.3%

Jobs by Worker Race 2013	Count	Share
White Alone	6,456	86.7%
Black or African American Alone	270	3.6%
American Indian or Alaska Native Alone	120	1.6%
Asian Alone	473	6.4%
Native Hawaiian or Otr Pac Islander Alone	16	0.2%
Two or More Race Groups	111	1.5%

Jobs by Worker Ethnicity 2013	Count	Share
Not Hispanic or Latino	1,935	26.0%
Hispanic or Latino	5,511	74.0%

Jobs by Worker Educational Attainment 2013	Count	Share
Less than high school	1,801	24.2%
High school or equivalent, no college	1,179	15.8%
Some college or Associate degree	1,547	20.8%
Bachelor's degree or advanced degree	1,119	15.0%
Educational attainment not available (workers aged 29 or younger)	1,800	24.2%

Jobs by Worker Sex 2013	Count	Share
Male	3,870	52.0%
Female	3,576	48.0%

Fig. 9 - San Fernando Rd. and Mall Area Profile

San Fernando Valley Industrial/Manufacturing Zoned Properties
 Cities of Los Angeles and San Fernando

This map displays the San Fernando Valley, highlighting industrial and manufacturing zoned properties in blue. The map includes major freeways (Interstates 5, 10, 210, and State Routes 138, 14, 148, 181, 190, 213, 260, 291, 330, 333, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000, 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1

Fig. 16 - Industrial/Manufacturing Zoned Properties

EAST SAN FERNANDO VALLEY TRANSIT CORRIDOR

PROJECT STUDY AREA

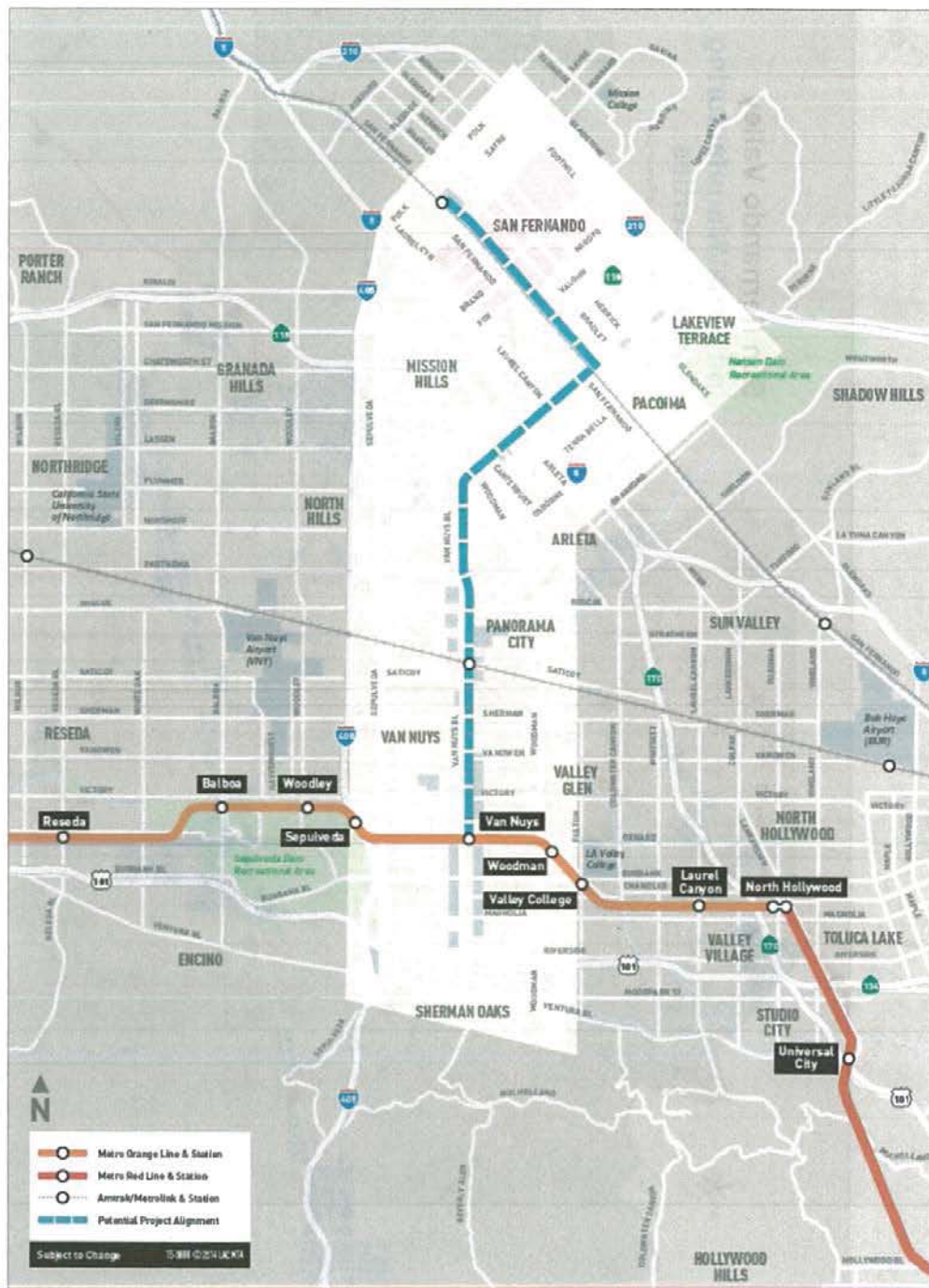


Fig. 19 - EVTC Alternative 4, Median-Running Light Rail

CREATING HOSPITABLE TRANSIT HUBS

Since locational efficiency is a major goal of this strategy, clearly the place where land use and transportation meet is at minor transit stops and major Transit Hubs. Hubs have to be something more than a platform or a bench. They are the community's gateway to all of Southern California. They should provide safety, comfort, information, refreshment, rest facilities and amenities; and should reflect local culture and distinctions.

Transit will always be attractive to the transit dependent, and improvements make welcome contributions to their quality of life. However, for transportation to be attractive to discretionary riders—those who have the option to drive private cars—it has to pay dividends in the form of being faster, more comfortable and more convenient.

It would be desirable to have as many centers served by transit as possible. Unfortunately, the addition of too many stops, stations or hubs slows the local (non-express) system and reduces rider motivations. This is an important strategic question; serving the most stops and keeping the system moving. The primary and secondary streets in the Valley are largely set on a grid pattern at mile and half mile intervals. In theory, stops could be placed every mile (half-mile radius), and Transit Hubs every two miles.

Proposition A (1980) and Proposition C (1990) were joined in 2008 by Measure R in providing substantial funding for the development of transportation improvements, including billions being spent in the San Fernando Valley. Aside from highway funds, dollars for public transportation are finally coming to bear in the Northeast. At the time of this work,



Fig. 26 - City of San Fernando Project Area Map

\$170 million had been reserved for Metro's 9.2-mile East Valley Transit Corridor. The route would extend from the Sylmar/San Fernando Metrolink Station, follow Van Nuys Boulevard, through the heart of the Northeast Valley in Pacoima, travel directly through the Panorama City shopping area and Mall, and terminate at the Van Nuys/Sherman Oaks Orange Line station.

Unfortunately, the budget would not be sufficient to cover light rail—estimated at \$1.3 billion—or any kind of grade separation. This would be dependent on a re-allocation or the passage of the proposed ballot measure.

By including the SCAG Compass Blueprint and RTP/SCS priorities, this project can serve as a template for Transit-Oriented Development in under-resourced communities.

The team projects that owing to the demographics, the demand on this line will exceed that which has made the Orange Line BRT successful, beyond all expectation. Metro has already awarded the City of San Fernando a grant to develop Station Area Plans in the half-mile radius around the Sylmar/



Fig. 27 - Concept for Intermodal Mobility Hub

Inter-Modal Mobility Hubs can provide access, amenities and security for transit riders.

San Fernando Metrolink Station. This strategy will set the stage for complementary visioning in the City of Los Angeles portions of Sylmar—the other half of the one-mile circle. This is potentially cross-jurisdictional coordination at its best.

The East Valley Transit Corridor may employ one of several different transit modes: Bus Rapid Transit (BRT) or Light Rail Transit (LRT). The proposed transit line will create a 9.2-mile transit corridor—perfectly configured for Transit-Oriented Development. Half of the length of this corridor is situated in the Project Area. It will benefit greatly from convergence with the strategies developed, and the future plans for the local area. The longer-term vision is to link this line with the future multi-billion dollar Sepulveda Pass Corridor connection to UCLA and other high-demand, high-value destinations.

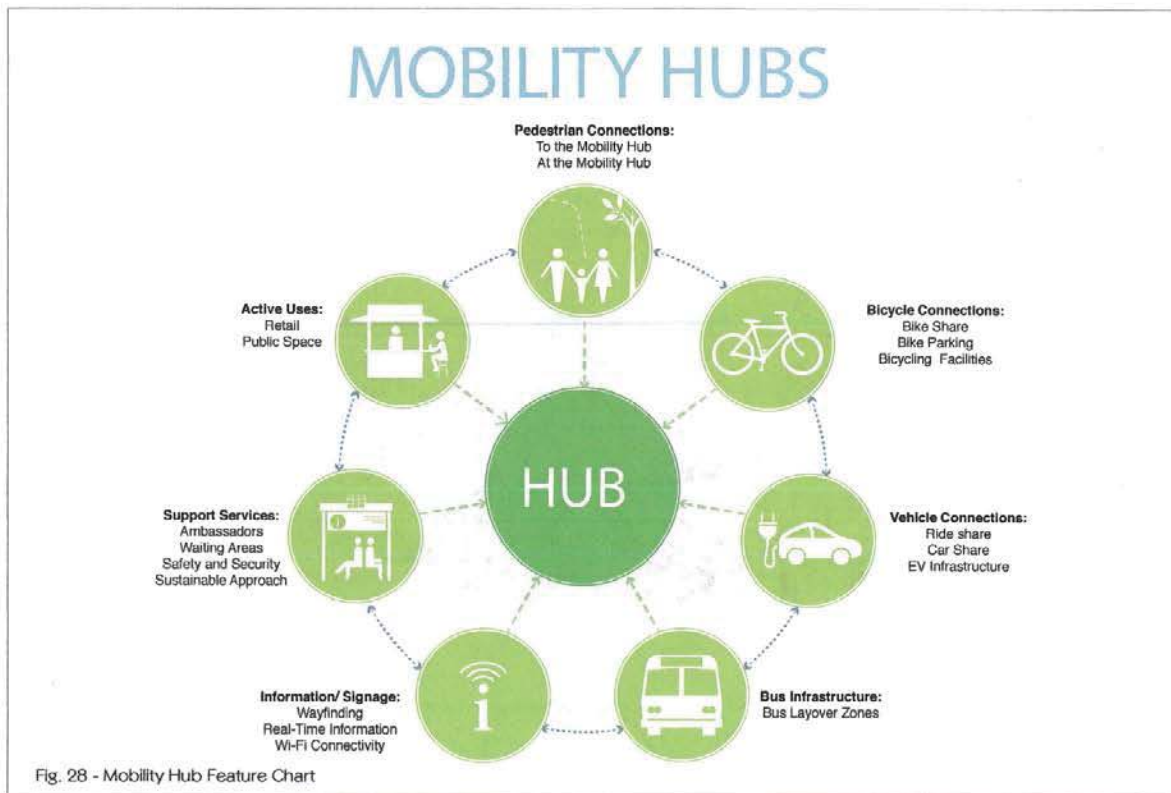
The opportunity exists to turn the Sylmar/San Fernando Metrolink Station into a Union Station-type transit gateway to the Northeast San Fernando Valley. This station would not only be a confluence of numerous bus, BRT, East Valley Transit Corridor,

Metrolink and Amtrak options—but it would provide a portal to Burbank's Regional Intermodal Transit Center (RITC), with direct access to airlines, and any future rail or high-speed rail systems that might be constructed.

The station could provide a showcase for the area—encouraging tourism to its cultural, educational, museum and high-tech features; while also highlighting regional cuisine and local retail at the new Hub/Transit-Oriented Communities.

Metro and the cities have tremendous opportunities to develop private partnerships in and around transit hubs that add amenities and recreation to the neighborhoods, and also create destinations accessible from other hubs and stations around the county.

Clearly, the nearer commercial properties are to the hubs, the more valuable they are to their owners and tenants. Any person from anywhere along the line can simply catch the bus, or rail line, and walk less than 2700 feet to their TOD destination.



Source: City of Los Angeles, Department of City Planning

SYLMAR/SAN FERNANDO METROLINK TOD AREA - LABOR MARKET CHARACTERISTICS

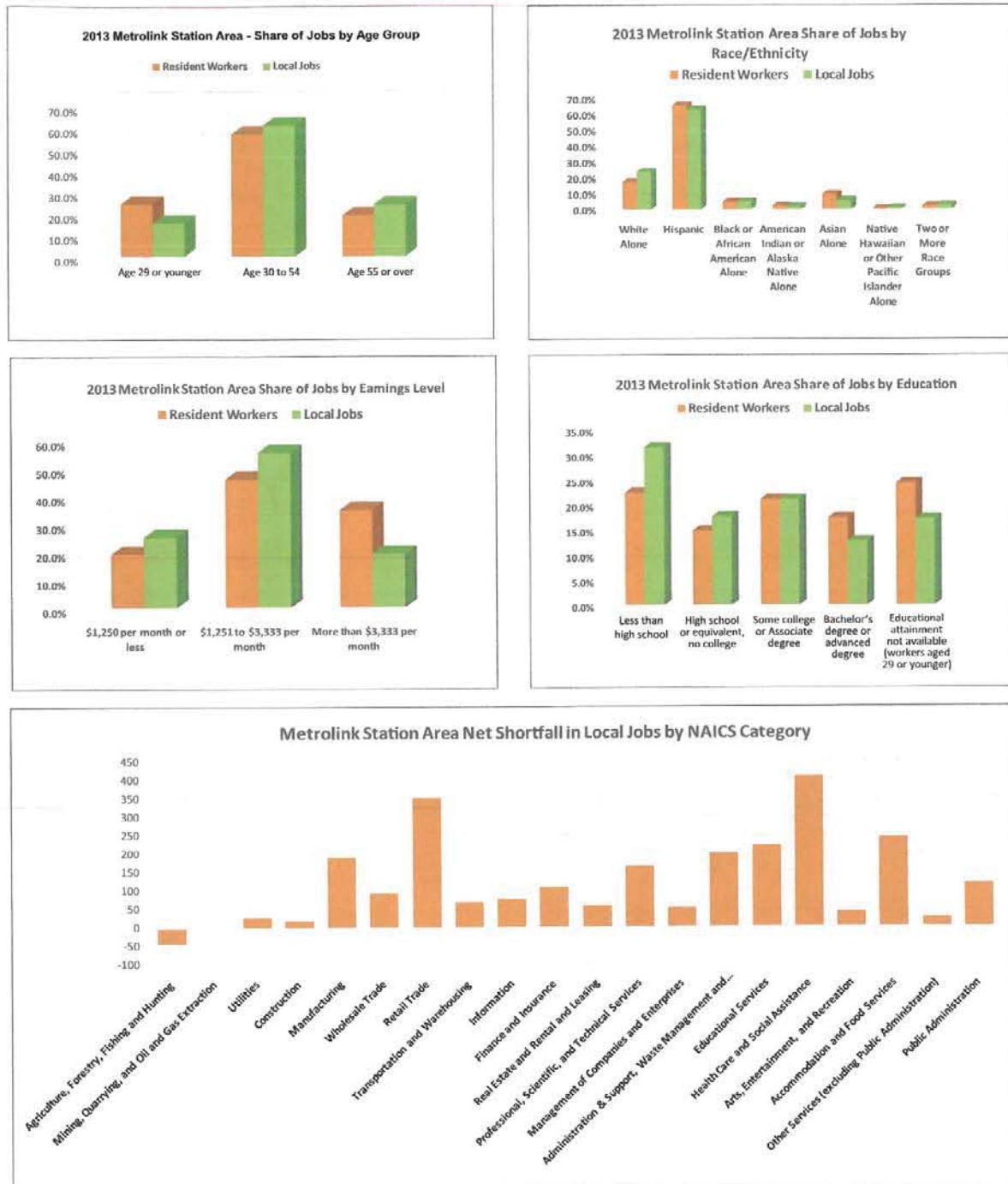
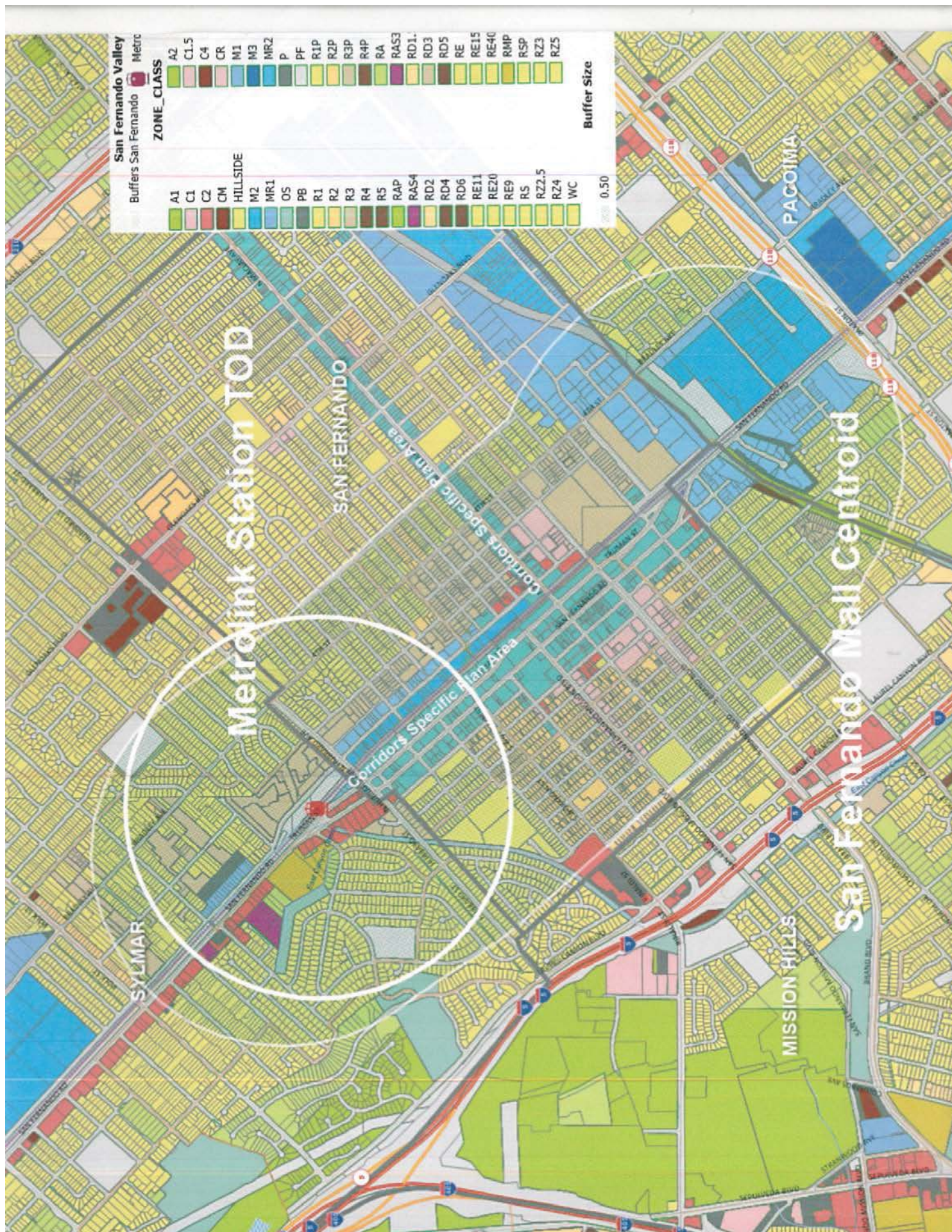


Fig. 36 - Sylmar/San Fernando Metrolink TOD Area
Labor Market Characteristics - Mulholland Institute Source: US Bureau of the Census, OnTheMap, 2013

SAN FERNANDO MALL TOD AREA - LABOR MARKET CHARACTERISTICS



Fig. 37 - San Fernando Mall Area
Labor Market Characteristics - Mulholland Institute Source: US Bureau of the Census, OnTheMap, 2013



-----Original Message-----

From: Jennifer Fentress [mailto:mystica33@icloud.com]

Sent: Monday, September 18, 2017 1:42 PM

To: Jack Wong <jwong@sfcity.org>

Subject: Re: Jaime calderon - transform downtown ideas.

Mr. Wong, you mention if I had any other comments. I am proud to see my city growing and becoming a city with a small town feeling but getting up to date with technology and innovation as well. That's what I see my city becoming. I viewed the live Facebook cast from last weeks meeting with the public. The area that was the main focus was the north side from the train tracks to 2nd street. To revitalize that area would be a great idea. To bring in more commerce and I would suggest if the city has certain plans to add more public parking, that you please consider adding public EV charging stations as well. Let our city be the example to the rest of our country of a city that's green with its trees and electric vehicles. Thank you for your time.

Sincerely, Jaime Calderon.

D3-1

> -----Original Message-----

> From: Jennifer Fentress [mailto:mystica33@icloud.com]

> Sent: Friday, September 15, 2017 7:24 PM

> To: Jack Wong <jwong@sfcity.org>

> Subject: Jaime calderon - transform downtown ideas.

>

> Good day Mr.Wong, I'm happy to see our city growing with the new restaurants on Truman. One idea that comes to mind is regarding the San Fernando / sylmar metrolink station. I utilize the station for a lot of my transportation needs. I would recommend that another ticket machine be added. I also leave my EV vehicle charging as well and about half of the time I end up not able to connect my vehicle because other EV users use the charging station as well. I am thankful for having the free chargers but I would like be able to charge up with no worries. I would like to see more free charging units added and more EV parking spots as well. Thank you for your time and let's as neighbors work together to make our city shine.

>

> Sincerely, Jaime Calderon.

D3-2

IV.**LAND USE ELEMENT****INTRODUCTION AND BACKGROUND****General Plan Legislation**

The adoption of a General Plan by cities and counties became a legal requirement 33 years ago in 1955. At that time, a General Plan consisted only of a Land Use Element and a Circulation Element. In 1971, the Legislature created one of the most important features of State planning law by requiring that zoning and subdivision approvals be consistent with the General Plan. Government Code Section 65302 (a) defines the Land Use Element as follows:

A Land Use Element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space, including agriculture, natural resources, recreation, and enjoyment of scenic beauty, education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The Land. Use Element shall include a statement of the standards of population density and building density recommended for the various districts and other territory covered by the plan. The Land Use Element shall also identify areas covered by the plan which are subject to flooding and shall be reviewed annually with respect to such areas.

Purpose and Function

The purpose of the Land Use Element is to establish a pattern for compatible land uses to reflect existing conditions and to guide future development. By law, the element must set clear standards for the density of population and the intensity of development for each proposed land use category. The Land Use Element which has the broadest scope of the seven required elements, provides a composite discussion of the issues which are addressed in the other elements through text, diagrams and a land use map.

The General Plan, particularly the Land Use Element, governs the future direction of a local jurisdiction. Prior to 1971, the General Plan was considered just a guideline; however, because of

the consistency requirement enacted in 1971, the General Plan has assumed greater importance. Consistency with the adopted General Plan is now mandatory for all land use approvals.

In addition to the seven mandated elements of the General Plan, other optional elements may be included to address areas of concern that, in the judgement of the City, relate to the physical development of the community. Once an optional element has been adopted, it is as important and legally binding as a mandatory element.

Section 65300.5 of the Government Code requires that the General Plan be consistent throughout (i.e., 'internally consistent'). The assumptions and projections used in the Housing Element, for instance, must be consistent with those used in the Land Use Element and the Open Space Element. Local policies must not conflict with Statewide policies pertaining to housing, open space and environmental quality.

Land use categories designated by the General Plan must be defined in terms of population density and building intensity. Allowable uses for each district must be indicated. Density ranges must be given for residential designations to facilitate implementation through zoning districts. Zoning laws regulate the geographic allocation and allowed uses of land. Finally, the Zoning Ordinance must conform to the adopted General Plan. It is one of the implementation measures used to achieve the goals and objectives of the General Plan.

Several zoning designations may be encompassed within one General Plan land use category. Therefore, the zoning of a property may change without requiring a change in the land use designation. The General Plan has a long term perspective. It must be structured enough to provide overall direction with adequate flexibility to accommodate changing conditions.

ISSUES AND OPPORTUNITIES

The former San Fernando General Plan contained 12 land use designations. The 12 designations were as follows: 1) the Residential land use designations included Low Density Residential (LDR), Medium Density Residential (MDR), and High Density Residential (HDR); 2) the Commercial land use designations Included Central Business District (CBD),Neighborhood Shopping, Highway Related, Automotive Sales and Services, and Multi-Use; 3) the Industrial land use designations included light Industrial and Industrial; and 4) Other land use designations Include Public/Quasi-Public, and Neighborhood Park/Landscaping.

A major focus of the General Plan Update and the efforts of the Citizens Advisory Committee was to reexamine the appropriateness of these land use designations and how they have been applied to different areas of the City.

Upon review of available data and existing development conditions, the following issue areas emerged as warranting more detailed analysis from a land use planning standpoint:

1. Central Business District
2. San Fernando -Truman Area
3. Kalisher Street
4. Mission Boulevard
5. Airport Site
6. Glenoaks Boulevard
7. Medium Density/Neighborhood Commercial
8. Recreation Park Surplus Land
9. Brand Boulevard High Density
10. Multi-Use on Maclay Avenue

Each of these issues are described in Part A of the Technical Appendix. Background data are presented for each issue in the following terms:

1. Description of the Land Use Issue
2. Existing Conditions and Surrounding Land Uses
3. Current Land Use and Zoning Designations
4. Identification of Problems and Opportunities
5. Alternative Courses of Action

Exhibit ~~IV-III~~IV-I shows the location of the various areas. A synopsis of land use issues follows.

Central Business District

There is no zoning designation to implement the Central Business District land use designation. More specific guidance is needed to realize the economic potential of CBD and to create a distinct visual identity for this area. The San Fernando Corridors Specific Plan (SP-5) provides new zoning categories that encourage the concentration of various retail business and civic uses that promote pedestrian activity and encourage economic development at a scale suitable for local-serving commercial uses. These zoning categories are described in more detail in the “Implementation Measures” Section below.

San Fernando -Truman Area

In this portion of the City, the existing Land Use Element designation is not consistent with the current zoning. The land use designation is Industrial and the zoning categories are M-2, C-2, and R-2. The San Fernando Corridors Specific Plan (SP-5) introduces new zoning categories that replace the underlying industrial land use designations and zoning categories with a mix of residential, office, retail, and service uses. The intent of the updated zoning is to encourage reinvestment in this area, and to allow a mix of new jobs producing businesses, good quality infill housing, and local-serving retail and restaurant uses within comfortable walking distance of transit. For the parcels located between Truman Street and the railroad tracks, light industrial uses are still allowed and, per the direction of the Flex-Use Corridor Overlay, may be converted to the mix of use types permitted in the remainder of the San Fernando – Truman Area. These zoning categories are described in more detail in the “Implementation Measures” Section below.

Kalisher Street

The primary land use issues associated with this area are incompatibility of existing uses and land use intensity. Kalisher Street is designated Multi-Use Commercial on the General Plan and the surrounding neighborhood is designated Medium Density Residential. Kalisher Street contains a mixture of residential, commercial and quasi-publicuses.

Mission Boulevard

The study area is presently designated Multi-Use Commercial on the General Plan. The area contains both commercial and residential uses. The issue is whether to retain the Multi-Use designation or adopt a Commercial designation.

Airport Site

The issue regarding this study area is the choice of an appropriate designation for the former San Fernando Airport, located in the northeastern portion of the City.

Multi-Use on Maclay Avenue

The issue is whether to retain the Multi-Use designation or change the designation to commercial, which reflects existing development. The San Fernando Corridors Specific Plan (SP-5) introduces the Maclay District zoning category to properties located on both sides of North Maclay Avenue, beginning north of Fourth Street and extending to the northerly boundary line of the City. The Maclay District promotes the creation of new housing opportunities, while, at the same time, maintaining the integrity of the existing adjacent residential neighborhoods. The Maclay District includes the Neighborhood Services overlay, which promotes mixed-use development at and near the intersections of Maclay Avenue with Glenoaks Boulevard, and with Eighth Street. The Maclay District zoning category is described in more detail in the “Implementation Measures” Section below.

Glenoaks Boulevard-Medium Density/Neighborhood Commercial

While this area is designated Medium Density and Neighborhood commercial on the General Plan, development has remained primarily low density residential. The San Fernando Corridors Specific Plan (SP-5) introduces the Maclay District zoning category to the parcels located on both sides of North Maclay Avenue, beginning north of Fourth Street and extending to the northerly boundary line of the City. The Maclay District includes the Neighborhood Services Overlay, which promotes mixed-use development at and near the intersections of Maclay Avenue with Glenoaks Boulevard, and with Eighth Street. The Maclay District and accompanying Neighborhood Services Overlay apply to the parcels at and near the intersection of Glenoaks Boulevard and Maclay Avenue. The Maclay District zoning category and Neighborhood Services Overlay are described in more detail in the “Implementation Measures” Section below.

Recreation Park Surplus Land

The issue is whether to retain this property as a park site on the revised General Plan.

Brand Boulevard High Density Residential

Within this area, the zoning is not consistent with the General Plan designation. The study area is shown on

the General Plan as High Density Residential. Zoning is R-1, Single Family Residential.

Multi-Use on Maclay Avenue

~~The issue is whether to retain the Multi-Use designation or change the designation to commercial, which reflects existing development. The San Fernando Corridors Specific Plan (SP-5) introduces the Maclay District zoning category to properties located on both sides of North Maclay Avenue, beginning north of Fourth Street and extending to the northerly boundary line of the City. The Maclay District promotes the creation of new housing opportunities, while, at the same time, maintaining the integrity of the existing adjacent residential neighborhoods. The Maclay District includes the Neighborhood Services overlay, which promotes mixed-use development at and near the intersections of Maclay Avenue with Cloneaks Boulevard, and with Eighth Street. The Maclay District zoning category is described in more detail in the "Implementation Measures" Section below.~~

Goals and Objectives

Goals:

- To retain the small town character of San Fernando.
- To promote economic viability of commercial areas.
- To maintain an identity that is distinct from surrounding communities.

Objectives:

- To conserve single family neighborhoods.
- To attract new commercial activities, particularly within the downtown area.
- To revitalize the City's commercial corridors so they better represent the downtown's mixed-use heritage and small-town character of the City.
- To allow and encourage greater mixed-use development in appropriate locations.
- To enable the creation of a walkable, mixed-use, multi-modal environment that accommodates retail, office, light industrial, and residential uses within walking distance of both the Sylmar/San Fernando Metrolink Station, and Downtown San Fernando.
- To facilitate the transition of the Maclay Avenue, Truman Street, San Fernando Road, and First Street corridors into multi-modal streets that complement the land uses and development pattern planned for the corridors through implementation of the specific plan.

Implementation Measures

Leading up to the adoption of the General Plan in 1987, possible land use alternatives for the various issue areas were reviewed by the General Plan Citizens Advisory Committee at several meetings. The Committee meetings included a workshop held at the Santa Rosa Church to solicit comments from residents and business owners in the Kalisher Street area. The Planning Commission held several hearings to receive public testimony and to consider the range of land use alternatives for each area under study. The Planning Commission recommendations were then submitted to the City Council.

In the fall of 2002, the City of San Fernando began a planning effort to revitalize the Maclay, Truman and San Fernando corridors. While past planning processes had examined independent components of streetscape design and individual development sites, never before had the City undertaken a process that brought together the various components of city planning – street configuration and design, streetscape design, land use, development standards and design guidelines – into a single planning and policy document. As a demonstration of their commitment to the revitalization of these corridors, the City chose to use one of its most powerful policy tools, a specific plan, to guide the restructuring of the three corridors. After an extensive community outreach process that included three public workshops, the Specific Plan was reviewed by the Planning Commission and adopted by the City Council in January 2005.

In June 2012, the Los Angeles Metropolitan Transit Authority (Metro) Board released an application for Round 3 of the TOD Planning Grant Program. The TOD program encourages cities along major transit corridors such as the Metrolink Railway to make regulatory changes necessary to facilitate infill and transit oriented development projects that are consistent with regional transportation plans. In February 2013, the Metro Board awarded the City a grant to prepare an amendment to the San Fernando Corridors Specific Plan (SP-4), along with an associated General Plan amendment, Zoning Ordinance amendment, and Environmental Impact Report (EIR). Through an extensive community process that included four public workshops, four meetings with a Development Advisory Committee (DAC), and reviews by the Planning Commission, the City Council adopted the updated Specific Plan (SP 5), the associated Environmental Impact Report (EIR), and the necessary General Plan amendments and Zoning Ordinance amendments in December 2017. The 2017 Specific Plan (SP-5) replaced the 2005 Specific Plan (SP-4) in its entirety.

The recommended land use designations for the issue areas are identified below.

Central Business District

Change the CBD boundaries to the following:

- North - Railroad Tracks
- West - Mission Boulevard
- East - Chatsworth Drive
- South - Celis Street

The Corridors Specific Plan (SP-5) introduced the Downtown District, which encompasses the Central Business District land use designation, encourages the concentration of various retail business and civic uses that promote pedestrian activity. Uses encouraged within the Downtown District include smaller specialized retail shops, restaurants, entertainment venues, galleries, personal services, business services, and, within certain areas, upper floor residential uses.

San Fernando - Truman

~~From the railroad track to Truman Street, Industrial except for the corner parcel bounded by the railroad track to the north, Hubbard Avenue to the west, Meyer Street to the east and Truman Street to the south. That parcel and the area from Truman Street to San Fernando Road will be commercial.~~The Corridors Specific Plan (SP-5) introduced the Mixed-Use Corridor District, which encompasses and replaces the underlying industrial land use designations and zoning categories, encouraging the development of a mix of use types, ranging from residential and office uses to retail stores and services, at a lower intensity and scale than the Downtown District.

Kalisher Street

Kalisher Street will be commercial from Pico to Coronel, then medium density residential from the south side of Coronel to the City limit.

Mission Boulevard

This area will be commercial from Pico to Mott, then medium density residential from the south side of Mott to the City limit.

Airport Site

The northern third of the property will be commercial. The remainder will be industrial.

Maclay Avenue

Change of designation to commercial. The San Fernando Corridors Specific Plan (SP-5) introduced the Maclay District zoning category to the parcels located on both sides of North Maclay Avenue between Fourth Street and the northerly boundary line of the City. The Maclay District promotes the creation of new housing opportunities, while, at the same time, maintaining the integrity of the existing adjacent residential neighborhoods. Examples of permitted uses include residential and commercial uses that are compatible with residential development. The parcels located on the northwest, northeast, and southeast corners of Glenoaks Boulevard and Maclay Avenue are also subject to the San Fernando Corridors Specific Plan's Neighborhood Service Overlay, which promotes mixed-use development that includes upper floor residential and work-live uses in conjunction with first floor commercial uses.

Glenoaks Boulevard

The area bounded by Pioneer Park to the north, Harding to the west, Alexander to the east and Glenoaks to the south will be medium density. The area bounded by Lucas to the north, Brand to the east, Glenoaks to the south and an alley to the west will also be medium density. The remainder of that study area will be low density residential. The Maclay District includes the Neighborhood Services Overlay, which promotes mixed-use development at and near the intersections of Maclay Avenue with Glenoaks Boulevard, and with Eighth Street. The Maclay District applies to the parcels at and near the intersection of Glenoaks Boulevard and Maclay Avenue, while the Neighborhood Services Overlay applies to the parcels located on the northwest, northeast, and southeast corners of Glenoaks Boulevard and Maclay Avenue.

Residential Park

Retain Park land use designation.

Brand Boulevard

This area will be office professional from Celis to the north side of Kewen, the low density from the south side of Kewen to O'Melveny. The portion of Brand Boulevard between Celis Street and Pico Street is governed by the Downtown District of the San Fernando Corridors Specific Plan (SP-5). The

Downtown District encourages the concentration of various retail business and civic uses that promote pedestrian activity. Uses encouraged within the Downtown District include smaller specialized retail shops, restaurants, entertainment venues, galleries, personal services, business services, and, within certain areas, upper floor residential uses.

Maclay Avenue

~~Change of designation to commercial. The San Fernando Corridors Specific Plan (SP-5) introduced the Maclay District zoning category to the parcels located at and near the intersection of Gleneaks Boulevard and Maclay Avenue. The Maclay District promotes the creation of new housing opportunities, while, at the same time, maintaining the integrity of the existing adjacent residential neighborhoods. Examples of permitted uses include residential and commercial uses that are compatible with residential development. The parcels located on the northwest, northeast, and southeast corners of Gleneaks Boulevard and Maclay Avenue are also subject to the San Fernando Corridors Specific Plan's Neighborhood Service Overlay, which promotes mixed use development that includes upper floor residential and work live uses in conjunction with first floor commercial uses.~~

CURRENT LAND USE DESIGNATIONS

The San Fernando General Plan contains 13 land use designations. The 13 designations, which are defined in Chart IV-1, are listed below:

Residential

1. Low Density Residential (LDR)
2. Medium Density Residential (MDR)
3. High Density Residential (HDR)

Commercial

4. Central Business District (CBD)
5. Neighborhood Shopping (COM)
6. Highway Related Commercial (COM)
7. Automotive Sales and Services (COM)
8. Multi-Use (MU)

Industrial

- 9. Light Industrial (IND)
- 10. Heavy Industrial (IND)

Other

- 11. Public/Quasi-Public (PUB)
- 12. Neighborhood Park/Landscaping (PRK)
- 13. San Fernando Corridors Specific Plan (SP-5) - including the Maclay District, the Downtown District, the Mixed-Use Corridor District, the Automobile Commercial District, the Workplace Flex District, and the General Neighborhood District

Chart IV-I lists the intent and maximum intensity allowed in each land use designation. The complete Land Use Element Map is set forth as Exhibit ~~IV-IV~~IV-II.

SAN FERNANDO CORRIDORS SPECIFIC PLAN LAND USE DESIGNATION (~~SP-4~~SP-5)

The San Fernando Corridors Specific Plan (Corridors Specific Plan) was originally adopted by the City ~~on 2004~~ in 2005 and revised in 2017. The Corridors Specific Plan is intended to implement development strategies for the revitalization of the City's primary commercial corridors, namely Truman Street, San Fernando Road, Maclay Avenue, and First Street. The Plan applies to approximately 150 acres of formerly residential-, commercial-, and industrial-zoned properties, which are identified on the Land Use Element Map by the San Fernando Corridors Specific Plan (~~SP-4~~SP-5) land use designation. The purpose of the Corridors Specific Plan is to transform the City's downtown and adjacent supporting districts into attractive, livable, and economically vital places, while preserving existing residential neighborhoods.

The Corridors Specific Plan contains a detailed statement of the community's vision for the future of the corridor areas, as well as the revitalization strategy and urban design principles to be used in achieving that vision. The Corridors Specific Plan includes specific land use regulations, development standards and design guidelines applicable to new development in the corridor areas, as well as a program of public improvements for the streets and sidewalks in the corridor areas, so as to improve their function and appearance. The development standards and design guidelines of the Corridors Specific Plan have been tailored to each District and Sub-District in order to require high quality design and

architecture that is consistent with the proposed uses allowed within the Corridors Specific Plan Area.

The Corridors Specific Plan contains the following ~~three~~six Districts:

1. Maclay District
2. Downtown District
3. Mixed-Use Corridor District
4. Automobile Commercial District
5. Workplace Flex District
6. General Neighborhood District

The six Districts are shown in Exhibit IV-III, ~~A general description of the Maclay Avenue, Downtown and Truman/San Fernando~~ these Districts, including the location and size of the district, permitted land uses, the intent for the desired character and intensity, and any applicable overlays or sub-districts within each district, as well as an explanation of the types of land uses permitted within each District, is as follows:

1. The Maclay Avenue District:

Location: This ~~Covering~~ approximately 33 acres, the Maclay District includes properties located on both sides of North Maclay Avenue, beginning north of Fourth Street and extending to the northerly boundary line of the City, approximately 100 feet north of Eighth Street, as shown in Exhibit IV-III. The Maclay District encompasses the majority of the Maclay Street area, identified in Exhibit IV-I, and discussed earlier in this Chapter.

Prior Designation: Prior to the adoption of the Corridors Specific Plan, the properties within this District were identified on the Land Use Element Map by the Commercial (COM) land use designation.

Permitted Uses: Residential and commercial uses that are compatible with residential development.

Intent/Character: The Maclay District – This District will serve as a neighborhood spine for the community and will become a residential-oriented corridor as a means to promote the creation of new housing opportunities (i.e., condominium and/or town home opportunities), while, at the same time, maintaining the integrity of the existing adjacent residential neighborhoods. Examples of permitted uses within the Maclay District include residential and commercial uses that are compatible with residential development.

Overlays: The Maclay District includes the Neighborhood Services Overlay, which applies to the parcels at and near ~~At the intersections of Maclay Avenue with Glenoaks Boulevard, and with Eighth Street,~~ Neighborhood Service Overlay Areas. The Neighborhood Services Overlay will encourage the ~~clustered~~ development of pedestrian-oriented, locally-serving convenience uses that will encourage pedestrian activity.

2. The Downtown District:

Location: Covering approximately 32 acres, ~~This~~the Downtown District includes properties located on both sides of North Maclay Avenue between ~~Truman Street and~~ Fourth Street and the railroad right-of-way, and ~~properties located on the south side of Truman Street and on both sides of San Fernando Road, between San Fernando Mission Boulevard and South Brand Boulevard~~ and the whole block containing City Hall bounded by Macneil Street. Moving southward, it includes all properties bounded by the railroad, Chatsworth Drive, San Fernando Mission Boulevard, and Pico Street. ~~The Downtown District contains two Sub-Districts: City Center and the San Fernando Mall.~~ The Downtown District encompasses the majority of the Central Business District area, identified in Exhibit IV-I, and discussed earlier in this Chapter.

Prior Designation: Prior to the adoption of the Corridors Specific Plan, the properties within this District were identified on the Land Use Element Map by the Commercial (COM) and Central Business District (CBD) land use designations. ~~The Downtown District, together with the Maclay Avenue District, encompass all of the Maclay Street area discussed earlier in this Chapter and identified on Exhibit IV-II.~~

Permitted Uses: Uses that generate the most pedestrian activity, including smaller

specialized retail shops, restaurants, entertainment venues, galleries, personal services, and business services. Complementary uses such as the Civic Center also support the planned development of the downtown area.

Intent/Character:~~The Downtown District is established for the purpose of creating a lively “center of the city” where the community of San Fernando comes together. —This District is intended to facilitate development that will serve as a focal point of activity for the City. This the Downtown District will promote the concentration of various retail business and civic activities as a means to facilitate pedestrian activity. The uses that are encouraged within the Downtown District, and those that generate the most pedestrian activity, include smaller specialized retail shops, restaurants, entertainment venues, galleries, personal services, and business services. Complementary nearby uses such as the Civic Center will also support the planned development of the downtown area.~~ Buildings are required to be located directly at the back of sidewalk with an active storefront expression, to create activity and interest along the streetfront. Residential uses are allowed subject to a conditional use permit on upper floors of buildings within the Downtown Residential Overlay (see below).

Overlays: The Downtown District contains one Overlay:

- Downtown Residential Overlay. This Overlay applies to select parcels near the San Fernando Mall. It allows for mixed-use development that includes upper floor residential and work-live uses in conjunction with first floor commercial uses, which helps create a transition area between the new infill residential development and the lower scale character of the San Fernando Mall. Residential is only allowed on upper floors, subject to a conditional use permit. In addition, the allowed height and permitted density within the Downtown Residential Overlay is higher than is allowed in the base Downtown District.

3. The Mixed-Use Corridor District:

Location: Covering approximately 25 acres, the Mixed-Use Corridor District is generally bounded by Truman Street to the north, San Fernando Mission Boulevard to the east, Celis and Pico Street to the south, and Hubbard Avenue to the west. It also includes the parcels along Hubbard Avenue between Truman Street and the railroad and one parcel north of Truman Street at San Fernando Mission Boulevard. The Mixed-use Corridor District encompasses the San Fernando - Truman area, identified in Exhibit IV-I, and discussed

earlier in this Chapter.

Prior Designation: Prior to the adoption of the Corridors Specific Plan, the properties within this District were identified on the Land Use Element Map by the Commercial (COM) land use designation.

Permitted Uses: Mix of use types, ranging from residential and office uses to retail stores and services, at a lower intensity and scale than the Downtown District.

Intent/Character: The Mixed-Use Corridor District is a pedestrian-oriented, mixed-use neighborhood located between the San Fernando Mall and the Sylmar/San Fernando Station. Buildings may be mixed-use or single-use. Commercial ground floors face the sidewalk with inviting shopfront frontages, particularly along San Fernando Road. Residential buildings are set back behind small setbacks with ground floor units accessed through lobbies, stoops, or porches.

4. The Auto Commercial District:

Location: Covering approximately 13 acres, the Auto Commercial District is located east of the San Fernando Mall and is generally bounded by San Fernando Mission Boulevard to the west, Celis Street to the south, the City boundary to the east and the railroad to the north.

Prior Designation: Prior to the adoption of the Corridors Specific Plan, the properties within this District were identified on the Land Use Element Map by the Commercial (COM) land use designation.

Permitted Uses: Auto-related uses, auto dealerships, office, and retail.

Intent/Character: The Auto Commercial District is a flexible district devoted to automobile-related uses, particularly auto dealerships, while also accommodating office and retail uses. Front setbacks for auto –oriented uses are larger than in the Specific Plan's more pedestrian-oriented districts and are landscaped. However, new office and retail uses are

located close to and accessed directly from the sidewalk.

3. The Truman/San Fernando District: This District includes properties located on both sides of an Fernando Road and Truman Street, from the City's westerly boundary line along Hubbard Street to the City's easterly boundary line along Fox Street, excluding the properties located within the Downtown District. This District also includes properties located on both sides of Celis Street, between San Fernando Mission Boulevard and South Brand Boulevard; properties located on the south side of Celis Street, between Chatsworth Drive and Fox Street; and properties located on the north side of Pico Street, between Kalisher Street and South Brand Boulevard.

The Truman/San Fernando District contains four Sub-Districts: Support Commercial, Workplace Commercial, Mixed-Use Transition, and Auto Commercial. Prior to the adoption of the Corridors Specific Plan, the properties within this District were identified on the Land Use Element Map by the Commercial (COM), Industrial (IND) and Central Business District (CBD) land use designations. The Truman/San Fernando District, together with the Downtown District, encompass the majority of the properties which were previously identified on the Land Use Element Map by the Central Business District (CBD) land use designation, except for those properties identified by the CBD land use designation which are located between Pico Street to the north, Hollister Street to the south, Kalisher Street to the west, and Chatsworth Drive to the east. In addition, this District encompasses all of the San Fernando-Truman Area discussed earlier in this Chapter and identified on Exhibit IV-II.

5. The Workplace Flex District

Location: Covering approximately 30 acres, the Workplace Flex District is established along First Street between Hubbard Avenue and Hagar Street and along the north side of Truman Street between Kalisher Street and Meyer Street. The Workplace Flex contains approximately 30 acres of net developable area and the portion south of the railroad right of way encompasses the northern portion of San Fernando Truman area, identified in Exhibit IV-I, and discussed earlier in this Chapter.

Prior Designation: Prior to the adoption of the San Fernando Corridors Specific Plan in 2005,

properties within the Workplace Flex District were designated Industrial (IND). The property along the east side of First Street between Harps Street and Alexander Street was designated Specific Plan (SP-2).

Permitted Uses: Light industrial, workshop, and large-scale commercial.

Intent/Character: The Workplace Flex District is established for the purpose of providing a cohesive district that support the commercial and industrial uses of the city while providing appropriate areas for limited live-work uses and limited retail. The Workplace Flex District also provides a framework for creating a more inviting pedestrian, bicycle, and vehicular connection along First Street between the Metrolink Station and Maclay Avenue's "main street," the Civic Center, as well as along Truman Street between the Metrolink Station and Downtown.

Overlays: The Workplace Flex District has one special overlay zone: the Mixed-Use Corridor Overlay.

- The Mixed-Use Corridor Overlay. The Mixed-Use Corridor Overlay applies to the parcels designated Workplace Flex along the north side of Truman Street. It permits the light industrial uses permitted by the underlying Workplace Flex designation, while also allowing the residential, office, retail, and service uses allowed under the Mixed-Use Corridor designation.

6. The General Neighborhood District

Location: Covering approximately 18 acres of developable area, the General Neighborhood District is established along the south side of Second Street between Hubbard Avenue and the alley between Hagar Street and Maclay Avenue.

Prior Designation: Prior to the adoption of the San Fernando Corridors Specific Plan, the properties within this District were identified on the Land Use Element Map by the High Density Residential (HDR) land use designation.

Permitted Uses: Multi-family apartment and condominiums buildings and neighborhood

compatible residential uses.

Intent/Character: The General Neighborhood District is established to accommodate multi-family housing near Downtown and the Metrolink Station and to ensure that new housing along the south side of Second Street provides a suitable transition to the low-rise, single-family residential neighborhoods across the street to the north. New multi-family buildings facing Second Street will have two-story volumes at the front of the lot with massing that is in character with the single-family houses across the street. Higher massing – up to four stories – is allowed at the center and rear of the lot.

~~The Corridors Specific Plan contains a detailed statement of the community's vision for the future of the corridor areas, as well as the revitalization strategy and urban design principles to be used in achieving that vision. The Corridors Specific Plan includes specific land use regulations, development standards and design guidelines applicable to new development in the corridor areas, as well as a program of public improvements for the streets and sidewalks in the corridor areas, so as to improve their function and appearance. The development standards and design guidelines of the Corridors Specific Plan have been tailored to each District and Sub-District in order to require high quality design and architecture that is consistent with the proposed uses allowed within the Corridors Specific Plan Area.~~

~~A general description of the Maclay Avenue, Downtown and Truman/San Fernando Districts, as well as an explanation of the types of land uses permitted within each District, is as follows:~~

~~The Maclay District This District will serve as a neighborhood spine for the community and will become a residential-oriented corridor as a means to promote the creation of new housing opportunities (i.e., condominium and/or town home opportunities), while, at the same time, maintaining the integrity of the existing adjacent residential neighborhoods. Examples of permitted uses within the Maclay District include residential and commercial uses that are compatible with residential development. At the intersections of Maclay Avenue with Glonoaks Boulevard, and with Eighth Street, Neighborhood Service Overlay Areas will~~

~~encourage the clustered development of locally serving convenience uses that will encourage pedestrian activity.~~

~~The Downtown District This District is intended to facilitate development that will serve as a focal point of activity for the City. This District will promote the concentration of various retail business and civic activities as a means to facilitate pedestrian activity. The uses that are encouraged within the Downtown District, and those that generate the most pedestrian activity, include smaller specialized retail shops, restaurants, entertainment venues, galleries, personal services, and business services. Complementary nearby uses such as the Civic Center will also support the planned development of the downtown area.~~

~~The Truman/San Fernando District - At the northwest end of this District, the Support Commercial Sub-District is intended to provide land use policies that support the expansion of the City's industrial and large-scale commercial sectors.~~

~~Along the southwest edge of this District, the Workplace Commercial Sub-District will accommodate growth in the health and professional services sectors. East of that sub-district, the Mixed-Use Transition Sub-District allows for the mixed-use development that includes residential and work-live uses in conjunction with first floor commercial uses, which helps create a transition area between the new infill residential development and the revitalization efforts proposed for the San Fernando Mall. In addition, the Specific Plan land use designation provides for continued expansion of the automobile sales area by establishing the Auto Commercial Sub-District east of the San Fernando Mall.~~

INTERNAL CONSISTENCY

The Land Use Element is a synthesis of the other General Plan elements. It designates open areas identified in the Open Space/Conservation/Parks Element. The selection of land uses is also influenced by technical data contained in the Noise, Safety and Circulation Elements. The range of residential designations reflects the needs identified in the Housing Element.

CHART IV-I

CITY OF SAN FERNANDO CURRENT LAND USE DESIGNATIONS AND IMPLEMENTING ZONES

LAND USE DESIGNATION	INTENT OF LAND USE DESIGNATION	IMPLEMENTING ZONES
RESIDENTIAL		
Low Density Residential	Single family dwellings at a density of 0-6 dwelling units per acre.	R-1
Medium Density Residential	Single family dwellings, duplexes, and multiple-family dwellings at a density of 6-17 dwelling units per acre.	R-2, SP-1, SP-3
High Density Residential	A diversity of multiple-family housing types at a density of 17-43 dwelling units per acre.	R-3, RPO, SP-3
COMMERCIAL		
Central Business District	A major retail area of community-wide significance.	C-2
Neighborhood Shopping	Commercial uses which provide for the immediate shopping needs of nearby residents.	C-1
Highway Related Commercial	Commercial development located along major arterials.	No Specific Zone
Automotive Sales and Services	To consolidate automobile sales and service facilities while protecting them from the encroachment of incompatible uses.	No Specific Zone
Multi-Use	Areas that lend themselves to more than one type of development, facilitating a mixture of commercial, office and residential uses.	SP-2
INDUSTRIAL		
Light Industrial	Provides for the operation of light manufacturing uses and related services.	M-1
Heavy Industrial	To provide for a variety of industrial activities under development standards designed to limit impacts on surrounding land uses.	M-2
Public/Quasi-Public	Provides the necessary infrastructure to maintain a quality living environment. Such facilities include school and the civic center.	No Specific Zone

Neighborhood Park/Landscaping	Defines active and passive recreational facilities.	No Specific Zone
----------------------------------	---	------------------

LAND USE DESIGNATION	INTENT OF LAND USE DESIGNATION	IMPLEMENTING ZONE
<u>SAN FERNANDO CORRIDORS SPECIFIC PLAN</u>		
	Within the Maclay Avenue District: For residential development, a minimum density of 12 dwelling units per acre and a maximum density of 36 units per acre. For non-residential development, an FAR of 1.0. For mixed-use development, a maximum FAR of 1.5.	SP-4 <u>SP-5</u>
	Within the Downtown District: For all development, a maximum FAR of 3.0. For mixed-use development <u>within the Downtown Residential Overlay</u> , a maximum FAR of 3.5. <u>For residential development within the Downtown Residential Overlay, the minimum density is 24 dwelling units per acre and maximum density is 50 units per acre.</u>	SP-4 <u>SP-5</u>
	Within the Mixed-Use Corridor District: <u>For all development, a maximum FAR of 3.0. For all residential development the minimum density is 24 dwelling units per acre and maximum density is 37 units per acre.</u>	SP-5
	Within the Auto Commercial District: <u>For all development, a maximum FAR of 3.0.</u>	SP-5
	Within the Truman/San Fernando Districts For residential development, a minimum density of 24 dwelling units per acre and a maximum density of 45 dwelling units per acre. For non-residential development, a FAR of 2.0. For mixed-use development, a maximum FAR of 2-5.	SP-4
	Within the General Neighborhood District: <u>For all residential development, the maximum density is 43 units per acre.</u>	SP-5
	Within the Workplace Flex District: <u>For all non-residential development, the maximum FAR is 2.0.</u> <u>For all live-work development, the maximum density is 18 units per acre.</u>	SP-5

EXHIBIT IV-I

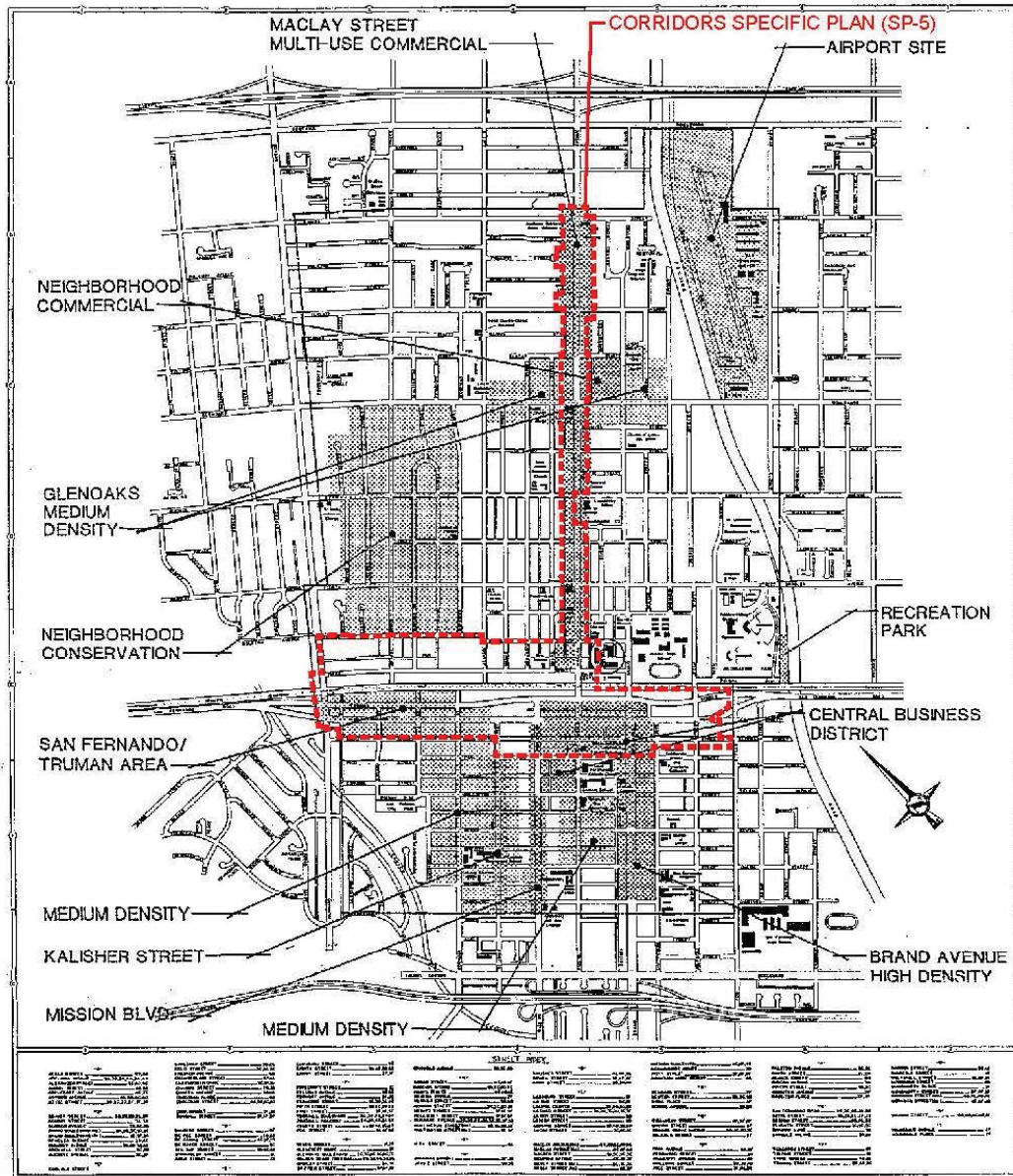
Note: The issues associated with the areas discussed in the Issues and Opportunities Section of this Chapter that overlap with the San Fernando Corridors Specific Plan (SP-5) have been resolved by the Corridors Specific Plan.

"THE MISSION CITY"

SAN FERNANDO

CALIFORNIA

INCORPORATED AUGUST 31, 1911

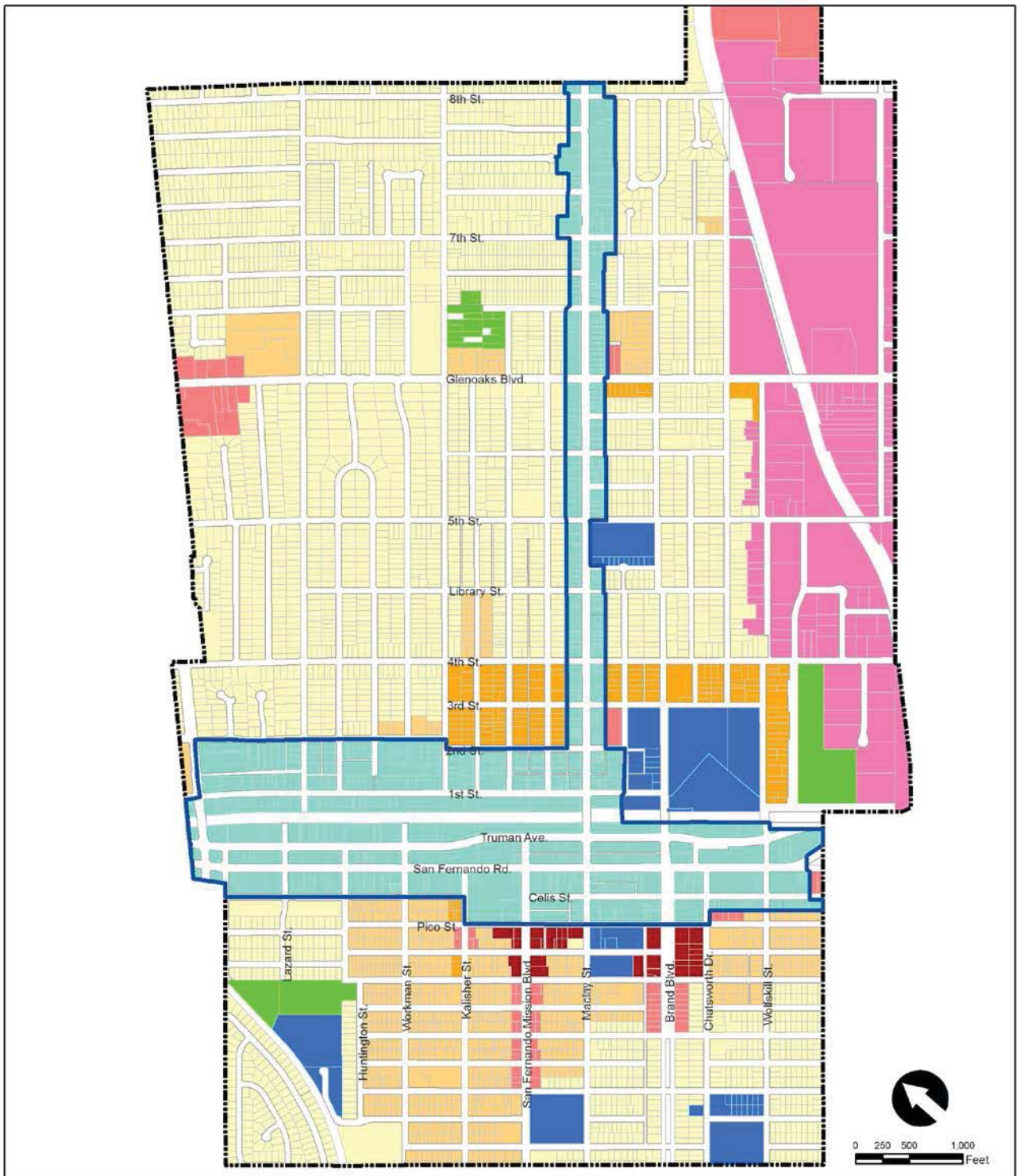


Land Use Issue Areas
SAN FERNANDO GENERAL PLAN

EXHIBIT IV-1

EXHIBIT IV-II

PROPOSED GENERAL PLAN DESIGNATIONS FOR SP-5

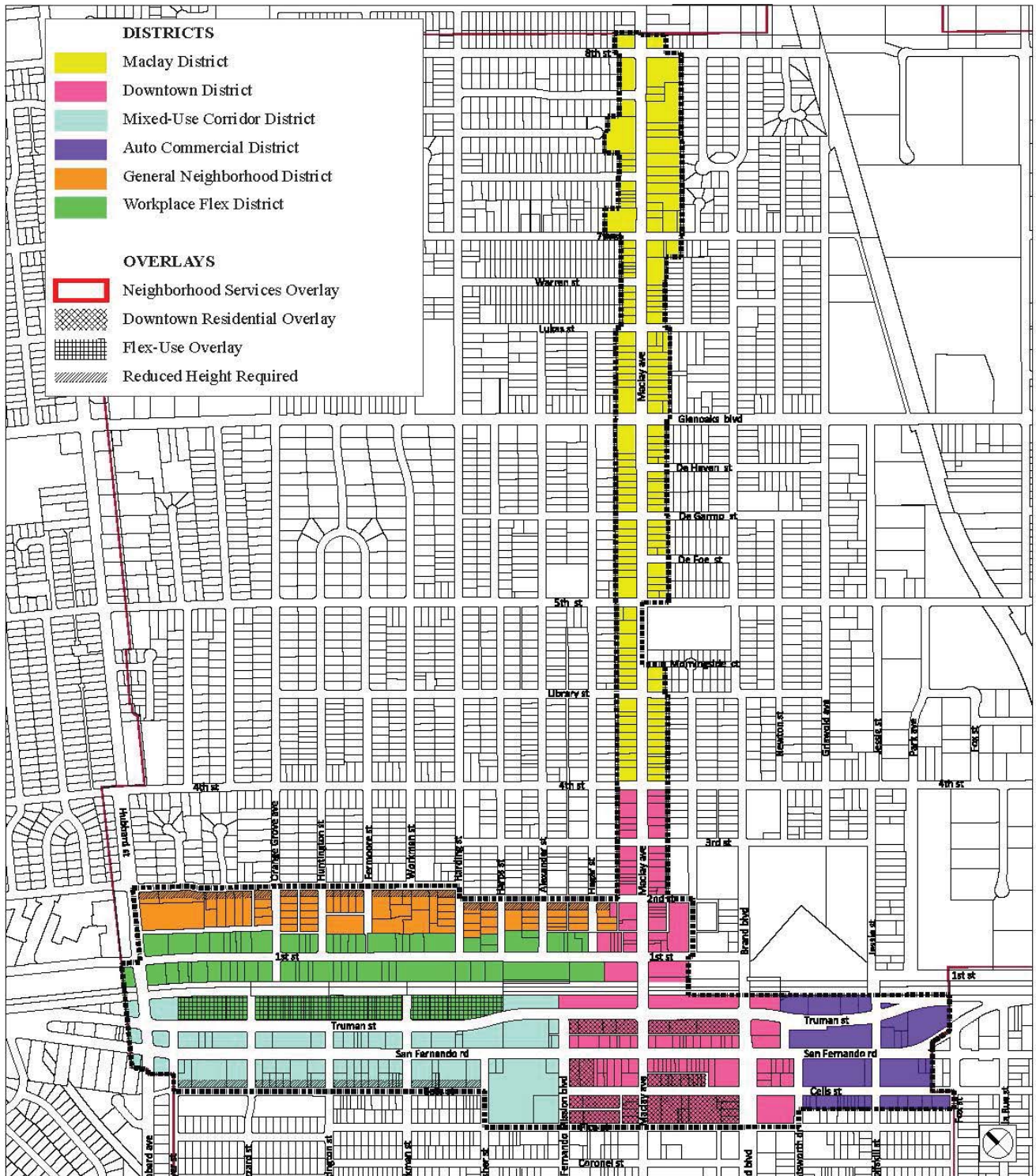


LEGEND

Revised Plan Boundary	Central Business District	High Density Residential	Manufacturing
City Boundary	Med. Density Residential	Commercial	Public/Quasi-Public
	Low Density Residential	Industrial	Park
			Specific Plan

CITY OF
San Fernando
HISTORIC & VISIONARY

CORRIDORS SPECIFIC PLAN (SP-5) CITY DISTRICTS AND OVERLAYS



V. CIRCULATION ELEMENT

INTRODUCTION AND BACKGROUND

General Plan Legislation

The Circulation Element has been a required element of the General Plan since 1955. Section 65302 (b) of the California Government Code requires:

A Circulation Element consisting of the general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other local public utilities and facilities, all correlated with the land use element of the plan.

During the past 20 years, transportation technology has advanced rapidly. This enhanced technology has resulted in an increased emphasis on the provision of a balanced multi-model transportation system to meet the needs of residents and businesses.

Purpose and Function

The purpose of the Circulation Element is to provide a safe and efficient transportation system for existing and proposed land uses within the community. The Element provides a basis for the orderly pattern of development while minimizing the impact of transportation services on residential neighborhoods and the environmental quality of the community.

Relationship to Other General Plan Elements

The manner in which people and goods move within and through the City is an important factor in maintaining a quality living environment. The Circulation Element must be closely coordinated with the Land Use and Housing Elements to fully utilize the resources of the community. In addition, the Circulation Element is also closely related to the Noise Element. For instance, the Circulation Element prescribes traffic volumes for the various roadways comprising the transportation network, while the Noise Element describes the baseline noise levels which are necessary to achieve noise compatible land uses. In an urban environment, aesthetic elements of a circulation system such as medians, street trees and attractive pedestrian walkways can provide passive open space and positive visual resources.

This topic is considered in the Open Space/Conservation/Parks-Recreation Elements. This 1987 Circulation Element revises and updates, as appropriate, the Element which was adopted in 1973. That Circulation Element incorporated many of the freeway improvements which were achieved during the past decade. The achievement of those improvements has resulted in less traffic through the core area of the City.

In January 2005, the City Council adopted the Corridors Specific Plan (SP-4), which put in place policies and strategies to transform Truman Street, San Fernando Road, Maclay Avenue, and First Street into attractive, livable, and economically vital districts. Key components of the plan included a) creating a more comfortable environment for pedestrians by introducing streetscape improvements and implementing roadway designs to tame the current flow of traffic, and b) introducing a policy

[framework with associated design standards and guidelines to focus activity and investment along these corridors.](#)

[In December 2017, the City amended the Corridors Specific Plan to accommodate the East San Fernando Valley Transit Corridor \(ESFVTC\) transit improvements, a proposal by the Los Angeles Metropolitan Transit Authority \(Metro\) to introduce either Bus Rapid Transit \(BRT\) along Truman Street, Low Floor Light Rail Transit \(LRT\) along San Fernando Road, or High Floor LRT within the existing railroad right-of-way, as well as to implement pedestrian, bicycle, and vehicular access to the San Fernando/Sylmar Metrolink Station and the transit stops associated with Metro's proposed ESFVTC initiative.](#)

FINDINGS AND CONCLUSIONS

This section summarizes the major findings and conclusions regarding circulation services and transportation facilities available within the City of San Fernando. The principal sources of background data for preparation of this section are listed below:

- The 1973 Circulation Element of the General Plan.
- CalTrans, "1985 Traffic Volumes on California Highways."
- Traffic impact analysis studies for public and private projects.
- Citywide speed zone surveys.
- Traffic studies on coordination of railroad operations with vehicular traffic movements.
- [Service data from the Southern California Rapid Transit District.](#)
- [Traffic impact analysis from the 2017 Corridors Specific Plan Environmental Impact Report \(EIR\)](#)

Findings

1. The local street system is comprised of major highways, secondary highways, collector and local access streets. A description of the existing arterial system is provided in Section B of the Technical Appendix. The functions of these streets are briefly described below: The major function of major and secondary highways is to move large volumes of traffic from one part of the City to another. On-street parking and access points along these highways to adjacent land uses are carefully considered in relationship to traffic volumes.

Collector streets provide both land access and traffic circulation within residential neighborhoods and commercial and industrial areas. This system differs from the arterial system in that facilities on the collector system may penetrate residential neighborhoods, distributing trips from the arterials, through the area, to the ultimate destination. The collector street system moves traffic to local shopping centers, schools, parks and between adjacent neighborhoods.

The function of the access street is to provide direct access to individual parcels. The access street is not designed for through traffic.

2. As the City of San Fernando is surrounded by freeways there is excellent freeway access. The City is served by the Golden State Freeway (1-5), the San Diego Freeway (1-405), the Foothill

Freeway (1-210), and the Simi-San Fernando Freeway (State Route 118). These routes are shown in Exhibit V-1.

3. San Fernando is served by two major inter-regional bus lines, the Greyhound Bus Lines and the Continental Trailways Bus System. Both offer service from San Fernando to points lying outside the Southern California Rapid Transit District and vice versa. Both lines use the Golden State Freeway in making connections to either Los Angeles or points to the north. There is no east-west service emanating in San Fernando.
4. ~~The City of San Fernando lies near the northern boundary of the Southern California Rapid Transit District. Through the numerous lines that make up this system, access is provided to points as far south as Newport Beach and as far east as Yucaipa. San Fernando is served by 10 lines that make connections with other sections of the San Fernando Valley and downtown Los Angeles. These lines are described in Section B of the Technical Appendix.~~
5. San Fernando is served by eight Los Angeles County Metropolitan Transportation Authority (Metro) bus routes which provide service to other sections of the San Fernando Valley and downtown Los Angeles.
4. ~~San Fernando is served by the Antelope Valley line of the Metrolink commuter rail service. The Sylmar/San Fernando Metrolink Station is located just west of the Planning Area, near the intersection of Hubbard Avenue and First Street. Both the station and its park-and-ride lot sit just outside San Fernando's city limits. Trains on the line make 15 round trips on weekdays, and six round trips on both weekend days.~~
6. The San Fernando trolley offers daily service, stopping at 28 locations throughout the City.
- 5.7. Although the San Fernando Airport is no longer in operation, there are adequate regional facilities to provide air passenger and freight services.
- 6.8. Approximately five freight trains, ~~almost exclusively freight~~, pass through San Fernando each day. ~~A 'Team Track' allows local dealers to ship or receive merchandise directly from parked freight cars.~~
- 7.9. The City is bounded by mountain ranges to the east and north and Van Norman Dam is located to the west. These areas do not generate traffic and, as a result, most through traffic from the west, north and east is generated in a relatively small area lying between the City of San Fernando and the above-mentioned geographic features.

Conclusions

1. The City of San Fernando is fully developed with well-established traffic patterns. The City's circulation system is classified according to the character of service which the street is intended to provide.
2. Street standards utilized by the City of Los Angeles are not appropriate for the City of San Fernando. Due to the geographic location of the City, arterials perform a somewhat different function in the circulation network.
3. Topographic barriers limit the area of traffic generation and there is more than average freeway access. Because of these factors, much of the traffic usually carried by arterials will use the freeway system instead. The City of San Fernando street classifications are described in Section B of the Technical Appendix.
4. There are adequate regional transportation facilities to serve the needs of the community.

ISSUES AND OPPORTUNITIES

This section outlines circulation related issues and opportunities in the City of San Fernando. The identification of these issues and opportunities serves to highlight areas of interest that should be considered in circulation planning and decisions on traffic improvements.

Issues

Traffic blockages, due to railroad switching movements, can impede through traffic circulation along major arterials and can restrict the movement of emergency vehicles.

Opportunities

1. Traffic studies have been completed that provide information useful to the coordination of railroad operations with vehicular traffic movements and to improve traffic flow through the City.
2. The construction of the Foothill and Simi Valley Freeways altered traffic patterns, resulting in less through traffic within the core area of the City. Concurrently, access to other destinations of regional interest was improved for San Fernando residents and businesses.

GOALS AND OBJECTIVES

This section identifies the continuing and long-range goals and objectives of the Circulation Element. As is the case for the other General Plan Elements, the goals and objectives are based on the information summarized in the previous sections, the data contained in the Technical Appendix and the 1973 Circulation Element.

Goals

1. To provide an efficient street system which allows maximum accessibility, while providing maximum safety and economy of movement.
2. To provide a street system that links San Fernando to other communities and regional facilities, while providing the residents of those communities with easily accessible routes to various facilities within the City of San Fernando.
3. To recognize problem areas and to implement programs aimed at solving those problems.
- ~~3.4.~~ To generate a pedestrian- and transit-oriented network of complete streets within the Corridors Specific Plan area that provides high quality connections to the Metrolink Station for all travel modes, while balancing the needs of automobile access with the safety and comfort of pedestrians and bicyclists.

Objectives

1. Conflicts between vehicular traffic and railway operations will be minimized to the maximum extent possible.
2. The Central Business District will be enhanced as a commercial area through the establishment of efficient circulation patterns.
3. Traffic Improvements will be implemented, as needed, to respond to changes in regional traffic patterns that affect local circulation.

4. Within the San Fernando Corridors Specific Plan (SP-5) area:

- a. Facilitate the transition of the Maclay Avenue, Truman Street, San Fernando Road, and First Street corridors into multi-modal streets that complement the land uses and development pattern planned for the corridors through implementation of the specific plan.
- b. Maintain and improve vehicular traffic circulation within the specific plan area and the adjacent community in order to safely and efficiently move both local and through traffic to its destination, while accommodating future demand for circulation by all modes of transportation.
- c. Implement traffic calming techniques to improve traffic and pedestrian safety.
- d. Create attractive urban streetscapes with design and amenities that are visually compatible with and enhance planned private development pursuant to this specific plan in general, and that support pedestrian use and outdoor activities in particular.
- e. Ensure Metro's East San Fernando Valley Transit Corridor project preserves on-street parking, does not compromise pedestrian accessibility and comfort, or negatively impact adjacent businesses.

IMPLEMENTATION MEASURES

This section presents the policies and action programs adopted by the Planning Commission and City Council in order to achieve a circulation and transportation system that meets the needs of the community. The implementation measures are, in effect, a statement of the policies and actions which have been endorsed by the City over the recent years.

Policies

1. The street classification system should separate those streets that are designed for through traffic from those that are local in nature. The intended function should be obvious to the driver.
2. San Fernando's circulation system should be coordinated with that of the City of Los Angeles, whose standards are different. This will insure the elimination of abrupt changes in the roadway that cause confusion and congestion for the motorist.
3. The circulation system should provide continuity of movement throughout the City and should facilitate safe, efficient emergency access.

Action Programs

1. Circulation Element Map implementation -- Exhibit V-1 is the official Circulation Element Map that indicates the street classifications for roadways in San Fernando and the regional freeway system. The goals and objectives of this map will be continually implemented and any changes will be processed as an amendment to the General Plan.
2. Inter-governmental Coordination — On the basis of City Council policy, there is coordination with the City of Los Angeles on a continuing basis regarding roadway transition areas between San Fernando and Los Angeles. Although each City maintains different street standards, the

Intergovernmental coordination serves to maximize the provision for a continuity of movement throughout the City without confusion or congestion.

3. Traffic Signalization — The City utilizes a traffic signal interconnect system which sequences traffic lights at different intersections to provide progression of traffic movement throughout the City. New state-of-the-art computerized controllers are being phased in to upgrade the system.
4. Traffic Impact Studies — To avoid adverse Impacts on businesses and residential neighborhoods, the City frequently authorizes special studies on the traffic impacts stemming from the development of public and private projects. In addition, the Traffic Commission continually surveys intersections at high accident locations for purposes of recommending traffic improvements.

INTERNAL CONSISTENCY

Street classifications are appropriate to serve the land use categories designated in the Land Use Element. The landscaping along major arterials provides passive open space, enhancing the visual image of the community to the motorist.



**CITY OF SAN FERNANDO
2013-2021 HOUSING ELEMENT**

DRAFT

January 2014

**City of San Fernando
COMMUNITY DEVELOPMENT DEPARTMENT
117 MACNEIL STREET
SAN FERNANDO, CA 91340**

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I. INTRODUCTION

A. COMMUNITY CONTEXT

The City of San Fernando is located in the northeast section of the San Fernando Valley at the southern foot of the San Gabriel Mountains. This compact community of 2.4 square miles is completely surrounded by the City of Los Angeles, including the nearby communities of Sylmar, Mission Hills and Pacoima.

San Fernando has a rich history, which can still be observed in the built environment. The City's roots go back to 1874 when Charles Maclay laid out a speculative township map for "the first city of the valley," leading to the City's incorporation in 1911. The City's early development is closely related with ranching, the citrus industry, and the nearby San Fernando Mission. Many San Fernando neighborhoods were originally developed in the early twentieth century, with current land uses still reflecting the City's first zoning ordinance adopted in 1929. The City has since developed as a predominately single-family community, with approximately 80 percent of the City's 6,500 housing units consisting of single-family homes, and 55 percent of the City's households owning their homes.

The City has suffered from two major natural disasters, the 1971 Sylmar Earthquake and the 1994 Northridge Earthquake. These earthquakes caused substantial damage to the housing stock, as well as sewers, streets, and other buildings. As a result of these disasters, combined with the age of the City's housing stock, San Fernando had historically placed a large focus on redevelopment activities, including rehabilitation and production of replacement housing. The City has also placed a renewed focus on neighborhood preservation through a combination of code enforcement, rental housing inspection, community involvement, and rehabilitation assistance. However, the State of California's decision to eliminate redevelopment agencies statewide has significantly impacted San Fernando's ability to continue programs that maintain, preserve, and enhance its residential neighborhoods.

While San Fernando has experienced only limited residential development over the past several decades, the City's population has continued to grow and change. More than 90 percent of the City's 23,645 residents are of Latino origin, and 29 percent of the population is under 18 years of age. The Latino population includes both recent immigrants as well as many long time San Fernando families. The provision of adequate affordable housing, including larger rental units and first-time homeownership opportunities for younger growing families, is thus an important issue facing San Fernando.

With adoption of the San Fernando Corridors Specific Plan in January 2005, [and its subsequent amendment in 2017](#), the City has established a well-defined plan for the revitalization of San Fernando's three primary corridors - North Maclay Avenue, Truman Street and San Fernando Road - while providing significant additional opportunities for residential development. The City is evaluating mixed-use residential development and other infill residential opportunities that have the potential to produce hundreds of additional units

on publicly and/or privately owned parcels and underutilized parking lot sites that are located within the City’s downtown area and are part of the greater San Fernando Corridors Specific Plan area. Furthermore, the San Fernando Corridors Specific Plan envisions the transition of North Maclay Avenue into a residentially-focused corridor, and provides density bonuses for the integration of residential dwelling units within mixed-use developments within the City’s Downtown and Civic Center areas which include the San Fernando Road and Truman Street corridors.

B. ROLE OF THE HOUSING ELEMENT

State law recognizes the vital role local governments play in the availability, adequacy and affordability of housing. Every jurisdiction in California is required to adopt a comprehensive, long-term general plan to guide its physical development; the housing element being one of the seven mandated elements of the General Plan. Housing element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain housing development. As a result, State housing policy rests largely upon the effective implementation of local general plans and in particular, local housing elements. Housing Element statutes also requires the State Department of Housing and Community Development (HCD) to review local housing elements for compliance with State law and to report their findings to the local government.

San Fernando’s Housing Element covers an eight-year planning period from October 15, 2013 to October 15, 2021. California’s housing element law also requires that each city and county develop local housing programs to meet its “fair share” of existing and future housing needs for all income groups. The Southern California Association of Governments (SCAG) is responsible for developing and assigning these regional needs, or “RHNA”, to southern California jurisdictions. The RHNA planning period for this Housing Element cycle is an eight-year plan extending from January 1, 2014, through October 31, 2021.

This Housing Element identifies strategies and programs that focus on: 1) preserving and improving housing and neighborhoods; 2) providing adequate housing sites; 3) assisting in the provision of affordable housing; 4) removing governmental and other constraints to housing investment; and 5) promoting fair and equal housing opportunities.

The City’s Housing Element consists of the following major components:

- An analysis of the City’s demographic, household and housing characteristics and related housing needs (Section II);
- A review of potential market, governmental, and infrastructure constraints to meeting San Fernando’s identified housing needs (Section III);

- An evaluation of residential sites, financial and administrative resources available to address the City's housing goals (Section IV); and,
- The Housing Plan for addressing the City's identified housing needs, constraints and resources; including housing goals, policies and programs (Section V).

C. DATA SOURCES

In preparing the Housing Element, various sources of information are consulted. The U.S. Census Bureau's decennial Census and period American Community Survey (ACS) provides the basis for population and household characteristics. Several data sources are used to supplement U.S. Census Bureau data, including:

- SCAG's 2012 Regional Transportation Plan (RTP) Growth Forecast and 2008 Regional Integrated Forecast provides population, housing and employment projections;
- State of California Employment Development Department labor force participation and unemployment rate estimates;
- Household income data by type of household is derived from the Comprehensive Housing Affordability Strategy (CHAS) prepared by HUD;
- Housing market information updated through internet listings;
- Housing conditions information is obtained from recent field surveys conducted by the San Fernando Community Development Department's Building and Safety Division;
- State of California Department of Developmental Services reports data for residents with developmental disabilities who are assisted at the North Los Angeles County Regional Center;
- Los Angeles Homeless Services Authority (LAHSA) counts of unsheltered homeless individuals;
- SCAG's 2014-2021 Regional Housing Needs Assessment (RHNA) provides information on existing and projected housing needs;
- Lending patterns for home purchase and home improvement loans are provided through the Home Mortgage Disclosure Act (HMDA) database; and,
- Information on San Fernando's land uses and development standards are derived from the City's Zoning Ordinance, and the San Fernando Corridors Specific Plan.

D. PUBLIC PARTICIPATION

Opportunities for residents to provide input on housing issues and recommend strategies are critical to the development of appropriate and effective programs to address San Fernando's housing needs. The City undertook a public outreach program to involve all community stakeholders (e.g., residents, property owners, developers, affordable housing advocates, etc.) early on in the development of its Housing Element, including:

- On Saturday, September 14, 2013, the City conducted the first of two community workshops on the Element update at the San Fernando Regional Pool Facility. The workshop was attended by seven members of the public.
- On Saturday, September 28, 2013, the second community workshop was held at Las Palmas Park and was attended by ten members of the public.
- On Tuesday October 15, 2013, the City conducted a Planning and Preservation Commission study session to review the Draft Housing Element and to receive additional public input.

Notification of the two community workshops was published in the local newspaper and Spanish translation was provided at all the meetings. In addition, notices of public workshops were sent to housing professionals and agencies and organizations serving the City's lower income populations and those with special needs (see Appendix A). A summary of the public comments received is also included in Appendix A.

Upon completion of the Draft Housing Element, the document is placed in public locations throughout the community, including City Hall, the Los Angeles County public library, and the two community centers at Recreation Park and Las Palmas Park. In addition, the Draft Housing Element is placed on the City's website at www.sfcity.org/housingelement. The Draft is also sent to the State Department of Housing and Community Development (HCD) for review and comment. Upon receipt of input from HCD, public hearings will be held before the Planning and Preservation Commission and City Council during adoption of the Housing Element.

E. RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

The San Fernando General Plan is comprised of the following eight elements: Land Use; Circulation; Housing; Conservation; Open Space; Safety; Noise and Historic Preservation. As part of the update of the Housing Element, the other elements of the General Plan were reviewed to ensure consistency with the policies set forth in those elements.

As required by State law, internal consistency is required among the various elements of the General Plan, including the Housing Element. The City will maintain consistency between

the Housing Element and the other General Plan elements so that policies introduced in one element are consistent with other elements. Whenever any element of the General Plan is amended in the future, the Housing Element will be reviewed and modified, if necessary, to ensure continued consistency between elements.

State law also requires that the Conservation Element (AB 162, enacted 2009) and Safety Element (SB 1241, enacted 2012) include an analysis and policies regarding flood hazard and management information upon revisions to the Housing Element. Although these revisions are not related to Housing Element law, the City will ensure compliance with this requirement by reviewing its Conservation and Safety Elements.

II. HOUSING NEEDS ASSESSMENT

This section of the Housing Element discusses the characteristics San Fernando's population and housing stock, and consists of the following sections: A) Demographic Profile; B) Household Profile; C) Housing Stock Characteristics; and, D) Regional Housing Needs.

A. DEMOGRAPHIC PROFILE

Demographic changes, such as population growth or changes in age, can affect the type and amount of housing that is needed in a community. This section addresses population, age, race and ethnicity of San Fernando residents.

1. Population Growth and Trends

Table 1 presents population growth trends in San Fernando, and compares this growth to the City of Los Angeles and the entire County of Los Angeles. This table illustrates the high levels of population growth experienced during the 1980s, with growth levels in San Fernando surpassing both the City of Los Angeles and countywide averages. During the 1990s, population growth slowed dramatically throughout the region, reflective of the impacts of the economic recession during the first half of the decade. According to the U.S. Census Bureau, San Fernando added less than 100 people to its population in the last decade with a population of 23,645 in 2010.

Table 1: Regional Population Growth Trends 1980-2010

Jurisdiction	1980	1990	2000	2010	Percent Change		
					1980-1990	1990-2000	2000-2010
San Fernando	17,731	22,580	23,564	23,645	27%	4%	<1%
City of Los Angeles	2,966,850	3,485,398	3,694,742	3,792,621	18%	6%	3%
County of Los Angeles	7,477,503	8,863,164	9,519,338	9,818,605	19%	7%	3%

Source: U.S. Census 1980, 1990, 2000, and 2010.

According to the Southern California Association of Government's (SCAG) 2012 Regional Transportation Plan (RTP) Growth Forecast, the population of San Fernando is expected to grow to 25,500 by 2035, an eight-percent increase from the 2010 population. SCAG's population projections translate to an annual growth rate of approximately 0.2 percent, which matches the annual population growth the City experienced over the most recent two decades (1990-2010).

2. Age Characteristics

Housing need is often affected by the age characteristics of residents in the community. Different age groups have different lifestyles, income levels, and family types that influence housing needs. These housing choices evolve over time, and it is important to examine the changes in the age structure of San Fernando residents in order to identify potential impacts on housing needs.

Table 2 displays the age distribution of the City's population in 2000 and 2010, and compares this with Los Angeles County. Although the population grew by less than 100 people, the City experienced a fairly substantial shift in age characteristics. As displayed below, 29 percent of San Fernando's population was comprised of children under the age of 18 in 2010, which is down from 35 percent in 2000. This decrease in the proportion of young children is consistent with statewide trends of a more stable immigrant population with lower birth rates, and can be expected to continue in the future. Although the proportion of the City's population that is comprised of children declined during the last decade, it is still higher than the countywide proportion (25 percent).

San Fernando's share of college age adults (18-24 years) and young adults (25-44 years) remained fairly constant, and is comparable to the presence of this age group countywide. The City's middle age population (45-64 years) grew significantly during the decade from 15 to 21 percent, though this age group still falls below the countywide average of 24 percent. Finally, while the *proportion* of senior citizens in San Fernando increased by only one percent over the decade, the *number* of seniors increased by over 300. This numeric increase may be attributed the opening of several senior housing complexes in San Fernando since the 2000 Census.

Table 2: Age Distribution 2000-2010

Age Group	2000		2010		
	Persons	Percent	Persons	Percent	L.A. Co. %
Preschool (<5 yrs)	2,255	10%	1,895	8%	7%
School Age (5-17 yrs)	5,830	25%	5,046	21%	18%
College Age (18-24 yrs)	2,706	11%	2,659	11%	11%
Young Adults (25-44 yrs)	7,571	32%	7,132	30%	30%
Middle Age (45-64 yrs)	3,542	15%	4,920	21%	24%
Seniors (65+ years)	1,660	7%	1,993	8%	11%
Total	23,564	100%	23,645	100%	100%
Median Age	27.3 years		30.7 years		34.8 years

Source: U.S. Census 2000 and 2010.

3. Race and Ethnicity

Table 3 displays the racial/ethnic composition of San Fernando's population in 2000 and 2010, and compares this with the countywide distribution. Hispanic residents continue to comprise the vast majority of the City's population, increasing from 89 percent in 2000 to 93 percent in 2010. This increase in Hispanic residents was offset by the decline in White residents from eight to five percent of the population. Asians, African Americans, American Indians and "Other" races each continue to comprise less than one percent of the population.

While San Fernando has many, long time Latino families, it also serves as a place of residence for new Latino immigrants. The 2007-2011 ACS reported that, 36 percent of the City's residents were foreign-born, with 37 percent of the foreign-born population entering the United States after 2000. The 2007-2011 ACS also identifies 43 percent of the City's 16,674 Spanish speaking persons as linguistically isolated, defined as living in a household where no member over 14 years of age speaks English "very well". Recent Latino immigrants and linguistically isolated households may face greater difficulties in gaining meaningful employment and acquiring adequate housing as they adjust to their new surroundings. As a result, household problems such as overcrowding and overpayment may be more likely.

Table 3: Racial and Ethnic Composition 2000-2010

Racial/Ethnic Group	2000		2010		
	Persons	Percent	Persons	Percent	L.A. Co. %
Hispanic/Latino	21,859	89%	21,867	93%	48%
White	1,979	8%	1,259	5%	28%
Asian/Pacific Islander	251	1%	211	<1%	14%
African American	202	1%	146	<1%	8
American Indian	174	1%	66	<1%	<1%
Other Race	76	<1%	96	<1%	2%
Total Population	24,541	100%	23,645	100%	100%

Source: U.S. Census 2000 and 2010.

4. Employment

Evaluation of the types of jobs held by community residents provides insight into potential earning power and the segment of the housing market into which they fall. Information on how a community's employment base is growing and changing can help identify potential housing demand changes in the future.

The State Employment Development Department estimates that as of March 2013, 10,500 San Fernando residents are in the labor force, with 10.2 percent unemployment, compared to a Countywide unemployment rate of 9.9 percent and City of Los Angeles unemployment of 11.0 percent. The 2007-2011 ACS documents the following distribution of resident employment by occupational category:

- Production, transportation, and material moving occupations – 18 percent
- Sales and office occupations – 30 percent
- Service occupations – 18 percent
- Management, business, science, and arts occupations – 20 percent
- Natural resources, construction, and maintenance occupations – 15 percent

The SCAG Regional Integrated Forecast estimates the City’s employment base at approximately 15,000 jobs (2008). SCAG projects a limited six-percent increase, or 900 additional jobs by year 2035, in comparison to the 11 percent job growth projected for Los Angeles County during the same period. San Fernando’s employment base includes a diverse mix of small businesses, retail stores, manufacturing facilities, and corporate satellite offices.

B. HOUSEHOLD PROFILE

Household type and size, income levels, and the presence of special needs populations all affect the type of housing needed by residents. This section details the various household characteristics affecting housing needs in San Fernando.

1. Household Type

A household is defined as all persons living in a housing unit. Families are a subset of households, and include persons living together related by blood, marriage, or adoption. A single person living alone is also a household. “Other” households are unrelated people residing in the same dwelling unit. Group quarters, such as dormitories or convalescent homes are not considered households.

According to the 2010 Census, 5,967 households reside in San Fernando, with an average household size of 3.94 persons and average family size of 4.18 persons (refer to Table 4). This represents a decrease in household size (4.07) from 2000, but well above the Los Angeles County average household size of 2.98. Although larger households may translate into a greater number of overcrowded households, the proportion of households living in overcrowded conditions declined from 43 percent in 2000 (as reported by the Census) to only 15 percent between 2007 and 2011 (as reported by the ACS).

Families comprise the majority of households in San Fernando (83 percent), including families with children (45 percent), and those without children (46 percent). During the 2000s, families without children and other non-families (unrelated roommates) grew at the fastest rate of any household type. In contrast, the number of families with children decreased by 13 percent and singles remained relatively constant.

Table 4: Household Characteristics 2000-2010

Household Type	2000		2010		Percent Change
	Households	Percent	Households	Percent	
Families	4,834	84%	4,972	83%	+3%
With children	3,048	53%	2,663	45%	-13%
With no children	1,786	31%	2,309	46%	+29%
Singles	717	12%	731	12%	+2%
Other non-families	223	4%	264	4%	+18%
Total Households	5,774	100%	5,967	100%	+3%
Average Household Size	4.07		3.94		-3%
Average Family Size	4.33		4.18		-3%

Source: U.S. Census 2000 and 2010.

2. Household Income

Household income is one of the most important factors affecting housing opportunity and determining a household's ability to balance housing costs with other basic necessities of life.

Income Definitions

The State and Federal government classify household income into several groupings based upon the relationship to the area median income (AMI) in a county, which for San Fernando is the County of Los Angeles. The State of California utilizes the income grouping and names presented in Table 5. However, federal housing programs utilize slightly different income groupings and definitions, with the highest income category generally ending at 80 percent AMI. For purposes of the Housing Element, the State income definitions are used throughout, except where specifically noted.

Table 5: State Income Categories

Income Category	% County Area Median Income (AMI)
Extremely Low	0-30% AMI
Very Low	0-50% AMI
Low	51-80% AMI
Moderate	81-120% AMI
Above Moderate	120%+ AMI

Source: Section 50093 of the California Health and Safety Code

Income Characteristics

Between 2000 and 2007-2011, the area median income (AMI) in San Fernando grew from \$39,900 to \$52,021, an increase of 30 percent. The median income level in San Fernando remained below that of Los Angeles County (\$56,266) and the City has seen an increase in both the number and proportion of lower income (<80 percent AMI) households, and a corresponding decrease in households earning moderate incomes and above since 2000. As illustrated in Table 6, during the 2000s the City experienced increases in extremely low (59 percent), very low (11 percent) and low (29 percent) households, while evidencing decreases in its moderate and above moderate (-21 percent) populations.

Table 6: Household Income Levels 2000-2009

Income Level	2000		2005-2009		Percent Change
	Households	%	Households	%	
Extremely Low (<30% AMI)	690	12%	1,100	18%	59%
Very Low (31-50% AMI)	924	16%	1,025	17%	11%
Low (51-80% AMI)	1,095	19%	1,410	24%	29%
Moderate and Above (>80% AMI)	3,065	53%	2,415	41%	-21%
Total	5,774	100%	5,950	100%	n/a

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), 2000 and 2005-2009.

Income by Household Type and Tenure

Table 7 shows the income level of San Fernando residents by household tenure. A significantly higher percentage of renter-households (69 percent) were lower income (<80 percent AMI) compared to residents who owned their homes (50 percent). The high incidence of lower income renter-households is of particular significance as market rents in San Fernando currently exceed the level of affordability for lower income households. (This issue is further evaluated in the Housing Profile section of the Needs Assessment.) The median income of renter-households between 2007 and 2011 was \$34,361 compared to \$60,244 for homeowners.

Table 7: Income by Owner/Renter Tenure 2005-2009

Income Level	Renters		Owners		Total %
	Households	%	Households	%	
Extremely Low (<30% AMI)	780	27%	320	11%	18%
Very Low (31-50% AMI)	585	20%	440	14%	17%
Low (51-80% AMI)	655	22%	755	25%	24%
Moderate and Above (>80% AMI)	900	31%	1,515	50%	41%
Total Households	2,920	100%	3,030	100%	100%

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), 2005-2009.

While renters were more likely to have lower incomes than owners, there is also significant variation in income levels by household type, as presented in Table 8. Approximately 70 percent of elderly and large households in San Fernando have lower income (<80 percent AMI), with more than one-third having extremely low incomes. About 48 percent of small families have lower incomes.

Table 8: Income Level by Household Type 2005-2009

Income Level	Elderly	Small Family	Large Family	Other
Extremely Low (<30% AMI)	37%	10%	21%	27%
Very Low (31-50% AMI)	22%	15%	18%	18%
Low (51-80% AMI)	11%	23%	31%	24%
Moderate and Above (>80% MFI)	30%	52%	30%	31%
Total Households	695	2,840	1,645	770

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), 2005-2009.

Households in Poverty

The federal government publishes national poverty thresholds that define the minimum income level necessary to obtain the necessities of life. For example, the 2011 U.S. poverty threshold for a family of four was \$23,021. As indicated in Table 9, approximately 16 percent of all San Fernando residents lived in poverty between 2007 and 2011, a decrease of more than 600 persons living below the poverty line since 2000. Nearly one in four children under the age of 18 in San Fernando is estimated to live in poverty. As a group, female-headed households with children are most impacted by poverty, with one-fourth of this group living in poverty.

Table 9: Poverty Status 2000-2011

Groups in Poverty	2000		2007-2011	
	Persons /Families	Percent	Persons /Families	Percent
Individuals	4,450	19%	3,783	16%
Children (under 18)	1,819	23%	1,596	23%
Families	749	15%	542	11%
Female-Headed w/ Children	224	33%	143	26%

Source: U.S. Census 2000; American Community Survey 2007-2011.

3. Special Needs Populations

State law recognizes that certain households have more difficulty in finding decent and affordable housing due to special circumstances including, but not limited to, the following: economic status, age, disability, household size and household type. Special needs populations in San Fernando include large households, the elderly, persons with disabilities, female-headed households, farmworkers, and the homeless. Table 10 summarizes the number of households or persons in each of these special needs groups in the City.

Table 10: Special Needs Populations

Special Needs Groups	Persons	Households	Percent*
Large Households	--	1,478	24%
Renter	--	629	(43%)
Owner	--	849	57%
Seniors (65+)	2,146	--	9%
With a Disability	784	--	(37%)
Senior Households	--	1,138	18%
Owner	--	873	(77%)
Renter	--	265	(23%)
Seniors Living Alone	372	--	17%
Owner	230	--	(62%)
Renter	142	--	(38%)
Persons with Disability	2,800	--	12%
Female-Headed Households	--	1,390	22%
with Related Children	--	769	(55%)
Farmworkers**	116	--	1%
Homeless	12	--	<1%

Source: American Community Survey (ACS), 2007-2011; ACS, 2009-2011; and Los Angeles Homeless Services Agency, 2013.

* Numbers in () reflect the % of the special needs group, and not the % of the total City population/households. For example, of the City's large households, 43% are renters and 57% are owners.

** Persons employed in agriculture, forestry, fishing and hunting, and mining industries.

Large Households

Large households consist of five or more persons and are considered a special needs population due to the limited availability of affordable and adequately sized housing. The lack of large units is especially evident among rental units. Large households often live in overcrowded conditions, due to both the lack of large enough units, and insufficient income to afford available units, which often consist of single-family homes of adequate size.

San Fernando had a total of 1,478 large households, and at 24 percent, represents the most significant special needs group in the City. Of these large households, 43 percent are renters and a large majority of these large renter households (70 percent) earned lower incomes between 2007 and 2011. Based on the Comprehensive Housing Affordability Strategy (CHAS) Databook prepared by HUD, 81 percent of San Fernando's large renter-households suffer from one or more housing problems, including housing overpayment, overcrowding and/or substandard housing conditions.

The American Community Survey (ACS) further documents the mismatch between the need for larger rental units and the City's supply of smaller units. The ACS identifies 772 rental units in San Fernando with three or more bedrooms, in general, the appropriate sized unit for a large household of five or more members. The City has approximately 636 large renter households. Although housing options for large renter-households in the City are numerically sufficient to meet the needs of the 1,548 large renter-households documented in the 2007-2011 ACS, lower income large renter-households may have difficulty finding adequately sized and affordable housing in San Fernando. This imbalance between supply of larger units and demand from lower income large households may contribute to 20 percent of the City's renter-households residing in severely overcrowded conditions.

Senior Households

Approximately nine percent of San Fernando residents are over age 65, and about 18 percent of all households are headed by seniors. Most of the City's seniors are homeowners (77 percent), and about 17 percent of the City's elderly live alone. Over 370 senior homeowners live alone in San Fernando, with approximately 37 percent of elderly residents in the City having some type of disability which may limit their mobility.

The elderly have a number of special needs including housing, transportation, health care, and other services. Rising rents are a particular concern due to the fact that most seniors are on fixed incomes. Of San Fernando's approximately 265 senior renter-households, 91 percent are lower income. As shown in Table 21 (page 30), San Fernando has four senior housing projects providing 112 rental units affordable to a mix of very low, low and moderate income households.

For those seniors who live on their own, many have limited incomes and as a result of their age may not be able to maintain their homes or perform minor repairs. Furthermore, the installation of grab bars and other assistance devices in the home may be needed. The City

operates a housing rehabilitation program that assists low and moderate income homeowners in making needed repairs. However, with the dissolution of redevelopment in California, the City, like many other cities in the State, has lost a significant funding resource for supportive affordable housing activities. As a result, this program is operating at a limited capacity.

The San Fernando Recreation and Community Services Division offers a number of programs for seniors including recreational and social activities, a nutrition program, supportive services including information and referral services, and blood pressure and diabetes screening. Senior centers are located at San Fernando Recreation Park and Las Palmas Park.

Female-Headed Households

Single-parent households typically have a special need for such services as childcare and health care, among others. Female-headed households with children in particular tend to have lower incomes, which limits their housing options and access to supportive services. The 2007-2011 ACS reports 1,390 female-headed households in San Fernando; 769 of these households (55 percent) had children. Of those households with children, over one-quarter lived in poverty. These households need assistance with housing subsidies, as well as accessible and affordable day care.

Persons with Disabilities

According to the Census, a disability is defined as a long lasting condition that impairs an individual's mobility, ability to work, or ability to care for oneself. Persons with disabilities include those with physical, mental, or emotional disabilities. Disabled persons have special housing needs because of their fixed income, shortage of affordable and accessible housing, and higher health costs associated with their disability.

According to the 2009-2011 ACS, approximately 12 percent of San Fernando residents (2,800 persons) have one or more disabilities. Approximately 507 residents had a hearing difficulty, 831 had a vision difficulty, 1,089 have cognitive difficulty, 1,644 have an ambulatory difficulty, 779 have a self-care difficulty, and 973 have difficulty with independent living. Of the City's senior population, approximately 37 percent have one or more of these types of disabilities.

The living arrangements for persons with disabilities depend on the severity of the disability. Many persons live at home in an independent environment with the help of other family members. To maintain independent living, disabled persons may require assistance. This can include special housing design features for the physically disabled, income support for those who are unable to work, and in-home supportive services for persons with medical conditions.

Developmental Disabilities: A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by Section 4512 of the Welfare and Institutions Code, “developmental disability” means “a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As defined by the California Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.” This definition also reflects the individual’s need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This generally equates to 355 persons in the City of San Fernando with developmental disabilities, based on the 2010 Census population. However, according to the State’s Department of Developmental Services, as of November 2012, between 273 and 388 residents with developmental disabilities living within the 91340 zip code (which approximates the San Fernando city limits) were being assisted at the North Los Angeles County Regional Center. Most of these individuals are under the age of 18 and reside in a private home with their parent or guardian (refer Table 11).

Table 11: Developmentally Disabled (November 2012)

Housing Arrangement	Age Group	Number
Family/Foster Home Agency	Under 18	<25
Home of Parent/Family/Guardian	Under 18	176
Family/Foster Home Agency	18 to 21	<25
Home of Parent/Family/Guardian	18 to 21	<25
ILS/SLS	22 to 64	<25
Home of Parent/Family/Guardian	22 to 64	92
Home of Parent/Family/Guardian	65 or Older	<25

ILS/SLS = Independent Living Skills/Supportive Living Services

Source: State Department of Developmental Services, November 2012.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

Accessibility Accommodations: Both the Federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments. In October 2013, the City amended the Zoning Code to establish a ministerial procedure to provide individuals with disabilities reasonable accommodation in the application of the City's rules, policies, practices, and procedures, as necessary, in order to ensure equal access to housing and facilitate the development of housing for individuals with disabilities, pursuant to Federal and State fair housing laws. The City does not require special building codes or burdensome project review to construct, improve, or convert housing for persons with disabilities. Residential care facilities with six or fewer persons are permitted by right in all residential zoning districts.

Farmworkers

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farmworkers have special housing needs because they earn lower incomes than many other workers and move throughout the season from one harvest to the next.

According to the 2007-2011 ACS, 116 San Fernando residents were employed in agriculture, forestry, fishing and hunting, or mining industries, representing approximately one percent of the City's labor force. Therefore, given the extremely limited presence of farmworkers in the community and the highly urbanized character of the San Fernando Valley, the City has no specialized housing programs targeted to this group beyond overall programs for housing affordability.

Homeless

In January 2013, the Los Angeles Homeless Services Authority (LAHSA) conducted a count of homeless housed overnight in shelters and institutions throughout Los Angeles County, as well as a three-day unsheltered homeless street count. Based on LAHSA's methodology, they estimate the Los Angeles homeless population at approximately 58,423 persons. Of that total, 79 percent are estimated to be single individuals, while 20 percent are in families and one percent is unaccompanied youth under age 18.

San Fernando is located in LAHSA's Service Planning Area (SPA) 2, which encompasses the entire San Fernando Valley. Approximately 5,258 homeless persons, or nine percent of the County's total homeless population, fall within the San Fernando Valley. LAHSA is responsible for developing a continuum of care plan for all of Los Angeles County, and establishing priority needs, services, shelter and housing by Service Planning Area.

The City of San Fernando's homeless population is estimated at around 12 persons, according to the 2013 LAHSA point-in-time count. According to City law enforcement personnel, these are the "chronic" homeless that live in San Fernando in makeshift dwellings under bridges, railroad tresses, and by the Pacoima Wash. In general, this group consists of single men, age 20 to 55, with alcohol and/or drug dependencies. Homeless families with children are also occasionally seen in the streets in San Fernando, some of these families may sometimes come to the police station seeking aid. The police do what they can to place these families in shelters.

Catholic Charities' Loaves and Fishes is located in San Fernando and provides case management, food, clothing, shelter referrals, and a variety of other services for the homeless and persons at-risk of homelessness. The City is also working with the Los Angeles County Department of Public Health and the Los Angeles Homeless Services Authority to provide additional services to homeless individuals in the City.

C. HOUSING STOCK CHARACTERISTICS

This section identifies the characteristics of San Fernando's physical housing stock. This includes an analysis of housing growth trends, housing conditions, lead-based paint hazards, housing prices and rents, and housing affordability.

1. Housing Growth

Table 12 displays housing production in the City, compared to the City of Los Angeles and the entire County region. Between 1980 and 1990, San Fernando's housing stock grew by five percent, in contrast to the City and County of Los Angeles, which evidenced a growth rate of approximately double that of San Fernando. During the 1990s, housing growth dropped dramatically throughout the region, with San Fernando adding only 138 new units (2% growth) the entire decade.

According to the 2010 Census, San Fernando has a housing stock of 6,506 units, representing an increase of 574 units (or 10 percent) since 2000. The City's dwelling unit growth rate out-paced that of the City and County of Los Angeles during the same period. Most of this development occurred within the City's R-2 (Multiple Family Dwelling) and R-3 (Multiple Family) zones and the San Fernando Corridors Specific Plan areas.

Table 12: Regional Housing Growth Trends 1980-2010

Jurisdiction	1980	1990	2000	2010	Percent Change		
					1980-1990	1990-2000	2000-2010
San Fernando	5,522	5,794	5,932	6,506	5%	2%	10%
L.A. City	1,189,475	1,299,963	1,337,654	1,412,641	9%	3%	6%
L.A. County	2,853,653	3,163,343	3,270,909	3,437,584	11%	3%	5%

Source: U.S. Census 1980, 1990, 2000, and 2010.

2. Housing Type and Tenure

Table 13 presents the mix of housing types in San Fernando. Unlike many urbanized communities, single-family homes have increased in relative proportion and number over the past two decades, from 76 percent (4,365 units) in 1990 to 80 percent (5,182 units) between 2007 and 2011. This growing number of single-family attached and detached homes is consistent with the City's high rate of homeownership.

Table 13: Housing Type 1990-2011

Unit Type	1990		2000		2007-2011	
	Units	Percent	Units	Percent	Units	Percent
Single-Family (SF) Detached	3,868	67%	3,993	67%	4,707	72%
SF Attached	497	9%	635	11%	475	8%
Total Single-Family	4,365	76%	4,628	78%	5,182	80%
2 to 4 Units	496	9%	479	8%	472	7%
5 or more units	750	13%	763	12%	734	11%
Total Multi-Family	1,246	21%	1,242	20%	1,206	19%
Mobile Homes & Other	183	3%	73	2%	118	2%
Total Housing Units	5,794	100%	5,943	100%	6,506	100%
Vacancy Rate	2.8%	--	2.7%	--	4.6%	--

Source: U.S. Census 1990 and 2000; and American Community Survey (ACS), 2007-2011.

Housing tenure refers to whether a housing unit is owned, rented or is vacant. Tenure is an important indicator of the housing climate of a community, reflecting the relative cost of housing opportunities, and the ability of residents to afford housing. Tenure also influences residential mobility, with owner units generally evidencing lower turnover rates than rental housing. According to the 2010 Census, 55 percent of San Fernando's households were homeowners, fairly consistent with 2000 levels (see Table 14). In Los Angeles County, only 48 percent of households are owner-occupied.

Table 14: Housing Tenure

Occupied Housing Units	2000		2010	
	Households	Percent	Households	Percent
Renter	2,659	46%	2,715	45%
Owner	3,115	54%	3,252	55%
Total	5,774	100%	5,967	100%

Source: U.S. Census, 2000 and 2010.

Vacancy Rate

A vacancy rate measures the overall housing availability in a community and is often a good indicator of how efficiently for-sale and rental housing units are meeting the current demand for housing. A vacancy rate of five percent for rental housing and two percent for ownership housing is generally considered healthy and suggests that there is a balance between the demand and supply of housing. A lower vacancy rate may indicate that households are having difficulty in finding housing that is affordable, leading to overcrowding or households having to pay more than they can afford. A low vacancy rate or a particularly ‘tight’ housing market may also lead to high competition for units, raising rental and housing prices substantially.

As measured by the 2007-2011 ACS, the citywide residential vacancy rate in San Fernando was 4.6 percent for all housing units compared to the 2.7 percent vacancy rate in 2000. In terms of tenure, the 2007-2011 ACS estimated that the vacancy rate was 3.8 percent for rental units, well below the five percent considered healthy for rental housing, and less than 1.6 percent for ownership housing. These low vacancy rates indicate that a high ‘pent-up’ demand for housing exists, putting upward pressure on housing prices, and making it increasingly difficult to find available housing in the community.

3. Housing Age and Condition

The age of a community’s housing stock can provide an indicator of overall housing conditions. Typically housing over 30 years in age is likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs. Table 15 displays the age of San Fernando’s occupied housing stock by owner/renter tenure as of the 2007-2011 ACS. As a mature community, the majority of San Fernando’s housing stock consists of units older than 30 years of age. Among owner-occupied housing, over 80 percent of units were constructed prior to 1970, and is reflective of the community’s numerous older single-family neighborhoods. While a lesser proportion of renter housing is greater than 30 years in age (76 percent), this housing is typically of lesser quality construction and suffers more wear-and-tear from tenants than owner-occupied housing. The advanced age of the majority of San Fernando’s housing stock indicates the significant need for continued code enforcement, property maintenance and housing rehabilitation programs to stem housing deterioration.

Table 15: Age of Housing Stock

Year Structure Built	Renter Occupied Housing	Percent Renter	Owner Occupied Housing	Percent Owner	Total Percent
2005 or later	147	5%	33	1%	3%
2000-2005	98	3%	31	1%	2%
1990-1999	46	2%	45	1%	1%
1980-1989	182	6%	231	7%	7%
1970-1979	217	8%	161	5%	6%
1960-1969	313	11%	322	10%	10%
1950-1959	899	31%	1,207	36%	34%
1940-1949	505	18%	668	20%	19%
1939 or earlier	456	16%	647	19%	18%
Total	2,863	100%	3,345	100%	100%

Source: American Community Survey (ACS), 2007-2011.

In mid-2013, the City's Community Development Department staff conducted a citywide windshield survey of housing conditions. Building conditions on each of the City's 4,100+ residential parcels were rated as excellent; good; fair; poor; and vacant. As shown in Table 16, approximately one-quarter of residential structures in San Fernando exhibited signs of deferred maintenance, with an additional eight percent identified as in poor condition and in need of substantial rehabilitation. The survey data supports the strong need for continued housing rehabilitation assistance, in conjunction with the City's code enforcement and Community Action Plan for Neighborhood Protection and Preservation (CAPP) programs, described below.

Table 16: Housing Conditions Survey

Ranking	Criteria	Parcel Count	Percent
Good	Housing is new or in good overall condition. No visible repairs needed to structure. No to very low level of trash and debris on property.	2,664	65%
Fair	Housing is in visible need of light upkeep and repairs. Structure may need to be painted, with light exterior repairs needed to restore property to good overall condition (i.e., window replacement, reroof, fix minor cracks in stucco or minor damage to siding). Light level of trash and debris on property.	1,091	27%
Poor	Housing in need of extensive rehabilitation. Structure of dwelling in poor living condition, potentially uninhabitable. Heavily deteriorated exterior with large cracks in stucco or rotted out siding, broken or nonfunctional windows, and structural alterations required to restore property to good overall condition. Presence of high level of trash, debris, and vandalism on property.	333	8%
Vacant	Vacant lot.	19	<1%
Total		4,107	100%

In order to address housing conditions, the City operates a code enforcement program, as well as an apartment inspection program and an inspection upon resale program. Owners of properties in violation of codes are encouraged to participate in City-sponsored rehabilitation programs.

In mid-2006, the City initiated the Community Action Plan for Neighborhood Protection and Preservation (CAPP). CAPP is a comprehensive, multi-departmental, multi-agency approach to identify and abate repeated illegal activity and/or nuisance behaviors and substandard conditions at individual problem properties. A key component of CAPP involves the designation of neighborhood focus areas and outreach to residents adversely impacted by nuisance properties within these areas. Figure 1 provides a map of the designated neighborhood focus areas.

Implementation of CAPP involves the following three initiatives:

1. Comprehensive Problem Assessment.

The first step in implementing CAPP involves analysis of the following characteristics of properties in the focus area:

- Criminal or illegal activity
- Dilapidated structures associated with property maintenance issues
- Illegally constructed residential units or converted garages
- Animal control violations
- Absentee property owners of rental property
- Lack of proper business licenses
- Invalid water accounts
- Infrastructure deficiencies, improvements, repairs

2. In-field Intervention to Permanently Abate Nuisances at Problem Properties.

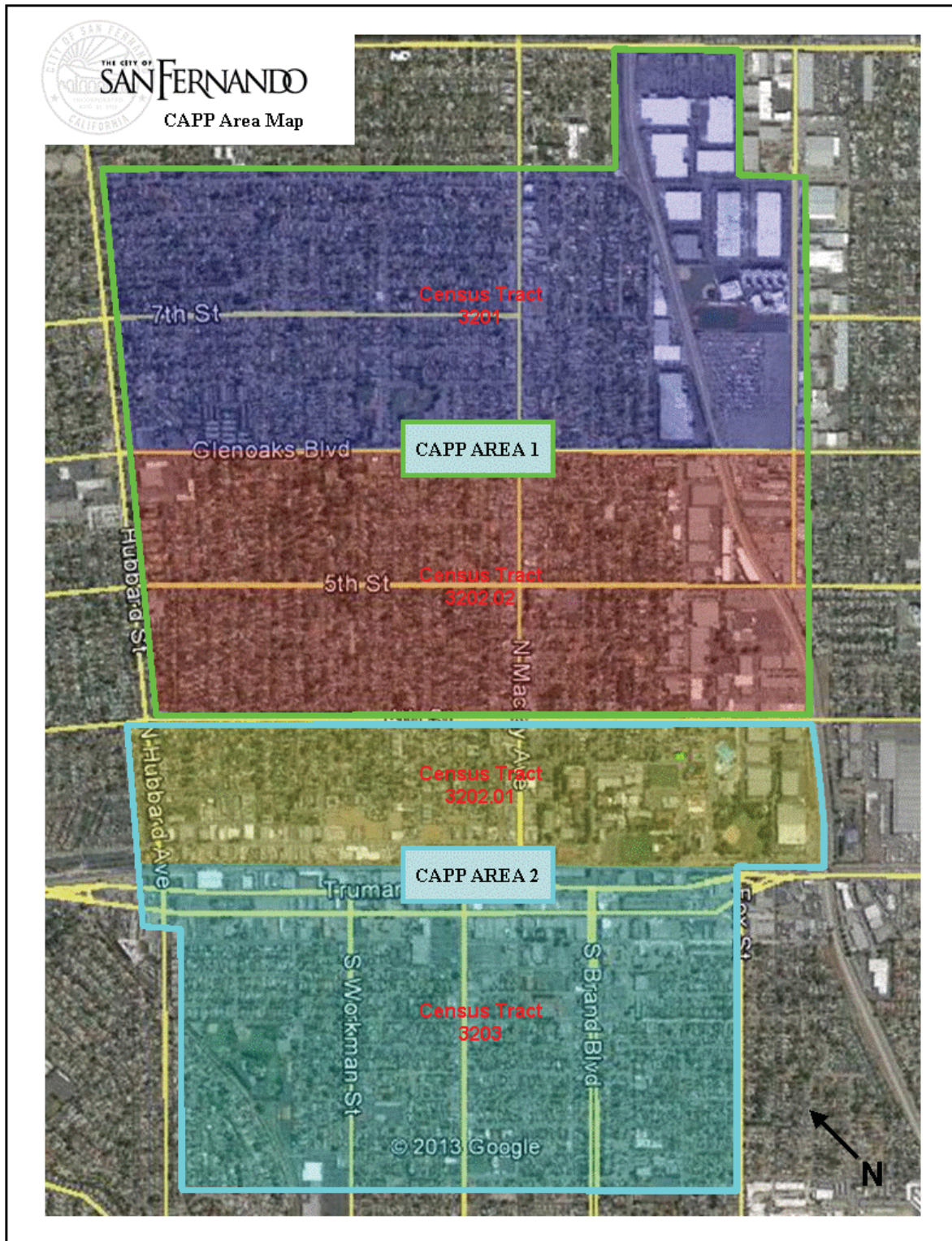
This step involves team inspections of problem properties and follow-up through the City Prosecutor

3. Neighborhood-wide Improvement Measures Throughout Each Focus Area.

This final step involves:

- Mailing of notices throughout focus area to correct code violations
- Public improvements
- Graffiti removal and prevention

Figure 1: CAPP Focus Areas



4. Housing Costs and Affordability

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a higher prevalence of overpayment and overcrowding. This section summarizes the cost and affordability of the housing stock to San Fernando residents.

Rental Housing Market

With renters comprising approximately 45 percent of the City's households, it is important to understand the rental market in San Fernando. Rental information for San Fernando was obtained from more than 100 listings posted on online classifieds website Craigslist (www.craigslist.org) between May 11, 2013 and May 19, 2013. Due to the limited number of rental vacancies within the City of San Fernando, the rent survey encompassed a broader market area, including the communities of Pacoima, Sylmar, Mission Hills and North Hills. Rather than formal newspaper or internet advertising, many of the smaller rental properties in San Fernando advertise through sign postings on the property, through word of mouth or other informal means.

As illustrated in Table 17, median rents range from \$800 for a studio, \$995 for a one-bedroom, \$1,298 for a two-bedroom, and \$2,200 for a three-bedroom unit. Of 113 units advertised during the survey period, three were studios, 25 were one-bedroom units, 40 were two-bedroom units, and 45 units had three or more bedrooms. Historically, the shortage of all types of rental housing in the community, particularly at the lower end of the market, has resulted in a large number of illegal garage conversions being used as rentals.

Table 17: Apartment Rents in San Fernando and Nearby Communities 2013

Unit Size	Number of Listings	Rental Range	Median Rent
Studio	3	\$800-\$825	\$800
1 Bedroom	25	\$825-\$1,400	\$995
2 Bedroom	40	\$926-\$2,050	\$1,298
3+ Bedroom	45	\$1,595-\$2,900	\$2,200

Source: www.craigslist.org, May 11, 2013 to May 19, 2013.

Homeownership Market

Southern California, like most of the country, has experienced a significant decline in home sales prices during the past few years. With an overall median sales price of \$357,000 recorded in April 2013 by DQNews.com, Southern California home prices are 29 percent below their peak of \$505,000 in the summer of 2007, but up 43 percent from the \$250,000 median sales price recorded in January 2009. The drop in the median sales price from 2007 to 2009 was overstated by the large number of discounted home foreclosures, which comprised a significant portion of Southern California sales, particularly in the lower cost

inland areas. In contrast, homes in the upper half of the market were not selling well due in part to the difficulty in obtaining financing for jumbo mortgages, and were thus under-represented in the median sales price statistics. The modest recovery in sales prices since 2009 suggests a shrinking foreclosure inventory and general stabilization of credit markets. According to RealtyTrac (www.realtytrac.com), 107 homes in the City were in the foreclosure process as of May 2013. This represents less than two percent of the City's housing stock and is less than one-third of the 347 San Fernando homes in the foreclosure process on April 2009.

As shown in Table 18, the median home price in San Fernando increased by 36 percent, from \$232,500 in March 2012 to \$315,000 in March 2013. During this same time period, changes to median home prices in neighboring jurisdictions, San Fernando Valley, and Los Angeles County were lower.

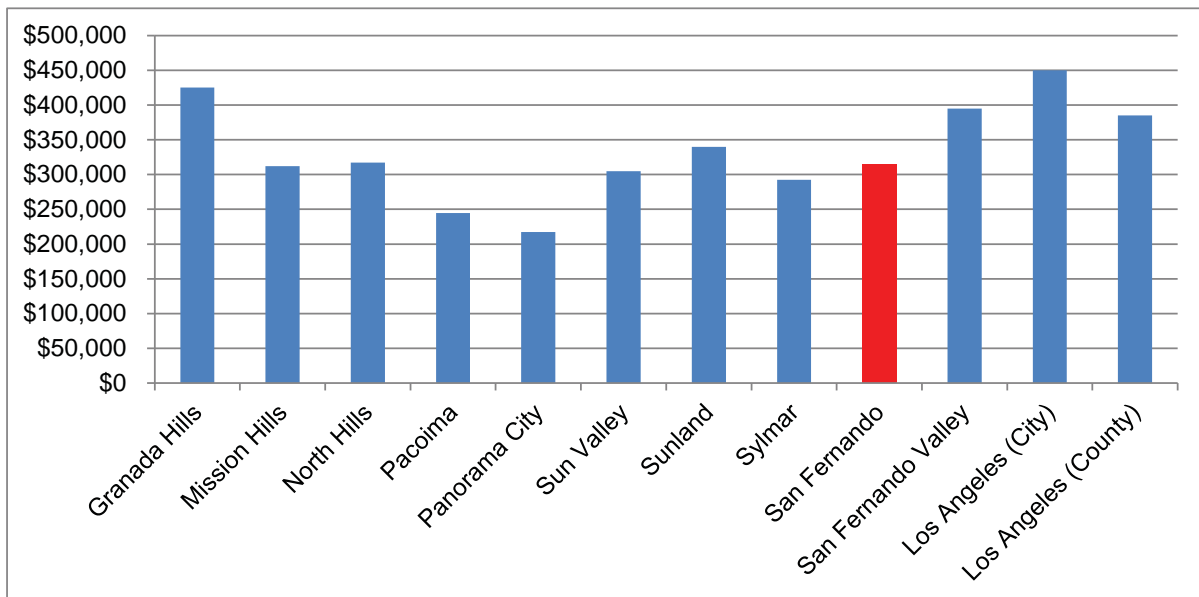
Table 18: Median Home Sales Prices 2012-2013

Geography	March 2013		March 2012 Median Price	Change
	# Sold	Median Price		
Granada Hills	57	\$425,000	\$377,500	13%
Mission Hills	14	\$312,000	\$269,500	16%
North Hills	52	\$317,000	\$276,000	15%
Pacoima	39	\$244,500	\$230,000	6%
Panorama City	30	\$217,500	\$211,500	3%
Sun Valley	25	\$305,000	\$275,000	11%
Sunland	24	\$340,000	\$328,500	4%
Sylmar	78	\$292,500	\$240,000	22%
San Fernando	19	\$315,000	\$232,500	36%
San Fernando Valley	1,093	\$395,000	\$320,000	23%
City of Los Angeles	1,153	\$450,000	\$335,000	34%
Los Angeles County	7,172	\$385,000	\$310,000	24%

Source: DQNews.com, 2013.

Figure 2 compares median home prices in San Fernando with home prices in neighboring jurisdictions in March 2013. The median price for a home in the City was similar to those in neighboring jurisdictions but somewhat below median prices in the San Fernando Valley, the City of Los Angeles, and Los Angeles County.

Figure 2: Median Home Sales Prices March 2013



Source: DQnews, 2013.

While Table 18 provides an overview of the subregional housing sales market during March 2013, the Table 19 provides detailed information on current single-family home and condominium listings within the San Fernando city limits in May 2013. A total of 44 single-family homes and two condominiums were listed for-sale. Two-and three-bedroom units were the most prevalent home sales listings, characteristic of San Fernando's older single-family housing stock of smaller sized units. Sales prices for two, three and four bedroom units generally ranged from \$159,900 to \$425,000. The overall median single-family home price for the 46 listings was \$269,500, significantly lower than the \$315,000 median sale price recorded in March 2013.

Table 19: Home and Condominium Asking Prices (May 2013)

# Bdrms	Units Listed	Price Range	Median Price	Average Price
1-2	16	\$199,000-\$284,900	\$249,900	\$247,516
3	19	\$159,900-\$375,000	\$279,900	\$280,650
4	7	\$259,500-\$425,000	\$325,000	\$331,629
5+	4	\$220,000-\$499,950	\$285,450	\$322,713
Total	46	\$159,900-\$499,950	\$269,950	\$280,540

Source: Realtor.com, May 2013.

Housing Affordability

The affordability of housing in San Fernando can be assessed by comparing market rents and sales prices with the amount that households of different income levels can afford to pay for housing. Compared together, this information can reveal who can afford what size and type of housing as well as indicate the type of households that would most likely experience overcrowding or overpayment.

Housing affordability is an important indicator of quality of life in San Fernando. If residents pay too much for housing they will not have sufficient income for other necessities, such as health care. Households that spend a substantial portion of their income on housing may also be at risk of becoming homeless in the event of unexpected circumstances such as illness or loss of employment. State law requires that the City facilitate housing opportunities that are affordable to all economic segments of the community through adoption of provisions in the City Code that provide the mechanism to facilitate such housing types.

The Federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide to determine a household's eligibility for Federal housing assistance. Based on this survey, the California Department of Housing and Community Development (HCD) developed income limits that can be used to determine the maximum price that could be affordable to households in the upper range of their respective income category (see Table 20). Households in the lower end of each category can afford less by comparison than those at the upper end.

Table 20: Affordable Housing Costs by Household Size and Tenure

Household	Annual Income	Affordable Costs (All Costs)		Estimated Utility Allowance, Taxes & Insurance		Affordable Rent	Affordable Home Price
		Rental	Ownership	Renters	Owners		
Extremely Low Income (0-30% AMI)							
1-Person	\$17,950	\$449	\$449	\$89	\$153	\$360	\$68,889
2-Person	\$20,500	\$513	\$513	\$102	\$180	\$411	\$77,501
3-Person	\$23,050	\$576	\$576	\$115	\$206	\$461	\$86,112
4-Person	\$25,600	\$640	\$640	\$134	\$238	\$506	\$93,559
5-Person	\$27,650	\$691	\$691	\$153	\$271	\$538	\$97,749
Very Low Income (31-50% AMI)							
1-Person	\$29,900	\$748	\$748	\$89	\$213	\$659	\$124,513
2-Person	\$34,200	\$855	\$855	\$102	\$248	\$753	\$141,270
3-Person	\$38,450	\$961	\$961	\$115	\$283	\$846	\$157,794
4-Person	\$42,700	\$1,068	\$1,068	\$134	\$324	\$934	\$173,155
5-Person	\$46,150	\$1,154	\$1,154	\$153	\$364	\$1,001	\$183,860
Low Income (51-80% AMI)							
1-Person	\$47,850	\$1,196	\$1,196	\$89	\$302	\$1,107	\$208,065
2-Person	\$54,650	\$1,366	\$1,366	\$102	\$350	\$1,264	\$236,458
3-Person	\$61,500	\$1,538	\$1,538	\$115	\$399	\$1,423	\$265,085
4-Person	\$68,300	\$1,708	\$1,708	\$134	\$452	\$1,574	\$292,315
5-Person	\$73,800	\$1,845	\$1,845	\$153	\$502	\$1,692	\$312,563
Median Income (80-100% AMI)							
1-Person	\$45,350	\$1,134	\$1,323	\$89	\$328	\$1,045	\$231,610
2-Person	\$51,850	\$1,296	\$1,512	\$102	\$379	\$1,194	\$263,650
3-Person	\$58,300	\$1,458	\$1,700	\$115	\$431	\$1,343	\$295,418
4-Person	\$64,800	\$1,620	\$1,890	\$134	\$488	\$1,486	\$326,294
5-Person	\$70,000	\$1,750	\$2,042	\$153	\$541	\$1,597	\$349,180
Moderate Income (100-120% AMI)							
1-Person	\$54,450	\$1,361	\$1,588	\$89	\$381	\$1,272	\$281,027
2-Person	\$62,200	\$1,555	\$1,814	\$102	\$440	\$1,453	\$319,855
3-Person	\$70,000	\$1,750	\$2,042	\$115	\$499	\$1,635	\$358,955
4-Person	\$77,750	\$1,944	\$2,268	\$134	\$564	\$1,810	\$396,619
5-Person	\$83,950	\$2,099	\$2,449	\$153	\$623	\$1,946	\$424,935

Source: California Department of Housing and Community Development, 2013 Income limits; and Veronica Tam and Associates Assumptions: 2013 HCD income limits; 30-35% gross household income as affordable housing cost; 20% of monthly affordable cost for taxes and insurance; 10% downpayment; and 4.0% interest rate for a 30-year fixed-rate mortgage loan. Utilities based on Housing Authority of the County of Los Angeles Utility Allowance, 2012 assuming use of electric services.

Based on the income limits for Los Angeles County in 2013 presented in Table 20 and current real estate asking prices documented in Table 19, homeownership in San Fernando is within the reach of some low income and most moderate income households, with the exception of single and two-person low income households. Housing options for extremely low and very low income households are virtually non-existent unless public assistance is provided.

Extremely low income and very low income households cannot afford market rents in San Fernando without subsidies or overcrowding (compare Table 17 and Table 20). Singles and families up to four persons with low, median, and moderate incomes can generally afford the market rents for apartments in the City. However, housing options for large households with five or more persons with incomes over 50 percent of AMI are extremely limited. Competition for appropriately sized rental homes may lead to an increased housing cost burden or overcrowding among these households.

5. Assisted Housing At-Risk of Conversion

The Housing Element is required to evaluate the potential for currently rent-restricted low income housing units to convert to market rate housing. This section presents an inventory of all assisted rental housing in San Fernando, including all multi-family units assisted under Federal, State, and local programs, including HUD, State/local bond programs, density bonus, inclusionary, and local redevelopment or direct assistance programs, and evaluates those units at risk of conversion during the ten year, 2013-2023 at-risk period.

As illustrated in Table 21, San Fernando has facilitated the development of several residential developments with long-term affordability covenants within its Redevelopment Project Areas.

These projects include: two senior housing projects on Jessie Street, Las Palmas I and II on Kalisher Street, and the senior units on Park Avenue. These rental projects provide a total of 112 affordable units, including 54 very low income units, and 58 low/moderate income units. The City also approved two density bonus projects in 2012 that will provide 60 lower income units during the planning period. None of these rental projects are at risk of conversion during the planning period.

Table 21: Assisted Housing Inventory

Date Built	Project Name and Location	Owner vs. Renter	Senior vs. Family	Total # Units	Restricted Affordable Units	Affordability Period	Funding Sources
1996	Park Vista Apartments #1 202 Jessie Street	Renter	Senior	8	2 very low income, 4 low income, 2 moderate income	2026 (30 years)	Former RDA
1996	Park Vista Apartments #2 222 Jessie Street	Renter	Senior	8	2 very low income, 4 low income, 2 moderate income	2026 (30 years)	Former RDA
2005	Las Palmas I and II 333/499 Kalisher Street	Renter	Senior	46	39 very low income, 6 low income, 1 market	2060 (55 years)	Former RDA, HOME, CHFA, Tax Credits
2006	Park Avenue Senior 601 Park Avenue	Renter	Senior	52	11 very low income, 40 low income, 1 market	2061 (55 years)	Former RDA, HOME, CHFA, Tax Credits
2012	San Fernando Community Housing 131 Park Avenue	Renter	Family	62	41 low income, 21 market	2067 (55 years)	Former RDA, HOME, Tax Credits
2012	Mid-Celis Apartments 1422 San Fernando Road	Renter	Family	19	19 very low income	2111 (99 years)	Former RDA, HOME, AHP, Tax Credits, Energy Efficiency Incentives
1992	Kewen Street Townhomes 1231 and 1235 Kewen St	Owner	Family	4	4 moderate income	No resale controls	Former RDA, Mortgage Revenue Bond
1999	Habitat for Humanity 1230 Mott St, 1032 Griffith St	Owner	Family	2	2 very low income	No resale controls	Former RDA

D. EXISTING HOUSING PROBLEMS

1. Overcrowding

The Census defines overcrowding as an average of more than one person per room in a housing unit (excluding kitchens, porches, and hallways). The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units. Table 22 shows the incidence of overcrowding in San Fernando by tenure, as measured by the 2007-2011 ACS.

Table 22: Overcrowded Households

Overcrowding	Households	Percent	L.A. Co. %
Owners			
Overcrowding	351	11%	6%
Severe Overcrowding	85	3%	2%
Renters			
Overcrowding	559	20%	17%
Severe Overcrowding	177	6%	8%
Total Overcrowding	910	15%	12%

Source: American Community Survey (ACS), 2007-2011.

Note: Severe overcrowding is a subset of overcrowding.

Between 2007 and 2011, there were an estimated 910 households living in overcrowded conditions in San Fernando, representing 15 percent of all households. As Table 22 shows, overcrowding is a more serious problem for rental households. Approximately 20 percent of renter-households were overcrowded compared to 11 percent of owner households. In comparison to Los Angeles County as a whole, household overcrowding levels are slightly higher in San Fernando.

Severe overcrowding, which is defined as more than 1.5 persons per room, was especially high among renters. Almost 177 renter-households (six percent) experienced severe overcrowding. Overcrowding is a concern for lower-income families that often double-up in order to afford adequately-sized units, or reside in illegally converted garages.

The 2007-2011 ACS shows a significant improvement with overcrowding conditions in the City compared to the 2000 Census, where 44 percent of all households in the City were overcrowded (36 percent of the owner-households and 54 percent of the renter-households). This improvement may be attributed to actual improvements in housing conditions given the lowered housing costs, smaller household size, and sampling errors of the ACS.

2. Cost Burden by Household Type

The 2005-2009 Comprehensive Housing Affordability Strategy (CHAS) data indicates that cost burden remains a critical need for lower income households, who are disproportionately affected by this burden compared to other households. Affordability problems occur when housing costs become so high in relation to income that households have to pay an excessive proportion of their income for housing, or are unable to afford any housing and are homeless.

Table 23 provides a detailed review of households that experienced housing cost burden. A cost burden is defined as spending over 30 percent of the household income on housing costs; a severe housing cost burden is spending over 50 percent of the household income on housing costs.

Among renters, the elderly were most impacted by cost burden, with nearly half of the City's estimated 235 elderly renters spending more than 50 percent of their income on rent. The addition of 96 units of affordable senior rental housing since the 2000 Census will help to address the housing affordability needs of the City's senior renter-households. Among homeowners, small family and elderly households experienced a fairly comparable level of severe cost burden, ranging from 11-16 percent; however, approximately 43 percent of large families spend more than half of their income on housing costs. These households are most at risk of foreclosure, particularly in a declining housing market with rising interest rates.

Table 23: Severe Housing Cost Burden by Type and Tenure

	Elderly	Small Family	Large Family	Other	Total
Renter-Households					
Total # by Household Type	235	1,460	750	475	2,920
% with Cost Burden	68%	57%	61%	45%	57%
% with Severe Cost Burden	47%	27%	23%	12%	25%
Owner-Households					
Total # by Household Type	460	1,380	895	295	3,030
% with Cost Burden	33%	40%	64%	61%	48%
% with Severe Cost Burden	11%	16%	43%	20%	24%

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), 2005-2009

3. Cost Burden by Household Income

CHAS data also provides housing cost burden information by household income and tenure. As shown in Table 24, extremely low and very low income renter-households were most impacted by housing cost burden.

Table 24: Severe Housing Cost Burden by Income and Tenure

	Extremely Low	Very Low	Low	Moderate/ Above	Total
Renter-Households					
Total # by Household Type	780	585	655	900	2,920
% with Cost Burden	83%	89%	54%	15%	57%
% with Severe Cost Burden	61%	26%	14%	0%	25%
Owner-Households					
Total # by Household Type	320	440	755	1,515	3,030
% with Cost Burden	67%	78%	62%	28%	48%
% with Severe Cost Burden	47%	60%	34%	3%	23%

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS), 2005-2009

III. HOUSING CONSTRAINTS

The provision of adequate and affordable housing can be constrained by a number of factors. This section assesses the various governmental, market, infrastructure and environmental factors that may serve as a potential constraint to housing development and improvement in San Fernando.

A. GOVERNMENTAL CONSTRAINTS

1. Land Use Controls

The San Fernando General Plan, Zoning and Subdivision Ordinances provide for a range of residential land use designations/zones in the City:

- *Low Density Residential (R-1)* – up to six dwelling units per acre
- *Medium Density Residential (R-2)* – up to 17 dwelling units per acre
- *High Density Residential (R-3)* – up to 43 dwelling units per acre

In addition to these density provisions, the City has adopted a Residential Planned Development (RPD) Overlay Zone that provides flexible development standards within the density standards of the underlying zone district. The intent of the RPD overlay is to permit a more efficient and aesthetic use of land through the arrangement of buildings not permitted through the strict application of the underlying zoning's development regulations. Providing such flexibility in development standards can result in lowering the cost of development.

The City's residential development standards are summarized in Table 25. The City's standards are fairly comparable to other Los Angeles County communities, and have not served as a constraint to development. The cumulative effects of the City's standards in themselves do not serve to limit densities, although other site factors - such as small parcel sizes or the desire to preserve an existing residential structure - often result in projects developed at less than maximum densities. These factors are taken into consideration when assessing the realistic development capacity of the Housing Element sites inventory in Section IV. San Fernando has a history of providing for modified standards in support of affordable and senior housing, and has incorporated this practice as part of the density bonus program in the updated Housing Element. For example, the Las Palmas and Park Avenue senior housing developments received density increases, a 50 percent reduction in parking requirements, and increased lot coverage from 40 to 50 percent. Another seven multi-family developments with 254 units benefited from density bonuses and related incentives since 2010. San Fernando has adopted an administrative modification process to accommodate minor reductions in certain development standards - including residential setback and parking dimensions. By allowing such modifications through an administrative process, the requirement for making variance findings and conducting a public hearing is eliminated, thereby reducing the time and cost for project processing.

Table 25: Residential Development Standards

	R-1	R-2	R-3	RPD
Density	1 du/lot	1 du/2,562 sq.ft. lot area	1 du/1,013 sq. ft. lot area	Based on underlying zone
Minimum Lot Size	7,500	7,500	7,500	2 acres total, 5,000 sq.ft./lot
Minimum Lot Width	50*	50*	50*	50*
Minimum Lot Depth	100	100	100	100
Minimum Setbacks	Setbacks for lots abutting a street. Interior lots and lots off alleys have reduced setback requirements.			
Front (ft.)	20	20	20	15 – 25
Side (ft.)	5	5	5	5
Rear (ft.)	20	20	20	25
Maximum Height (ft.)	35	35	45	35 or 2 stories
Max. % Lot Coverage	50	40	40	50
Usable Open Space (Private)	--	150/unit**	150/unit**	Based on underlying zone
Common Area/Recreational	--	100/unit**	100/unit**	Based on underlying zone
Parking				
Single Family	2	2	2	2
Multi-Family	--	1 br = 1.5 covered 2 br = 2.0 covered 3 br = 2.5 covered Each additional br above 3 adds 0.5 covered	1 br = 1.5 covered 2 br = 2.0 covered 3 br = 2.5 covered Each additional br above 3 adds 0.5 covered	2 covered
Guests	--	0.2 per unit	0.2 per unit	--

Source: San Fernando Municipal Code Chapter 106: Zoning.

* 55 feet for corner lots

** For development with more than four units

San Fernando Corridors Specific Plan

In January 2005, the City adopted the San Fernando Corridors Specific Plan, [Amended in December 2017, the Plan lays out a policy and regulatory framework](#) for the revitalization of the North Maclay Avenue, Truman Street, and San Fernando Road corridors. These three commercial arterials are currently characterized by strip commercial land uses, with the goal of the Specific Plan to transform these areas into distinctive districts providing for residential, retail, restaurant, entertainment and public uses. The vision for each of these districts can be described as follows:

- **The Maclay District** is established as a neighborhood spine for the community. It is planned to transition into a residentially-focused corridor that can provide new housing, while complementing the adjacent neighborhoods that lie behind it.
- **The Downtown District** is intended as a focal point of activity, concentrating civic and retail activity into one walkable district. Residential uses are permitted on the upper floors of multi-story buildings.

- **The Mixed-Use Corridor District** is established as a pedestrian-oriented, mixed-use neighborhood located between the San Fernando Mall and the Sylmar/San Fernando Metrolink Station. Commercial and mixed-use buildings face the sidewalk with inviting shopfront frontages, particularly along San Fernando Road. Residential buildings are setback behind small setbacks with ground floor units accessed through lobbies or directly to each unit through stoops or porches.
- **The Auto Commercial District** is established as a flexible district devoted to automobile-related uses, particularly auto dealerships, while also accommodating office and retail uses. Residential uses are not permitted within the Auto Commercial District.
- **The General Neighborhood District** is established to ensure that new multi-family housing along the south side of Second Street provides a suitable transition between Downtown's mixed-use buildings, First Street's commercial and light industrial buildings, and the single-family residential neighborhoods to the north. New multi-family buildings face Second Street with two-story masses at the front of the lot with massing that is in character with the single-family houses across the street. Higher masses - up to four stories - are allowed at the center and rear of the lot.
- **The Workplace Flex District** supports the continued functioning and expansion of the City's light industrial, workshop, and large-scale commercial sectors. It also accommodates live-work uses, subject to a conditional use permit.

~~**The Truman/San Fernando District** is established as the City's workplace district, with appropriate areas for housing and limited retail. Within the larger district, the Mixed Use Transition Sub District will support development of a mix of use type, including residential and office uses, and limited areas of retail and services.~~

As illustrated in Table 26, the Specific Plan establishes generous development standards as a means of facilitating development. ~~Both the~~The Downtown District ~~and Truman/San Fernando District~~ provides an FAR bonuses for the inclusion of residential, with a one-story height bonus ~~also offered in the Truman/San Fernando District.~~

Table 26: San Fernando Corridors Specific Plan - Development Standards

	Maclay District	Downtown District	Truman/San Fernando District*	Mixed-Use Corridor District	Auto Commercial District	Workplace Flex District	General Neighborhood District
Floor Area Ratio (FAR)	1.5 FAR* with mixed-use**	3.0 FAR, 3.5 FAR with mixed-use***		3.0	3.0	2.0	n/a
Density (du/acre)	12 - 36/37 du/acre;	24 - 50 with mixed-use***	25 - 45 du/acre; 2.5 FAR with mixed-use**	24 - 37	n/a	18	43
Minimum Setbacks							
Front (ft.)	0 - 15	1 st floor - 0 2 nd story residential - 15 - 20	San Fernando - 0 Other - 15	0 - 15	15	4 - 15	20
Side (ft.)	5 - 10	0	San Fernando - 0 Other - 5 - 15	5 - 10*	5 - 10	5 - 15	1 st floor: 5 Upper floors: 10
Rear (ft.)	15	None	10	None	None	10	20
Maximum Height	Lesser of 3 floors (40 ft)	Lesser of 4 floors (50 ft)	3 floors (40 ft), 4 floors (50 ft) with mixed-use	Lesser of 3 floors (40 ft)	Lesser of 3 floors (40 ft)	Lesser of 3 floors (40 ft)	Lesser of 4 floors (40 ft), Lesser of 2 floors (24 ft) along Second Street frontage
Publicly Accessible Open Space (sq. ft.)	150 per unit	150 per unit	150 per unit	150 per unit	n/a	none	100/unit
Private Open Space (sq. ft.)	60/50 per unit	60 per unit	60 per unit	60 per unit	n/a	50 per unit	150/unit
Parking	Studio			1 Bedroom		2 Bedroom or Larger	
Multi-Family	1 covered			1 covered		2 covered	
Guests	0.2 spaces/unit (option for off-site or in-lieu fee)						

* Standards apply to Mixed-Use Transition Sub-District within the SP-4 Zone.

** Area from parking facilities or structures is not used to calculate maximum FAR

** Mixed-Use allowed only within Neighborhood Services Overlay

*** Residential allowed only within Downtown Residential Overlay

+ Min. front setback for buildings facing Celis Street between San Fernando Misoisn Blvd. and Hubbard Ave. is 10 ft.

Although local density bonus procedures had not been adopted until October 2013, the City worked with developers to grant incentives and concessions to facilitate the approval of 254 market-rate and affordable housing units since 2010 utilizing the State’s density bonus provisions. Regulatory concessions approved in conjunction with increased density included reduced parking, common open space, private open space, setbacks, and increased lot coverage.

2. Provision for a Variety of Housing Types

Housing Element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. Table 27 summarizes the housing types permitted in each of the San Fernando zoning districts, inclusive of the San Fernando Corridors Specific Plan (~~SP-4~~[SP-5](#)) zone.

Table 27: Housing Types by Residential Zone Category

Housing Types Permitted	Zoning District						San Fernando Corridors Specific Plan District						
	R-1	R-2	R-3	C-1, C-2	M-1	M-2	Maclay	Downtown*	Truman/San Fernando**	Mixed-Use Corridor	Auto Commercial	Workplace Flex	General Neighborhood
Single-Family	P	P	P	--	--	--	--	--	--		--	--	P
Multiple-Family	--	P	P	--	--	--	PC	PC	P	C	--	--	C
Residential Condominium	--	C	C	--	--	--	PC	PC	P	C	--	--	C
Accessory Dwelling Units	P	P	P	--	--	--	--	--	--	--	--	--	--
Mobile Home Park	--	C	C	--	--	--	--	--	--	--	--	--	--
Manufactured Housing	P	P	P	--	--	--	--	--	--	--	--	--	--
Live/Work	--	--	--	--	--	--	CP	PC	P	C	--	C	--
Boardinghouses	--	--	C	--	--	--	--	--	--		--	--	--
Single Room Occupancy (SRO)	--	--	--	C	--	--	--	--	--		--	--	--
Care Facilities (6 or fewer)	P	P	P	--	--	--	P	P	P	P	--	--	P
Care Facilities (7 or more)	C	C	C	C	--	--	C	C	C	C	--	--	C
Transitional Housing	P	P	P	--	C	C	PC	PC	P	C	--	--	C
Supportive Housing	P	P	P	--	--	--	PC	PC	P	C	--	--	C
Emergency Shelters	--	--	--	--	--	P	--	--	--	--	--	--	--
Farmworker Housing	--	--	--	--	--	--	--	--	--	--	--	--	--

"P" = Permitted "C" = Conditional Use Permit "--" = Prohibited

* Residential uses permitted on upper stories only within the Downtown Residential District Overlay within the SP-4/SP-5 Zone.

** Applicable to Mixed-Use Transition Sub-District within the SP-4 Zone.

Multi-Family Residential

The San Fernando Zoning Code expressly permits duplexes and multiple-family dwelling units in the R-2 and R-3 zone districts. Since 2008, the City has approved entitlements for 265 new affordable and market rate multi-family dwelling units. City Code Section 106-6 provides the following definition for multiple-family dwelling:

“a dwelling consisting of three or more dwelling units per lot, including townhouses, condominiums, and apartments.”

However, the City’s Zoning Code also identifies residential condominiums as requiring a CUP in the R-2 and R-3 zones. Since 2005, the City has approved CUPs on two separate occasions for residential condominium projects within the R-2 zone, amounting to the approval of nine market rate residential units. In addition, the SP-5 Zone of the San Fernando Corridors Specific Plan requires a CUP for all multi-family development, whether apartments or condominiums, within the Downtown District, Mixed-Use District, Maclay District, and General Neighborhood District. Furthermore, the SP 4 Zone of the San Fernando Corridors Specific Plan allows by-right development of multi-family residential apartment units within the Mixed Use Transitional Sub-District, Downtown District, and Maclay District; eCondominiums are permitted with the City’s approval of a parcel or tract map. Under the 2005 Corridors Specific Plan (SP-4), 76 multi-family dwellings have been approved since 2007, including two density bonus projects.

Second-Accessory Dwelling Units

The passage of AB 1866 (effective July 2003) requires local governments to use a ministerial process for second-accessory dwelling unit applications for the purpose of facilitating production of affordable housing. AB 1866 does allow cities to impose development standards on second-accessory dwelling units addressing issues such as building size, parking, height, setbacks, and lot coverage. The passage of SB 1069 and AB 2299 (both effective January 2017) reduces the barriers California homeowners face when seeking to build an accessory dwelling unit by eliminating excessive sprinkler requirements, providing several exceptions to parking restrictions, such as if the home is located within a half mile from public transit, requiring ministerial approval for the remodeling of existing homes and garages when they are compliant with building and safety codes, and making utility connection fees for brand new construction proportionate to the burden the accessory dwelling will place on the water or sewer systems.

In January 2004, the San Fernando City Council added Section 106-358 to the Zoning Code to permit second-accessory dwelling units as an accessory use in all residential zone districts. In July 2017, in response to the passage of SB 1069 and AB 2299, the City amended and retitled Section 106-358 of the Zoning Code to be consistent with Government Code sections 65852.2 and 65852.150. Per Section 106-358 of the City Code:

- Accessory dwellings are allowed in the R-1 (Single-Family residential); R-2 (Multiple Family Dwelling); or R-3 (Multiple family) zones.
- The lot on which the accessory dwelling unit is constructed may contain no more than one lawful and pre-existing single-family residence, and not more than one accessory dwelling unit. Upon the addition of an accessory dwelling unit on an R-2 or R-3 zoned parcel, the development of additional dwelling units is prohibited.
- The maximum size of the detached ~~second~~ accessory dwelling unit is 640 square feet and the unit is required to be located to the rear of the existing primary single-family dwelling. Attached units are also permitted, with the City Code allowing the construction of an attached unit that is 30 percent of the floor area of the existing single-family dwelling.
- One additional on-site ~~(non-tandem)~~ parking space (which may be provided in a tandem configuration, on an existing driveway, or within a paved setback) is required for each bedroom in the ~~second~~ accessory unit. No parking shall be required, however, if the accessory dwelling unit is located within one-half mile of public transit; is located within an architecturally and historically significant district; when the accessory dwelling unit is part of the existing primary residence or an existing accessory structure; when on-street parking permits are required but not offered to the occupant of the accessory dwelling unit; or when there is a car share located within one block of the accessory dwelling unit.
- All of the required parking spaces for the primary single-family dwelling and the ~~second~~ accessory dwelling unit must be permanently reserved, maintained and used as accessible parking for vehicles.
- An existing garage shall not be converted to an ~~accessory~~ ~~second~~ dwelling unit unless alternate covered parking is provided on-site that meets current zoning and building code requirements. In an effort to increase the number of potentially affordable units, the City's ~~second~~ accessory dwelling unit requirements do provide possible modifications to the development standards as part of a conditional use permit approval process that may allow for the reduction in parking standards, increase in the ~~accessory~~ ~~second~~ dwelling unit's building square footage and/or reduced building setbacks.
- ~~The City requires that~~ Either the primary single-family dwelling or the ~~second~~ accessory dwelling unit ~~to~~ must be occupied by the owner of the lot. The property owner is required to enter into a restrictive covenant with the City, with the restrictive covenant recorded on the property to enforce these provisions.
- Accessory dwelling units are not considered to be new residential for the purpose of calculating local agency utility connection fees or capacity charges for utilities, including water and sewer service. In addition, the City does not require a separate utility connection between the accessory dwelling unit and the utility.

~~Second~~ Accessory dwelling units are subject to site plan review and approval by the Community Development Department. Since adoption of the new ministerial ~~accessory~~ ~~second~~ unit provisions in 2004, the City has received a total of 65 applications for ~~accessory~~ ~~second~~ units, indicative of the demand for such units in the community. ~~Accessory~~ ~~Second~~ units are being provided in several configurations, including above a

detached garage, as a ~~stand-alone~~[stand-alone](#) detached structure, attached to the existing single-family home, and through conversion of an existing accessory structure. A large number of ~~accessory~~[second](#) unit applications result from code enforcement referrals, with staff working with property owners to remedy illegal conditions (garage conversions, converted recreation or storage rooms, subdivided single-family dwellings, etc.) and replacement of these un-permitted structures with legal ~~accessory~~[second](#) units.

Manufactured Housing and Mobile Home Parks

State law requires jurisdictions to permit manufactured housing as defined in Health and Safety Code Section 18007 in any residential district where single-family detached units are permitted subject to the same property development standards. In accordance with State law, the City amended the Zoning Code in March 2013 to accommodate manufactured housing in the R-1, R-2, and R-3 zones. Since 2002, the City has approved two manufactured housing units constructed as single-family residential structures, each on an individual residential parcel. The City also allows the development and operation of mobile home parks with a CUP in the R-2 and R-3 districts.

Live/Work

The San Fernando Corridors Specific Plan ([SP-5](#)) accommodates live/work units within the ~~Mixed Use Transitional Sub-District~~, Downtown District, [the Mixed-Use Corridor District](#), [the Workplace Flex District](#), and [the](#) Maclay District. The residential use must be the predominant use of the premise and occupational activity is limited to a business office or a studio, including the making of arts and crafts or other occupational activity compatible with a residential use.

Boardinghouses

The City's Zoning Ordinance defines "boardinghouse" as "a building where lodging and meals are provided for compensation for five or more persons, not including a retirement home." Boardinghouses, which are allowed in San Fernando with approval of a CUP in the R-3, provide a housing type that can accommodate special needs households, including extremely low income households.

Single Room Occupancy (SRO)

Like boardinghouses, SROs can be a source of affordable housing for special needs households, including extremely low income households. The City revised the Zoning Ordinance in March 2013 to include the following definition and allow SROs with a CUP in the C-1 and C-2 zones:

"Single room occupancy unit (SRO)" means any building containing five or more guestrooms or units intended or designed to be used, or which are used,

rented, or hired out, to be occupied, or which are occupied, for sleeping purposes by residents, which is also the primary residence of those residents. The individual units shall lack either cooking facilities or individual sanitary facilities, or both. However, for purposes of this definition, an SRO does not include residential care homes, senior housing projects, rooming and boarding houses, hotels and motels, bed and breakfast lodging, extended care facilities or hospitals.

SROs are subject to a number of development standards that are intended to facilitate and not discourage the provision of safe and function units for occupants. For example, units must be between 150 and 400 square feet and may - but are not required to - contain full or partial kitchens or bathrooms. Each unit must have a separate closet and the facility must provide common areas, laundry facilities, a cleaning supply room. The owner must submit a management plan for the facility and projects with 10 or more units must provide office space for an on-site manager. At least one parking space per unit plus one space for an on-site manager is also required.

Housing for Persons with Disabilities

Community Care Facilities: The Lanterman Developmental Disabilities Services Act and Community Care Facilities Act state that mentally, physically, developmentally disabled persons and children and adults who require supervised care are entitled to live in normal residential settings. To that end, State law requires that licensed family care homes, foster homes, and group homes serving six or fewer persons be treated like single-family homes and be allowed by right in all residential zones.

The City amended the Zoning Code in March 2013 to include the following definitions of “community care facilities”:

“Community care facility/Small 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 six or less persons including, but not limited to persons with substance abuse illnesses, physically handicapped, mentally impaired, incompetent persons, and abused or neglected children. Small community care facility shall be considered a permitted use within all residential zoned districts.”

“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. Large community care facility shall be considered a conditionally permitted use within all residential zoned districts.”

The R-1, R-2 and R-3 zone districts permit community care facilities/small by-right. The Zoning Code does not subject small community care facilities to a use permit, building standard, or regulation not otherwise required of single-family homes in the same zone, and imposes no spacing requirements between small community care facilities; a licensed six-bed adult residential facility is currently in operation on Jackman Avenue.

Large community care facilities (i.e., those that serve seven or more clients) are allowed with approval of a CUP in residential zones and the C-1 and C-2 zones. These facilities are subject to the same development standards, permit processing procedures, and findings for approval as all other uses that require a CUP in these zones. Furthermore, there are no spacing requirements between large community care facilities.

~~Although the~~The San Fernando Corridors Specific Plan ~~does not explicitly list small community care facilities as an allowable use, the Specific Plan includes a provision that allows the City's chief planning official to permit similar and compatible uses. The Zoning Code treats small community care facilities as a regular residential use and these facilities are allowed by right within residential zones, including the R-2 and R-3 zones, which permit multi-family uses. Accordingly, small community care facilities are considered similar to and compatible with multi-family residential uses that are allowed~~small community care facilities by-right within the Specific Plan's Downtown District, Mixed Use Transitional Sub-Corridor District, Downtown District, and Maclay District, and General Neighborhood District. The San Fernando Corridors Specific Plan allows large community care facilities subject to a conditional use permit within the Specific Plan's Downtown District, Mixed Use Corridor District, Maclay District, and General Neighborhood District.

Definition of Family: The following definition of “family” contained in the Zoning Code does not limit housing opportunities for persons for disabilities:

“Family” means any number of persons living together in a room comprising a single dwelling unit and related by blood, marriage or adoption or bearing the generic character of a family unit as a relatively permanent single household, including servants and other live-in employees, who reside therein as though members of the family. Any group of persons not related by blood, marriage or adoption but inhabiting a dwelling unit shall for the purpose of this chapter be considered to constitute one family if a bona fide single household, including servants and other live-in employees, is contained in such group.

Reasonable Accommodation: Both the Federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations in their zoning and other land use regulations as necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments. San Fernando accommodates most accessibility modifications through issuance of a building

permit. Handicapped ramps or guardrails (up to 42" in height) are permitted to intrude into the standard setbacks required under zoning to allow first floor access for physically disabled residents, eliminating the need for a zoning variance. Furthermore, in October 2013, the City adopted a formal ministerial procedure for reviewing and approving requests for reasonable accommodation under Federal and State law (City Code Chapter 106, Article VI, Division 16). Currently the City does not charge a fee for reasonable accommodation requests; however, the ordinance states that a fee will be collected after the City studies options and a fee is established by resolution.

Building Codes: For new construction, the City's building code requires new housing to comply with the 1998 amendment to the Fair Housing Act, with multi-family development also subject to the Americans with Disabilities Act (ADA) standards. New apartment buildings are subject to requirements for unit "adaptability" on ground floor units. Adaptable units are built for easy conversion to disabled access, such as doorway and hallway widths, and added structural support in the bathroom to allow the addition of handrails.

Conclusion: The City has conducted a review of zoning and building code requirements, and has not identified any barriers to the provision of accessible housing.

Transitional Housing

In compliance with State law (SB2), the City amended the Zoning Code in March 2013 to allow transitional housing by-right within the R-1, R-2, and R-3 zones and subject to the same permitting process and development standards as other residential uses within these zones. The Zoning Code amendment also added the following definition:

"Transitional housing" means housing operated under program requirements that call for 1) the termination of any assistance to an existing program recipient and 2) the subsequent recirculation of the assisted residential unit to another eligible program recipient at some predetermined future point in time, which point in time shall be no less than six months into the future (Health and Safety Code Section 50675.2(h)). Transitional housing may provide, but not be limited to, meals, counseling, and other services as well as common areas for residents. Transitional housing may be provided under all residential housing types. In all cases, Transitional housing shall be treated as a residential use under this chapter and shall be subject only to those restrictions that apply to other residential uses of the same residential housing type located in the same zoning district.

~~Although the~~ The San Fernando Corridors Specific Plan allows transitional housing subject to a conditional use permit within the Downtown District, the Mixed-Use Corridor District, the General Neighborhood District, the Workplace Flex District, and the Maclay District. ~~does not explicitly list transitional housing as an allowable use, the Specific Plan includes a provision that allows the City's chief planning official (the Community Development Director) to permit similar and compatible uses. The Zoning Ordinance treats transitional~~

~~housing as a regular residential use and this use is allowed by right within residential zones, including the R-2 and R-3 zones, which permit multi-family uses. Accordingly, transitional housing is considered similar to and compatible with multi-family residential uses that are allowed by right within the Specific Plan's Mixed Use Transitional Sub-District, Downtown District, and Maclay District. As with all residential uses, the applicant of transitional housing is required to obtain a land use determination to ensure the proposed use is an allowable use within the specific zoning district (including in the Specific Plan). The Community Development Director or his or her designee will make the determination via an administrative process to deem the transitional housing (meeting SB-2 definition) as a residential use subject to the same regulations as similar uses in the same zone. This process is similar for all residential uses.~~

~~The City also accommodates transitional housing within the M-1 and M-2 districts with approval of a CUP.~~

Supportive Housing

Supportive housing links the provision of housing and social services for the homeless, people with disabilities, and a variety of other special needs populations. The City amended the Zoning Code in March 2013 to comply with recent changes in State law (SB2) and accommodate supportive housing as a regular residential use within the R-1, R-2, and R-3 zones and subject to the same permitting process and development standards as other residential uses within these zones. The City also amended the Zoning Code to include the following definition:

“Supportive housing” means housing with no limit on the length of stay and that is occupied by a target population as defined by Health and Safety Code Section 53260(d), as the same may be amended from time to time, and that provides a significant level of onsite and offsite services that assist the supportive housing residents in retaining the housing, improving their health status, maximizing their ability to live, and when possible, work in the community. Supportive housing shall be treated under this chapter as a residential use and shall be allowed as a permitted use in all residential zoning districts.

~~The San Fernando Corridors Specific Plan allows supportive housing subject to a conditional use permit within the Downtown District, the Mixed-Use Corridor District, the General Neighborhood District, the Workplace Flex District, and the Maclay District. Although the San Fernando Corridors Specific Plan does not explicitly list supportive housing as an allowable use, the Specific Plan includes a provision that allows the City's chief planning official (Community Development Director) to permit similar and compatible uses. The Zoning Ordinance treats supportive housing as a regular residential use and this use is allowed by right within residential zones, including the R-2 and R-3 zones, which permit multi-family uses. Accordingly, supportive housing is considered similar to and compatible with multi-family residential uses that are allowed by right within the Specific Plan's Mixed~~

~~Use Transitional Sub-District, Downtown District, and Maclay District. As with all residential uses, the applicant of supportive housing is required to obtain a land use determination to ensure the proposed use is an allowable use within the specific zoning district (including in the Specific Plan). The Community Development Director or his or her designee will make the determination via an administrative process to deem the supportive housing (meeting SB 2 definition) as a residential use subject to the same regulations as similar uses in the same zone. This process is similar for all residential uses.~~

Emergency Shelters

As discussed in homeless section of the Housing Element Needs Assessment (Section II), there are an estimated 12 homeless persons in San Fernando. Although numerous emergency shelters are located in the San Fernando Valley, existing shelters are all overcapacity and there is a need for additional shelters in the area. In compliance with recent changes to state law (SB 2), the City amended the Zoning Code in March 2013 to define and accommodate emergency shelters with a ministerial permit. The Zoning Code includes the following definition:

“Emergency homeless shelter” means housing with minimal supportive services for homeless persons that is limited to occupancy of six months per calendar year or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. (Health and Safety Code Section 50801(e)). Supportive services may include, but are not limited to, meal preparation, an activities center, day care for homeless person’s children, vocational rehabilitation and other similar activities.

Pursuant to SB 2, San Fernando conducted a review of its zoning districts and determined the M-2 (Light Industrial) Zone is most conducive to provision of an emergency homeless shelter. The M-2 zone is characterized by industrial land uses including contractors storage yards, manufacturing, food processing, and auto repair uses. The two primary M-2 corridors in San Fernando include: First Street between Hubbard Street and North Maclay Avenue, just north of the City’s bike path and the Southern Pacific Railroad right of way; and Arroyo Avenue, between Fifth and Eighth Street, just east of the Pacoima Wash and the City’s easterly boundary with the City of Los Angeles. Both M-2 Zone corridors are accessible to public transit. M-2 zoned properties located along First Street are within walking distance of the Sylmar/San Fernando Metrolink Station located at Hubbard and First Street, providing access to light rail and bus transportation services. The M-2 Arroyo Avenue corridor is within walking distance of bus stops located on Glenoaks Boulevard and Foothill Boulevard, two major vehicular thoroughfares providing access between the City and the neighboring communities of Sylmar and Pacoima.

The M-2 zone spans over 98 acres on 78 parcels, including more than 24 acres on 12 vacant parcels. A review of potential underutilized sites within the M-2 zone identified between 25 underutilized properties with improvement values reported to be less than half the reported land value indicating that the properties are feasible for either redevelopment or potential

conversion of existing structures to shelter use. Therefore, the City's vacant and underutilized M-2 parcels have more than adequate capacity to accommodate to City's estimated unsheltered need of 12 homeless persons and at least one year-round emergency shelter.

The City allows emergency shelters in the M-2 Zone with approval of a ministerial permit that is subject to the same development and operational standards as other permitted uses in the zone. The City's M-2 development standards are appropriate to facilitate emergency shelters, and can be summarized as follows:

- Minimum lot size: 10,000 square feet
- Maximum lot coverage: 60 percent
- Maximum height: 45 feet
- Minimum lot width: 75 feet
- Setbacks: 10 foot front, side and rear
- Walls: 8 foot where property abuts residential, 6 foot otherwise
- Landscaping: Min 10 foot front landscaping; 15% of total lot shall be landscaped.
- Storage: No outside storage permitted

In addition to application of M-2 development standards, pursuant to SB 2, the City adopted the following written, objective standards to regulate the following aspects of emergency shelters to enhance compatibility:

- Maximum Number of Persons/Beds. The shelter for the homeless shall contain a maximum of 30 beds and shall serve no more than 30 homeless persons.
- Lighting. Adequate external lighting shall be provided for security purposes. The lighting shall be stationary, directed away from adjacent properties and public rights-of-way, and of an intensity compatible with the neighborhood.
- Laundry Facilities. The development shall provide laundry facilities adequate for the number of residents.
- Common Facilities. The development may provide supportive services for homeless residents, including but not limited to: central cooking and dining room(s), recreation room, counseling center, child care facilities, and other support services.
- Security. Parking facilities shall be designed to provide security for residents, visitors, and employees.
- Landscaping. On-site landscaping shall be installed and maintained pursuant to the standards outlined in Section 106-833.
- On-Site Parking. On-site parking for homeless shelters shall be subject to requirements for similarly zoned industrial uses as set forth in Section 106-822(d)(1).
- Outdoor Activity. For the purposes of noise abatement in surrounding residential zoning districts, outdoor activities may only be conducted between the hours of 8:00 a.m. to 10:00 p.m.

- **Concentration of Uses.** No more than one shelter for the homeless shall be permitted within a radius of 300 feet from another such shelter.
- **Refuse.** Homeless shelters shall provide a trash storage area as required pursuant to Section 106-897(1) through Section 106-897(3).
- **Health and Safety Standards.** The shelter for the homeless must comply with all standards set forth in Title 25 of the California Administrative Code (Part 1, Chapter F, Subchapter 12, Section 7972).
- **Shelter Provider.** The agency or organization operating the shelter shall comply with the following requirements:
 - Temporary shelter shall be available to residents for no more than six months if no alternative housing is available.
 - Staff and services shall be provided to assist residents to obtain permanent shelter and income. Such services shall be available at no cost to all residents of a provider's shelter or shelters.
 - The provider shall not discriminate in any services provided.
 - The provider shall not require participation by residents in any religious or philosophical ritual, service, meeting or rite as a condition of eligibility.
 - The provider shall have a written management plan including, as applicable, provisions for staff training, neighborhood outreach, security, screening of residents to insure compatibility with services provided at the facility, and for training, counseling, and treatment programs for residents."

Farm Employee Housing

Because there is a very limited presence of farmworkers in the community, the City has not identified a need for specialized farmworker housing beyond overall programs for housing affordability. According to the 2007-2011 ACS, 116 San Fernando residents were employed in agriculture, forestry, fishing and hunting, or mining industries, representing approximately one percent of the City's labor force. The City allows agricultural uses within the M-1 and M-2 zones; however, agriculture is not the primary intent of these zones and therefore the farmworker housing provisions of the California Employee Housing Act are not applicable.

Employee Housing

Under the Employee Housing Act, any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use designation. The City will amend the Zoning Code to address the provision of employee housing.

3. Site Improvements

As an entirely urbanized community, all of the necessary infrastructure systems in San Fernando are already in place, and are generally sufficient to accommodate the level of development that occurs in the City. One exception is the City's aging water conveyance system, which is being replaced on an ongoing basis through payment of a Capital Facility Water charge on new development. The City actively maintains public improvements in association with new development, such reconstruction of older streets, curbs, gutters and sidewalks, in association with the construction of new private facilities.

Local streets comprise the majority of the residential street network in San Fernando, in contrast to major and secondary arterial streets. The City's standards for local streets right-of-way is 60 feet, with a curb-to-curb pavement width of 36 to 40 feet, having two lanes, and on-street parallel parking on both sides of the street. Within portions of the San Fernando Corridors Specific Plan, a Pedestrian Oriented Corridor roadway classification has been established to accommodate pedestrian use while meeting the demands of local traffic. This is accomplished through various traffic calming techniques and reducing travel lanes to one in each direction.

4. Development Fees

Various fees and improvements are charged by the City to cover costs of processing permits and providing services and facilities, such as utilities, schools and infrastructure. Almost all of these fees are charged on a prorata share system, based on the magnitude of the project's impact or the extent of benefit that will be derived.

Table 28 shows the list of fees charged for a typical residential development in San Fernando. In addition, there may be other fees assessed depending on the circumstances of the development. For example, the building may need to pay an inspection fee for sidewalks, curbs and gutters if their installation is needed. In order to lower the cost associated with building affordable housing, the City provides for reduced fees and modified development standards. For example, in December 2012, the City approved \$250,000 in funding assistance for the Harding Street Affordable Housing Project to facilitate an application for Los Angeles County HOME Funds to develop a 29-unit affordable apartment building. The local funding assistance package offered by the City included \$25,000 in waived building permit and water connection fees in addition to \$225,000 in partial funding for required off-site street and wastewater collection system improvements.

The City also charges two Capital Facility Fees: one for the sewer system, and one for the water system. The Capital Facility Sewer Charge is necessary so that the City can pay its share of upgrading the Hyperion Treatment Plant to increase its capacity. The Capital Facility Water Charge is necessary so that the City can replace its old, substandard water conveyance system.

Table 28: Permit Processing Fees

Type of Fee	Cost
Site Plan Review	\$1,763
Preliminary Parcel Map	\$2,187 + \$100/lot
Tentative Tract Map	\$2,451 + \$100/lot
Precise Development	\$1,015
Variance	\$2,567
Conditional Use Permit	\$3,005
Zone Change	\$3,601
General Plan Amendment	\$3,601
Environmental Documentation	
Categorical Exemption	\$204
Initial Study	Staff hourly rate
EIR	Staff hourly rate

Source: City of San Fernando, FY 2012/13.

As a means of further assessing the cost that fees contribute to development in San Fernando, the City has calculated total Planning, Building and Public Works fees associated with three common types of residential development in the community: a two-unit duplex, a 37-unit condominium development, and a 20-unit apartment building.

As indicated in Table 29, per-unit fees for a prototypical duplex run \$11,222, whereas prototypical fees run \$19,677 per condominium unit and \$7,145 per apartment unit. The City typically was able to use a Class 32 Categorical Exemption for infill development under CEQA, reducing the costs associated with preparation of an environmental document. Residential development fees constitute well under five percent of the estimated per-unit development cost.

A 2012 National Impact Fees Survey (www.impactfees.com) surveyed 37 jurisdictions in California, including two in Los Angeles County (Long Beach and Lancaster). The study reports average impact fees of \$31,014 per single-family unit and \$18,807 per multi-family unit in California. The City of San Fernando's development impact fees and taxes are well below the statewide average, constitute a relatively minor proportion of total development cost, and, therefore, do not constitute a constraint to the production or improvement of housing.

Table 29: Residential Development Fees for Prototypical Projects

Type of Fee	Duplex (1,200 SF each)	Condominium Project (37 units, average 1,300 SF each)	Apartment Project (20 Units, average 700 SF each)
Planning Fees			
Site Plan Review	\$1,763	\$1,763	\$1,763
Tentative Tract/Parcel Map	\$0	\$6,151	\$0
Variance	\$0	\$0	\$0
Conditional Use Permit	\$0	\$3,005	\$0
Public Notification	\$0	\$1,120	\$0
Categorical Exemption (infill)	\$204	\$204	\$0
Sub Total	\$1,763	\$12,243	\$1,763
Building Fees			
Building Permit	\$1,125	\$34,500	\$18,911
NPDES	\$0	\$1,000	\$1,000
Demolition	\$0	\$375	\$475
Grading	\$0	\$1,750	\$933
Plan Check	\$956	\$19,029	\$12,874
School Fees (\$3.96 per sq. ft.)	\$9,600	\$192,400	\$56,000
Quimby/Park Development Fees	\$0	\$347,800	\$0
Sub Total	\$11,681	\$596,854	\$90,193
Public Works Fees			
Tract Map Plan check	\$0	\$5,850	\$0
Grading Plan check	\$1,030	\$3,345	\$2,330
Sewer Fees	\$1,798	\$57,868	\$25,020
Water Capital Fees	\$3,289	\$23,646	\$9,841
Water Installation	\$2,847	\$13,718	\$6,471
Fire Hydrant	\$0	\$14,476	\$7,238
Dumpster	\$36	\$36	\$36
Sub Total	\$9,000	\$118,939	\$50,936
Total Project Fees	\$22,444	\$728,036	\$142,892
Fees Per Unit	\$11,222	\$19,677	\$7,145
Estimated Per Unit Development Cost	\$325,000	\$425,000	\$400,000
% of Unit Development Cost	3.5%	4.6%	1.8%

Source: City of San Fernando Planning Division, 2013.

Note: Quimby/park fees only apply to subdivisions and therefore do not apply to typical duplex and apartment developments.

5. Local Processing and Permit Procedures

The evaluation and review process required by City procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately reflected in the unit's selling price. One way to reduce housing costs is to reduce the time for processing permits.

As a small city with limited development, San Fernando does not experience the backlogs in development typical in many larger jurisdictions. In most cases, even when Planning and Preservation Commission or City Council review is required, approval can be obtained in about three months. Small projects, such as single-family units, may receive over-the-counter approval with a simple site plan. Residential Planned Development (RPD) Projects are required to submit a conceptual site plan for preliminary review by the Community Development Department planning staff in order to assist the applicant in developing more precise plans as part of the CUP application to be reviewed by Planning and Preservation Commission. In addition, the San Fernando Corridors Specific Plan provides for multi-family residential development as a permitted use within the SP 4 Zones' Mixed Use Transition Sub-District, Downtown District, and Maclay Districts subject to a CUP within the Specific Plan's Downtown District, Mixed-Use Corridor District, General Neighborhood District, and Maclay District. Live-work development is permitted in the aforementioned districts as well as in the Workplace Flex District.

The development review process in the City of San Fernando is governed by three levels of decision-making bodies: the Community Development Department, the Planning and Preservation Commission, and the City Council.

Single-family, multi-family, and mixed-use residential projects are reviewed by the Community Development Department through the Site Plan Review process using applicable development standards, design guidelines, and the City's General Plan. The Community Development Department reviews development proposals for land-use applicability, environmental impacts, aesthetic value, architectural style, and landscape to ensure a quality physical and environmental design. Any required environmental assessment is conducted concurrent with the planning analysis.

San Fernando's citywide Design Guidelines provide clear examples of the quality and type of design that is recommended for all development in the City, including single-family, multi-family, and mixed-use residential projects. The City encourages property owners and design professionals to incorporate the guidelines into the design of a project. The application of design review is processed concurrently with other project entitlements, if any, and does not add time to the review process. Additionally, projects approved with minor modifications related to setbacks, landscaping requirements, parking totals and parking stall dimensions can be checked for compliance by staff and generally do not require subsequent review by the Commission, and/or Council.

The Planning and Preservation Commission reviews all discretionary projects that require an entitlement for a variance, CUP, subdivision, and/or specific plan. The Commission acts both as an advisory body to the City Council as well as a final decision making body.

The typical review process for a single-family residence usually consists of an “over-the-counter” plan check with the Community Development Department in which plans are checked for compliance with applicable codes, development standards, and design guidelines. From there, a property owner brings their plans to the Building & Safety Division for submittal of the plans into plan check. For smaller projects, such as residential remodels and accessory structures, the Building & Safety Supervisor may be able to provide an “over-the-counter” plan check and a property owner would be able to obtain their building permits the same day.

For all new residential projects and some significant residential remodel projects, a property owner will leave their plans with the Building & Safety Division for plan check. Depending on the quality and completeness of plans submitted for plan check, the entire process could take as little as 10 days but may take longer if subsequent plan checks are required. Average processing times for plan check/building permits in the City of San Fernando are comparatively shorter than the neighboring City of Los Angeles.

When a residential development proposes to deviate from applicable codes, a discretionary entitlement such as a variance may be required. The Planning Commission acts on these requests and processing times would be an additional two months longer than the Site Plan Review and plan check times noted above. However, minor accommodations to certain development standards may be accommodated through the Modification process regarding setbacks, parking dimensions/totals, and landscaping requirements. These modifications can significantly reduce processing times and eliminate the requirement for making variance findings and conducting a public hearing.

In summary, San Fernando’s processing and permit procedures are streamlined in comparison to many jurisdictions, and do not serve as a constraint to development.

6. Building Code

San Fernando contracts for services with the Los Angeles City Fire Department, and is hence required to adopt the building codes adopted by the City of Los Angeles. These building codes are based on the 2011 version of the California Building Code, along with all required updates. The California Building Code establishes construction standards necessary to protect public health, safety and welfare, and the local enforcement of these codes does not unduly constrain development of housing.

The building codes have been amended since the Northridge Earthquake (1994) to include additional seismic safety provisions for residences (e.g. a requirement for shear walls). Although this adds to the initial cost of housing, it is considered necessary to the health and safety of the residents, and also makes homeowners’ insurance easier to obtain.

The City of Los Angeles adopted the International Building Code (IBC), as required of all jurisdictions in California. San Fernando has in turn adopted the 2011 edition of the City of Los Angeles' building codes with amendments to the administrative section of the code to meet the City's requirements. While the IBC will bring California building codes into consistency with the rest of the country, changes from the prior State Building Code are anticipated to moderately increase the costs of development in the San Fernando.

In terms of the local enforcement of the City's Building Code, San Fernando maintains an annual Apartment Inspection Program as a means of maintaining the habitable condition of rental units. Through the CAPP program, the City implements targeted code enforcement in conjunction with comprehensive neighborhood revitalization activities. The City conducts the sensitive enforcement of its residential code by providing multiple written notices of code violations to property owners and allowing sufficient time for compliance. Code violation cases are also referred to the City's Planning and Building and Safety Divisions in order to facilitate correction of building code violations.

B. MARKET CONSTRAINTS

1. Availability of Financing

The availability of financing in a community depends on a number of factors, including the type of lending institutions active in the community and the lending practices of those institutions. Through analysis of Home Mortgage Disclosure Act (HMDA) data on the disposition of residential loan applications, an assessment can be made of the availability of residential financing within a community.

Residential lending activity in San Fernando has declined sharply since preparation of the 2008-2014 Housing Element. The number of applications for conventional home purchase loans declined from 745 in 2005 to 126 in 2011, reflecting the significant changes to mortgage lending practices since the housing market crash of 2008. Table 30 provides information on the status of home purchase, refinance and home improvement loan applications in both San Fernando and Los Angeles County as a whole. As illustrated by this table, at 74 percent, the home loan approval rates in San Fernando were slightly above the 71 percent approval rate countywide. Denial rates were identical within the San Fernando and countywide (15 percent), but the City's fallout rate was lower than the county's (11 percent vs. 14 percent). The City's approval rate for refinance loans was slightly lower compared to the countywide approval rate for these types of loans (60 percent vs. 65 percent). Only 14 households applied for home improvement loans in 2011.

Table 30: Mortgage Lending - San Fernando and Los Angeles County (2011)

Loan Type	Loans Approved		Loans Denied		Loans Withdrawn/Incomplete	
	San Fernando	L.A. County	San Fernando	L.A. County	San Fernando	L.A. County
Home Mortgage # Applications	126	63,039	26	13,157	18	12,620
% of Total Home Mortgages	74%	71%	15%	15%	11%	14%
Refinance # Applications	185	148,867	76	44,492	46	35,320
% of Total Refinance	60%	65%	25%	20%	15%	15%
Home Improvement # Applications	6	6,252	6	3,217	2	2,008
% of Total Home Improvement	43%	55%	43%	28%	14%	18%

Source: Home Mortgage Disclosure Act Data, 2011.

Note: Approved loans include: loans originated and applications approved but not accepted.

2. Price of Land

The availability and price of land represents a significant market constraint to housing production throughout most of southern California. The former San Fernando Redevelopment Agency played an important role in both land assembly and write-down in support of affordable housing. In June 2010, the former Redevelopment Agency obtained an appraisal for a 0.34-acre parcel located at 1422 San Fernando Road within the Mixed-Use [Transition Sub-Corridor](#) District of the San Fernando Corridors Specific Plan. The appraisal, which took into account comparable commercial properties sold or listed for sale between December 2009 and June 2010, established an appraised value of \$900,000, or \$60 per square foot of land. Pursuant to the San Fernando Corridors Specific Plan, the City intends to facilitate redevelopment within the San Fernando Downtown on surface parking lots that would provide for mixed-use projects with new residential units, new public parking facilities, and commercial floor space.

Although construction and home purchase financing markets have constricted in recent years, resulting in reduced demand for new residential construction, the cost of raw, developable land still comprises a significant portion of overall housing costs. For this reason, developers often seek City approval for the largest number of units allowed on a given parcel. This allows the developer to distribute land and site development costs over a larger number of units to be sold or rented.

3. Development Costs

A major cost associated with the development of housing is the cost of building materials, labor, and site preparation. The City reviewed the proforma for a recently-approved affordable housing development to obtain an estimate of current development costs. The total development cost for the 20-unit Mid-Celis Apartments, inclusive of permit processing, inspections, site preparation, construction, and labor, was \$412,172 per unit.

A reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) can result in lower development costs. As part of the density bonus ordinance, the City could allow for affordable units to be smaller in size (maintaining the same number of bedrooms) and have different features and interior finishes than market rate units, provided all project units were comparable in construction quality and exterior design. Another factor related to construction costs is the number of units built at one time. As that number increases, overall costs generally decrease as builders are able to take advantage of the benefits of economies of scale.

C. ENVIRONMENTAL AND INFRASTRUCTURE CONSTRAINTS

1. Environmental Hazards

The primary environmental hazard in San Fernando impacting development is earthquake risk. An Alquist-Priolo Special Studies Zone has been designated in the western portion of the City around the San Fernando Fault, requiring special building considerations. Detailed geologic investigations are required prior to development within the Special Studies Zone to confirm the absence any active faults or fault branches. In addition to the San Fernando Fault, the potentially active Verdugo Fault is located directly south of the City's boundaries. The Verdugo Fault is within a secondary zone where similar studies are required by the City for all critical facilities, and high rise or complex buildings.

Portions of San Fernando would be subject to inundation if water breached the Pacoima Dam. The City adopted a Pacoima Dam Evacuation Contingency Plan in 1985, establishing procedures for the efficient evacuation of all people for potential inundation areas.

2. Public Services and Facilities

As a completely urbanized community, the City of San Fernando already has in place all of the necessary infrastructure to support future development. All land designated for residential use is served by sewer and water lines, streets, storm drains, telephone, electrical, and gas lines. However, as an older community, much of the City's infrastructure is aging and will require improvements or replacement over time. The City is replacing the water conveyance system on an ongoing basis so that the existing capacity will be maintained.

Water and Sewer Service

The City of San Fernando Water Production Division is responsible for the operation and maintenance of the City's four water wells, three booster pump stations, four reservoirs, and two pressure regulation stations. Local water supplies are drawn from the City's wells located in the Sylmar basin. This groundwater basin has been adjudicated, and the City of San Fernando is limited in the amount of draw that it can safely extract from the basin annually, as determined by a court appointed Watermaster. The City's current allotted draw from the basin is 3,405 acre-feet per year, which represents approximately 95 percent of the City's total water demand. The remaining five percent is in the form of imported water purchased from the Metropolitan Water District (MWD), which supplements the local ground water supplies. The current storage capacity for potable water in the City of San Fernando is approximately 8.9 million gallons, with peak day demand of approximately 7.3 million gallons, or 82 percent of total storage capacity, as of 2008.

Sewer lines in San Fernando are maintained by the City's Public Works Department, Sewer Maintenance Division. The treatment and disposal of effluent is currently being provided under contract with the City of Los Angeles at the Donald C. Tillman Water Reclamation Plant located in Van Nuys (in the San Fernando Valley's Sepulveda Basin). The Tillman Reclamation Plant has a current treatment capacity of 80 million gallons per day (mgd).

The Environmental Impact Report (EIR) prepared for the City's Downtown Developments project in 2008 concluded that water supply, water storage, and wastewater treatment facilities had adequate capacity to accommodate 261 to 272 new dwelling units and between 55,000 and 64,000 square feet of additional commercial space without mitigation measures. Because the City's residential sites inventory relies on existing land use designations and zoning, it can be assumed that existing water supply, water storage, and wastewater treatment facilities have adequate capacity to accommodate the City's RHNA of 217 dwelling units over the 2014-2021 RHNA period.

Senate Bill 1087 (enacted 2006) requires that water and sewer service providers develop written policies that grant priority to proposed development that includes housing affordable to lower income households. The legislation also prohibits water and sewer providers from denying or conditioning the approval of development that includes housing affordable to lower-income households, unless specific written findings are made. The City will provide a copy of the adopted Housing Element to the MWD and City of Los Angeles within 30 days of adoption. The City will also continue to coordinate with the MWD and City of Los Angeles to ensure affordable housing developments receive priority water and sewer service provision.

IV. HOUSING OPPORTUNITIES

The following section presents the resources available for the development, rehabilitation and preservation of housing in San Fernando. The section begins with an overview of the availability of residential sites for future housing development and the adequacy of these sites to address the City's identified share of future housing needs. This section also presents the financial resources available to support in the provision of affordable housing in the community. The final part of the section is an overview of energy conservation and green building resources available to the City and its residents.

A. LAND RESOURCES

1. Future Housing Needs (2014-2021)

In accordance with Government Code Section 65584, projected housing needs for each city and county in the Southern California region are prepared by the Southern California Association of Governments (SCAG) under a process known as the Regional Housing Needs Assessment (RHNA). SCAG's Regional Council adopted the final RHNA in October 2012. The RHNA for the fifth cycle of the Housing Element update covers the period of January 1, 2014 to October 31, 2021.

The RHNA process began with an update of the population, employment and household forecasts for both the region as a whole and for each county. These forecasts were largely derived from Department of Finance (DOF) population and employment forecasts and modified by regional demographic and modeling efforts by SCAG. SCAG then disaggregated the regional and county forecasts to each jurisdiction and estimated the number of dwelling units needed to achieve a regional target vacancy rates and to account for projected housing demolitions. Finally, SCAG distributed the total housing needed in each jurisdiction by income category (very low, low, moderate and upper income).

To avoid the over concentration of new lower-income households in jurisdictions with higher proportions of existing lower-income households (as required by State law), SCAG adjusted the percentage of households in each income category for each jurisdiction.

In October 2012, SCAG adopted the final RHNA growth needs for each of Los Angeles County's cities plus the unincorporated area. The total housing growth need for the City of San Fernando during the 2014-2021 RHNA planning period is 217 units. This total is distributed by income category as shown in Table 31. While not explicitly addressed in the RHNA, State law [Government Code Section 65583(a)(1)] now requires the Housing Element to estimate the future needs of extremely low income households. As provided by State law, the extremely low income need is estimated to be 50 percent of the very low income category, or 28 units during this planning period.

Table 31: Regional Housing Needs Allocation 2014-2021

Very Low*	Low	Moderate	Above Moderate	Total
55	32	35	95	217
25.3%	14.8%	16.1%	43.8%	100.0%

Source: SCAG 2012

*Includes extremely-low households, estimated to be one-half the very-low need (28 units)

2. Future Housing Potential

State law mandates that a jurisdiction provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community. California Government Code Section 65583(a)(3) requires housing elements to contain an “inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.” Compliance with this requirement is measured by the jurisdiction’s ability in providing adequate land with adequate density and appropriate development standards to accommodate the RHNA.

The City of San Fernando has adequate land capacity to meet the needs of all income groups through the 2014-2021 RHNA period. The City intends to accommodate the RHNA on sites that are under construction but will be occupied after January 1, 2014, can accommodate [second-accessory](#) dwelling units, or can be developed or redeveloped with multi-family residential uses.

Projects Approved

In 2012, the City approved entitlements for two multi-family developments. To facilitate these projects, the City supported developer applications for HOME funds and approved density bonuses and rezones from industrial to multi-family residential. The Fermoore Apartments at 1501 and 1529 First Street (APNs: 2520-011-038, -041, and -042) will include 84 moderate income units. The Harding Apartments at 112, 116, and 124 Harding Avenue (APNs: 2520-017-002, -003, and -004) will include 29 very low income units. Both projects are currently seeking tax credits and gap financing, and are anticipated to be constructed and occupied after January 1, 2014.

[Second-Accessory](#) Dwelling Units

San Fernando has facilitated infill development within its single-family residential neighborhoods through provisions for [second-accessory](#) dwelling units. As previously discussed in Section III, the City’s [accessory second](#)-dwelling unit regulations include: a ministerial approval process; allowance for both attached and detached units; unit sizes up to 640 square feet for detached units and 30 percent of the single-family unit size for attached units; and parking of one space per bedroom. As a means of facilitating and encouraging

[accessorysecond](#) units, the City also provides for modification of [accessory second](#)-dwelling unit standards through a conditional use permit process, including reduction in parking, increased [accessory second](#)-dwelling unit square footage, and/or reduced building setbacks.

Since adoption of the [accessory second](#)-dwelling unit ordinance in 2004, San Fernando has received 64 site plan review applications, or an average of eight applications per year. While the City has not denied any of these applications, nine were withdrawn by the applicants, resulting in issuance of building permits for 55 [accessorysecond](#) units. Given an average historical issuance of nearly seven [accessorysecond](#) unit building permits per year since 2004, it is assumed that 55 additional [accessorysecond](#) dwelling units could be realistically developed during the 2014-2021 RHNA period.

[AccessorySecond](#) dwelling units are considered an important source of “below market” housing pursuant to Government Code Section 65852.150. Moderate income households can afford a wide range of market-rate rental housing product in San Fernando (refer to Table 17 and Table 20); therefore, [accessorysecond](#) dwelling units are considered to be a suitable “below market” housing option for lower income households.

Residential Sites Inventory

In addition to the units under construction and anticipated [accessorysecond](#) dwelling units, Table 32 and Figure 3 identifies 25 residential sites that consist of 62 parcels and 14.8 acres of land to accommodate the 2014-2021 RHNA. The sites are either undeveloped or contain minimal improvements in poor condition. The City owns 21 parcels (7.0 acres) and the County owns another six (1.5 acres). The remaining 35 parcels (6.3 acres) in the inventory have private owners. Most of the parcels are located in the San Fernando Corridors Specific Plan area (SP-4 land use designation and zone) and can accommodate mixed use development at up to [4350](#) units per acre. The other parcels are designated High Density Residential (HDR) and zoned R-3, which allow up to 43 units per acre.

All of the sites are suitable for lower income housing because the maximum allowable density is greater than 20 du/ac; the default lower income density for San Fernando per Government Code Section 65583.2(c)(3)(B). However, based on past development experience and local market conditions, the City has determined that sites larger than 1.25 acres are the most suitable to accommodate lower income housing. Sites that are smaller 1.25 acres in size but larger than 0.75 acre could potentially accommodate lower income housing; however, moderate income housing is most likely to occur on these sites. For the purposes of this analysis, sites that are smaller than 0.75 acre are assumed to be adequate to accommodate above moderate income housing.

Table 32: Residential Sites Inventory

Site #	APN	Owner	Parcel SF	General Plan/ Zone	Site SF	Site Acres	Density Factor	Realistic Capacity	Existing Uses/ Reason Why Selected
Lower Income									
1	2521016003	Private	5,000	SP-4SP-5 / SP-5SP-4	100,100	2.3	37	85	Contiguous parcels with consolidation potential. Four parcels owned by a single private owner. The largest parcel is owned by the City. Improvements are limited to parking lots and an unoccupied one-story, 2,500 SF building in poor condition constructed in 1948.
	2521016011		2,511						
	2521016012		2,489						
	2521016020	30,006							
	2521016018	Private	20,040						
	2521016900	City	40,055						
2	2522001001	Private	14,925	SP-5 / SP-5SP-4/ SP-4	64,893	1.5	37	55	Contiguous parcels with consolidation potential. The privately-owned parcel is occupied by a one-story 7,000 SF operating auto repair retail building in fair condition constructed in 1938. The City-owned parcels are parking lots.
	2522001901		29,978						
		City	19,990						
	2522001902								
3	2519006904	County	8,412	SP-5 / SP-5SP-4/ SP-4	65,002	1.5	37	30	Parking lot on contiguous county-owned parcels.
	2519006908		12,612						
	2519006909		14,035						
	2519006905		14,984	HDR / R-3			32	22	
	2519006906		7,497						
	2519006907		7,462						
4	2522004904	City	43,071	SP-5 /	59,449	1.4	37	50	Parking lot on

Table 32: Residential Sites Inventory

Site #	APN	Owner	Parcel SF	General Plan/ Zone	Site SF	Site Acres	Density Factor	Realistic Capacity	Existing Uses/ Reason Why Selected
	2522004905		1,513	SP-5 SP-4 SP-4					contiguous City-owned parcels.
	2522014900		6,637						
	2522014901		8,228						
5	2521031902	City	23,401	SP-5 / SP-5 SP-4 SP-4	55,847	1.3	37	47	Parking lot on contiguous City-owned parcels.
	2521031903		9,015						
	2521031901		23,431						
Moderate Income									
6	2521034007	Private	9,705	SP-5 / SP-5 SP-4 SP-4	50,159	1.2	37	43	Contiguous parcels with consolidation potential. The two City-owned parcels and one of the privately-owned parcels are occupied by a parking lot. The other privately-owned lot is undeveloped.
	2521034009		15,395						
	2521034904	City	18,405						
	2521034905		6,654						
7	2519001903	City	33,599	SP-5 / SP-5 SP-4 SP-4	33,599	0.8	37	28	Parking lot.
Above Moderate Income									
8	2520019016	Private	32,353	SP-5 / SP-5 SP-4 SP-4	32,353	0.7	37	27	Undeveloped lot.
9	2522003021	Private	5,600	SP-5 / SP-5 SP-4 SP-4	25,135	0.6	37	21	Contiguous parcels with consolidation potential. Of the parcels that make up this site, six are City-owned parking lots and the seventh is privately-owned and developed with a 5,000 SF single-story unoccupied building in poor condition constructed in 1946 with a
	2522003901	City	3,251						
	2522003902		2,326						
	2522003903		2,789						
	2522003900		2,787						
	2522003904		5,579						
	2522003905		2,803						

Table 32: Residential Sites Inventory

Site #	APN	Owner	Parcel SF	General Plan/ Zone	Site SF	Site Acres	Density Factor	Realistic Capacity	Existing Uses/ Reason Why Selected
									"For Rent" sign posted on the facade.
10	2520022014	Private	7,048	HDR / R-3	21,172	0.5	32	15	Parking lot on contiguous parcels with a single private owner.
	2520022016		14,124						
11	2520024003	Private	3,557	<u>SP-5 /</u> <u>SP-5HDR /</u> <u>R-3</u>	21,278	0.5	32	10	Contiguous parcels with consolidation potential. Two undeveloped parcels have the same private owner. The other two parcels are occupied by parking lots.
	2520024004	Private	3,559						
	2520024005	Private	7,117						
	2520024011	Private	7,045						
12	2521003001	Private	10,018	<u>SP-5 /</u> <u>SP-5SP-4 /</u> <u>SP-4</u>	19,993	0.5	37	16	Contiguous undeveloped parcels with consolidation potential. Four of the parcels are owned by a single private owner.
	2521003022	Private	2,501						
	2521003023		2,501						
	2521003024		2,500						
	2521003025		2,474						
13	2521003006	Private	4,997	<u>SP-5 /</u> <u>SP-5SP-4 /</u> <u>SP-4</u>	19,962	0.5	37	16	Contiguous undeveloped parcels with consolidation potential. The largest parcel is City-owned.
	2521003900	City	14,965						
14	2515028016	Private	15,041	<u>SP-5 /</u> <u>SP-5SP-4 /</u> <u>SP-4</u>	15,041	0.4	37	12	Undeveloped lot.
15	2519020015	Private	11,032	HDR / R-3	11,032	0.3	32	8	Undeveloped lot.
16	2521034901	City	7,156	<u>SP-5 /</u> <u>SP-5SP-4 /</u> <u>SP-4</u>	7,156	0.2	37	6	City-owned parking lot.
17	2518009026	Private	6,868	<u>SP-5 /</u> <u>SP-5SP-4 /</u> <u>SP-4</u>	6,868	0.2	37	6	Undeveloped lot.
18	2515014010	Private	6,646	<u>SP-5 /</u> <u>SP-5SP-4 /</u> <u>SP-4</u>	6,646	0.2	37	5	Undeveloped lot.
19	2521002010	Private	3,038	<u>SP-5 /</u>	6,058	0.1	37	5	Contiguous

Table 32: Residential Sites Inventory

Site #	APN	Owner	Parcel SF	General Plan/ Zone	Site SF	Site Acres	Density Factor	Realistic Capacity	Existing Uses/ Reason Why Selected
	2521002011		3,020	SP-5 SP-4/ SP-4					undeveloped parcels with the same private owner.
20	2521031012	Private	5,250	SP-5 / SP-5 SP-4/ SP-4	5,250	0.1	37	4	Undeveloped lot.
21	2516027003	Private	2,511	SP-5 / SP-5 SP-4/ SP-4	5,012	0.1	37	4	Contiguous undeveloped parcels with the same private owner.
	2516027004		2,502						
22	2520020019	Private	4,581	HDR / R-3	4,581	0.1	32	3	Undeveloped lot.
23	2515016015	Private	3,616	SP-5 / SP-5 SP-4/ SP-4	3,616	0.1	37	3	Undeveloped lot.
24	2519009003	Private	3,336	SP-5 / SP-5 SP-4/ SP-4	3,336	0.1	37	3	Undeveloped lot.
25	2519016047	Private	2,773	HDR / R-3	2,773	0.1	32	2	Undeveloped lot.

Figure 3: Residential Land Inventory



3. Adequacy of Land Inventory to Accommodate RHNA

When the City's land inventory, including building permits for units with occupancy anticipated after January 1, 2014, anticipated [accessorysecond](#) dwelling units, and available residential sites, provides a potential capacity for approximately 694 units. However, taking into account that not all of the mixed use sites will be redeveloped with a residential component, this Housing Element assumes a 50 percent reduction in the capacity for the mixed use properties. This reduction would lower the development potential on the sites inventory to 478 units, adequate to accommodate the City's RHNA for the planning period. Compared to the RHNA, there is a surplus of 153 lower income sites, 85 moderate income sites, and 23 above moderate sites for this planning period (Table 33). As discussed in Section III (Constraints), there are no infrastructure deficiencies that would preclude development of these sites. Section V (Housing Action Plan) contains Program 5 to encourage and facilitate the development of affordable housing units during the current planning period.

Table 33: Land Inventory Summary

	Income Category			Total
	Lower	Mod	Above	
Projects Approved	29	84	0	113
AccessorySecond Dwelling Units	55	0	0	55
Sites Inventory	289	71	166	526
<i>Mixed-Use (SP-4)</i>	267	71	96	408
<i>High-Density Residential (R-3)</i>	22	--	70	118
Total Capacity	373	155	166	694
Capacity with 50% Mixed Use	240	120	118	478
RHNA	87	35	95	217
Surplus	+153	+85	+23	+261

In summary, San Fernando has provided more than adequate sites to fulfill its regional housing needs by income category. In addition to providing appropriate zoning and development standards, the City will further encourage and facilitate production of affordable units on these sites through regulatory incentives such as density bonuses and direct financial assistance as funding becomes available.

4. Availability of Infrastructure and Public Services

As a completely urbanized community, the City of San Fernando has already in place all of the necessary infrastructure to support future development. All land designated for residential use is served by sewer and water lines, streets, storm drains, and telephone, electrical, and gas lines. However, as an older community, much of the City's infrastructure is aging and will require improvements or replacement over time. The City is replacing the

water conveyance system on an ongoing basis in conjunction with new development projects so that the existing capacity will be maintained.

SB 1087, effective January 2006, requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income households. Pursuant to these statutes, upon adoption of its Housing Element, San Fernando will immediately deliver the Element to local water and sewer providers, along with a summary of its regional housing needs allocation.

B. FINANCIAL RESOURCES

There are a variety of potential funding sources available for housing activities in San Fernando. Due to both the high cost of developing and preserving housing, and limitations on both the amount and uses of funds, a variety of funding sources may be required. The State's dissolution of the San Fernando's Redevelopment Agency in 2012 eliminated the City's primary source of affordable housing funding. Other funding resources available for affordable housing development are highly limited.

Table 34 lists the potential funding sources that are available for housing activities. They are divided into five categories including: Federal, State, county, local and private resources.

Table 34: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	As a participating City in Urban LA County, grants are allocated directly to the City on a formula basis for housing and community development activities primarily benefiting low and moderate income households. San Fernando receives approximately \$350,000 in CDBG funds from LACDC on an annual basis. Currently, the majority of the City's CDBG allocation is being used for Section 108 loan repayments. Funds will become available in 2018 when the loans are repaid.	<ul style="list-style-type: none"> Acquisition Rehabilitation Homebuyer Assistance Economic Development Homeless Assistance Public Services
HOME www.lacdc.org	Funding used to support a variety of County housing programs the City has access to. Funds are used to assist low income (80% AMI) households.	<ul style="list-style-type: none"> New Construction Acquisition Rehabilitation Homebuyer Assistance Rental Assistance
Housing Choice Voucher www.lacdc.org	Rental assistance payments to owners of private market rate units on behalf of low-income (50% AMI) tenants. Administered by the Housing Authority of the County of Los Angeles. An average of 32 San Fernando households have received assistance annually since 2008, with 79 residents on the waiting list as of August 2013.	<ul style="list-style-type: none"> Rental Assistance

Table 34: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
Section 202	Grants to non-profit developers of supportive housing for the elderly.	<ul style="list-style-type: none"> Acquisition Rehabilitation New Construction
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	<ul style="list-style-type: none"> Acquisition Rehabilitation New Construction Rental Assistance
Mortgage Credit Certificate www.lacdc.org	Federal income tax credits (15% mortgage interest) available to low income first-time homebuyers to purchase housing in San Fernando. The County makes certificates available through participating lenders.	<ul style="list-style-type: none"> Home Buyer Assistance
2. State Programs		
Low-income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing.	<ul style="list-style-type: none"> New Construction
Multi-Family Housing Program (MHP) www.hcd.ca.gov/fa/mhp/	Deferred payment loans to local governments, non-profit and for-profit developers for new construction, rehabilitation and preservation of permanent and transitional rental housing for lower income households.	<ul style="list-style-type: none"> New Construction Rehabilitation Preservation Conversion of nonresidential to rental
Building Equity and Growth in Neighborhoods (BEGIN) www.hcd.ca.gov/fa/begin/	Grants to cities to provide downpayment assistance to low and moderate income first-time homebuyers of new homes in projects with affordability enhanced by local regulatory incentives or barrier reductions.	<ul style="list-style-type: none"> Homebuyer Assistance
CalHome www.hcd.ca.gov/fa/calhome	Grants to cities and non-profit developers to offer homebuyer assistance, including downpayment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment and construction period expenses for homeownership projects.	<ul style="list-style-type: none"> Predevelopment, site development, site acquisition for development projects Rehabilitation Acquisitions/rehabilitation Downpayment assistance Mortgage financing Homebuyer counseling
CalHFA Homebuyer's Downpayment Assistance Program www.calhfa.ca.gov/homeownership/programs/chdap.htm	CalHFA makes below market loans to first-time homebuyers of up to 3% of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified borrowers.	<ul style="list-style-type: none"> Homebuyer Assistance

Table 34: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
3. Local Programs		
Los Angeles County Housing Innovation Fund http://www.liifund.org/LA%20Innovation%20Fund/LAInnovationFund.html	LACHIF provides low-cost financing up to \$5,000,000 to support the creation and preservation of affordable housing, including supportive housing projects. Eligible entities include non-profit and for-profit developers, and cities in Los Angeles County.	<ul style="list-style-type: none"> Predevelopment Acquisition
Tax Exempt Housing Revenue Bond	The City can support low-income housing by issuing housing mortgage revenue bonds requiring the developer to lease a fixed percentage of the units to low-income families at specified rental rates.	<ul style="list-style-type: none"> New Construction Rehabilitation Acquisition
4. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	Fixed rate mortgages issued by private mortgage insurers.	<ul style="list-style-type: none"> Home Buyer Assistance
	Mortgages which fund the purchase and rehabilitation of a home.	<ul style="list-style-type: none"> Home Buyer Assistance Rehabilitation
	Low Down-Payment Mortgages for Single-Family Homes in under served low-income and minority cities.	<ul style="list-style-type: none"> Home Buyer Assistance
Federal Home Loan Bank Affordable Housing Program	Direct Subsidies to non-profit and for profit developers and public agencies for affordable low-income ownership and rental projects.	<ul style="list-style-type: none"> New Construction
5: Housing Successor Agency The San Fernando Agency is engaged in ongoing discussions with the State Department of Finance in terms of the amount of redevelopment funds that may be returned to the City. Such funding may be available in the future to support affordable housing activities.		

C. OPPORTUNITIES FOR ENERGY CONSERVATION

Establishment and enforcement of energy and water conservation standards, as well as continuing programs and establishing new programs aimed at efficiency awareness, are key factors in reducing energy and water consumption. Some conservation measures require a higher up-front cost, but result in a net savings over the life of the improvement from reduced energy and/or water consumption. In large part, utility bill reductions through energy and water savings can be realized through the incorporation of energy conserving design features.

1. Active Energy Efficiency Programs

While the City does not directly offer energy-efficient programs, it serves as an information center for the various programs available for area residents. Below is a list of energy efficiency programs offered by various organizations:

Southern California Edison (SCE) Energy Efficiency Programs

The following two programs are offered by SCE to help lower income customers reduce energy costs and control their energy use:

- **California Alternate Rates for Energy (CARE) /Family Electric Rate Assistance (FERA):** These programs provide income-qualified customers with much-needed bill relief.
- **Energy Savings Assistance Program:** This program is designed to assist income-qualified households with the conserving of energy and reducing their monthly electrical costs. SCE may provide free appliances and installation of energy-efficient refrigerators, air conditioners and more, as well as home efficiency solutions like weatherization
- **Energy Assistance Fund (EAF):** SCE and United Way work together to assist customers who are unable to pay their electric bill due to a financial constraint. A maximum of \$100 is available to eligible customers once in a 12-month period. In order to receive this assistance, customers requiring this assistance should
- **Medical Baseline:** Customers with a medical condition that requires electricity-powered life support equipment may be eligible to receive additional baseline allocation. The Baseline program offers an additional year-round baseline allocation of 16.5 kWh per day in addition to a customer's applicable seasonal baseline and the baseline for its region.

Southern California Gas Company Energy Efficiency Programs

The following five programs are available to SoCalGas customers who reside in the City of San Fernando.

- **California Alternate Rates for Energy (CARE):** The CARE program provides eligible SoCalGas customers a 20 percent discount on their monthly gas bill. In addition, new customers who are approved within 90 days of starting new gas service will also receive a \$15 discount on the Service Establishment Charge.
- **Energy Savings Assistance Program:** SoCalGas offers no-cost energy-saving home improvements and furnace repair or replacement services for qualified limited-income renters and homeowners. Available energy-saving services may include attic insulation, door weather-stripping, caulking, low flow shower heads and faucet aerators, water heater blankets, and energy education.
- **Medical Baseline Allowance:** SoCalGas knows that not all customers are alike. Some of them suffer from poor health, which can make it even harder to make ends meet. If someone in the household has a life-threatening illness, is seriously disabled,

or requires more heat in winter due to a serious health condition, the household may qualify for an additional allowance of gas at a lower rate.

- **Home Energy Upgrade Financing (HEUF):** Under this program, customers may qualify for \$2,500 to \$20,000 to purchase and install energy-efficient upgrades. This includes an unsecured financing with terms ranging between one and ten years. Twelve year financing is available for ENERGY STAR® measures, which may also qualify for interest rate discounts. Eligible improvements may include water heater replacement, cooling, windows, ceiling and attic, insulation, and roofing.

2. Building and Site Design Conservation

Conventional building construction, use and demolition along with the manufacturing of building materials have multiple negative impacts on the environment. A rise in environmental consciousness has led to the development of various building and site designs that promote conservation. This includes site design standards associated with the orientation of the building, installation of solar panels, and so forth.

In California, the Green Building Order challenges the State government to demonstrate leadership by becoming a model of energy and resource efficiency at State-owned buildings. This has been achieved through attainment of Leadership in Energy and Environmental Design (LEED) certification. Some local jurisdictions have taken this certification as an opportunity to further promote a green building program.

LEED is an internationally recognized green building certification system that provides different levels of certification in terms of energy efficiency. In summary, it is a third-party verification that a building was designed and built using strategies aimed at improving performance across the following metrics: energy savings, water efficiency, CO₂ emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts.

There are four levels of progressive certification, based on the total number of points earned within each of the LEED categories noted above, as follows: Certified; Silver; Gold; and Platinum.

A total of six performance measures are utilized to review and promote a whole-building approach to sustainability:

- Sustainable Site Development
- Water Efficiency
- Energy and Atmosphere
- Materials and Resources
- Indoor Environmental Quality

- Innovation and Design

While this is a relatively new concept and certification process, the City has several participants in the LEED program, including affordable special needs projects. It is the developer's goal to generate enough energy to power all common areas including the community center and all hallways.

It is the City's intent to facilitate the permitting process for commercial and residential property owners wishing to pursue a LEED certification.

Glazing

Energy efficient window glazing resists heat flow. The strategic placement of such windows can reduce energy consumption for more efficient interior climate control. Glazed windows on south-facing walls allow for passive solar heating by allowing direct sunlight to enter a room and warm the space. Because the windows minimize heat flow, this warmth remains in the building. The sun is higher in the sky during the summer. Therefore, less direct sunlight enters the building during these months than in winter. Also, during winter weather, the glazing minimizes the amount of heat that is transferred directly through the window to the cooler air outside. Typically, avoidance of window placement on the west side of a building will minimize the overheating effects of direct afternoon sun.

Landscaping

Strategically placed vegetation can help regulate the amount of direct sunlight on windows, as well as reduce indirect heating from concrete and other hardscape materials. The incorporation of deciduous trees and vines in landscaping plans along the south and west facing sides of buildings can buffer the heating effects of direct sun light in summer, while allowing winter sun light to warm the building. The use of native or low-water use plants and efficient irrigation, such as drip systems, can minimize water needs for outside landscaping. Automatic irrigation systems that incorporate time clocks with multiple stations can offer options for varying water needs.

Building Design

There are several variables in the design of a building that impacts the energy efficiency of the structure. The building orientation, placement and specification on windows, and design of details, such as exterior overhead structures and roof overhangs, can affect the passive solar performance of a building. These measures reduce the need for energy-consuming heating and cooling system use. The installation of over-head structures such as eaves, arbors, and roof overhangs can reduce the amount of direct sunlight that passes through windows, thus preventing overheating. An arbor directly above a south-facing window can limit solar access in the summer and allow for passive heating in winter when combined with deciduous vines.

Cooling/Heating Systems

There are several energy-saving alternatives to using traditional energy sources for cooling and heating systems that can reduce the cost of housing. Attic ventilation systems allow rising heat to escape the building. This type of system, such as a whole-house fan, can create an air circulation pattern that encourages the movement of cooler air to circulate through a building with the use of traditional energy sources. Solar heating systems for swimming pool facilities reduce energy costs. Hot water solar panels can provide solar-heated domestic water with minimal use of flow restrictors on all hot water faucets and showerheads.

Weatherization Techniques

Weatherization techniques such as insulation, caulking, and weather-stripping can reduce energy use for air-conditioning up to 55 percent and for heating as much as 40 percent. These techniques help to seal a dwelling unit to guard against heat gain in the summer and prevent heat loss in the winter. Other comfortable benefits include noise and dust reduction.

Efficient Use of Appliances

Most households contain a variety of appliances. Regardless of the types present, appliances can be used in ways that increase their energy efficiency. Elimination of unnecessary and/or older appliances and proper maintenance and use of the stoves, ovens, clothes dryers, clothes washers, dishwashers, refrigerators, and other major appliances will keep energy costs to a minimum.

Efficient Use of Lighting

Costs of lighting a home can be reduced through the purchase of efficient light bulbs that produce the most lumens per watt. New fluorescent bulb fixtures can greatly improve lighting levels while reducing energy costs. Compact fluorescent bulbs replace existing incandescent bulbs in average fixtures. These compact fluorescent bulbs are 10 times more efficient and last longer than regular incandescent bulbs. Time clocks, photocell sensors, and motion sensors for security lights and areas where lights might be left on otherwise can make a significant reduction in lighting usage.

Load Management

The time and day when power is used can be as important as how much power is used. Power plants must have enough generating capacity to meet the highest level of consumer demand for electricity. Peak demands for electricity occur on summer afternoons and coincide with higher costs for electric generation. Therefore, reduction use of appliances during these peak load hours can reduce the need for new power plants just to meet unusually high power demands and will reduce overall energy costs.

V. HOUSING PLAN

Sections II, III, and IV of the Housing Element establish the housing needs, opportunities and constraints in San Fernando. This Plan sets forth the City's goals, policies and programs to address identified housing needs.

A. GOALS, POLICIES AND PROGRAMS

This section of the Housing Element sets forth the goals, policies and programs the City intends to implement in order to address housing needs, and constitutes San Fernando's Housing Plan. Housing programs include both programs currently in operation in the City, as well as new programs developed in response to the analysis of housing needs, constraints, and opportunities. The Housing Program Implementation Table 35 located at the end of this section summarizes the 2013-2021 goals for each program, as well as program funding sources and time frame for implementation. Table 36 summarizes San Fernando's quantified objectives for new construction, rehabilitation and preservation for the 2013-2021 planning period.

The City's housing goals are organized around the following issue areas:

- Housing and Neighborhood Conditions
- Development of New Affordable Housing
- Tenant Assistance
- Homeownership

GOAL 1.0: Maintain and Enhance the Quality of Existing Housing, Neighborhoods, and Health of Residents

Policy 1.1: Support healthy neighborhoods by addressing public health and safety issues, performing property inspections, and eliminating threats to public health.

Policy 1.2: Preserve the character, scale, and quality of established residential neighborhoods.

Policy 1.3: Work in conjunction with residents to revitalize neighborhoods by supporting neighborhood organizations, reducing crime, improving deteriorated housing, managing traffic and parking, and eliminating blighting conditions.

Policy 1.4: Promote the rehabilitation of residential structures that are substandard or in disrepair and general maintenance of the housing stock.

Policy 1.5: Provide focused code enforcement and rehabilitation efforts in targeted neighborhoods to achieve substantive neighborhood improvements and

preserve community character. Address household overcrowding and illegal conversion of garages and patios, and subdivision of single-family units through pro-active code enforcement efforts, combined with information on provision of legal accessory second-dwelling units.

Policy 1.6: Maintain the quality of life within neighborhoods by providing adequate maintenance to streets, sidewalks and alleys, parks, and other public facilities.

Policy 1.7: Promote the preservation and rehabilitation of identified historic residential structures/sites that are substandard or in disrepair.

Implementing Programs

1. Residential Rehabilitation Program: The City's Single-family Rehabilitation Loan Program for lower and moderate income (up to 120 percent of AMI) residential property owners has historically provided up to \$50,000 per loan to perform major rehabilitation, general property repairs, seismic retrofit, and code deficiency repairs. Once properties are brought up to code, funds may also be used for bedroom additions to address household overcrowding. As part of the rehabilitation program, the City has also offered Single-family Emergency Rehabilitation Grants. These are for emergency repairs for health and safety related issues reserved for lower income (80 percent of AMI) households. As the primary focus of the City's rehabilitation program is the correction of building code violations, there is close coordination between the City's code enforcement activities and rehabilitation programs.

The State's dissolution of the Redevelopment Agency effectively crippled the City's ability to continue the Residential Rehabilitation Program. The City will allocate a portion of the "boomerang" funds allowed through the Department of Finance meet-and-confer process to the continuation of this program. The City will also seek to establish partnerships with other public agencies and non-profit organizations to obtain funding for residential rehabilitation activities during the planning period.

2013-2021 Objectives:

- Subject to available funding, assist 20 households during the planning period.
- Seek partnerships with public agencies and non-profit organizations that provide rehabilitation assistance. Support affordable housing providers in their funding applications for acquisition/rehabilitation activities, such as providing letter of support or consistency finding with the City's General Plan.
- Promote energy efficiency programs offered by utility companies on City website and public counters; in 2014, add links to websites of utility companies and update annually.
- Annually research State and Federal funds available for housing rehabilitation assistance and pursue funding if feasible and appropriate.

2. Neighborhood Preservation and Revitalization Program (CAPP): In mid-2006, the City initiated a new program entitled Community Action Plan for Neighborhood Protection and Preservation (CAPP). CAPP utilizes a comprehensive approach to identifying and abating illegal activity, nuisance behaviors, and substandard physical conditions at individual problem properties. CAPP involves the designation of neighborhood focus areas and outreach to residents adversely impacted by nuisance properties within these areas (refer to Figure 1 in the Needs Assessment for the current CAPP Focus Areas).

The City conducts the sensitive enforcement of its residential codes by conducting outreach and education on property maintenance issues, providing multiple written notices of code violations to property owners, and allowing sufficient time for compliance. Illegal dwelling units are frequently encountered as part of CAPP code enforcement activities. Code enforcement staff continues to work with applicants to obtain proper permits to address overcrowding problems and ensure that the construction and occupancy of accessory second dwelling units is legal and safe. Code violation cases are directly referred to the City's Planning and Building and Safety Divisions.

2013-2021 Objectives:

- Continue to implement CAPP within designated Focus Areas.
- Annually report to City Council on the status of the program.

3. Housing Inspection Programs: The City has initiated a multi-family residential inspection program, allocating the City's Building and Safety Supervisor and Community Preservation staff time for program implementation. The program is focused on improving the overall quality of the housing stock, and focuses on apartments with three or more units, encompassing over 1,000 of the City's housing units. The inspection program utilizes HUD's Housing Quality Standards (HQS) as the basis for evaluating housing conditions. Similar to CAPP, identified code violations under the Apartment Inspection Program are directly referred to the City's housing rehabilitation program coordinator. In addition, the City requires inspection of an ownership housing unit dwelling prior to re-sale.

2013-2021 Objectives:

- Complete inspections of approximately 200 apartment units on an annual basis.
- Complete inspection of ownership housing units prior to resale.
- Conduct outreach and education efforts on the City's housing inspection programs annually.
- Provide City Council with annual program status reports.

4. Lead Based Paint Awareness: San Fernando is one of 10 cities selected by the Los Angeles County Childhood Lead Poisoning Prevention Program (CLPPB) for primary prevention activities. Community outreach about lead poisoning will be programmed in

conjunction with the CLPPB and Pacoima Beautiful, including grant applications and seeking other funding sources.

2013-2021 Objectives:

- Continue to remediate lead cases through the City's residential rehabilitation programs.
- Annually coordinate with LA County and Pacoima Beautiful regarding funding and programs.
- Host or conduct a lead based paint seminar every other year during the planning period, subject to available funding.

GOAL 2.0: Provide a Range of Housing Types to Meet Community Needs

Policy 2.1: Provide adequate housing sites to facilitate the development of a range of residential development types in San Fernando that fulfill regional housing needs. Assist residential developers in identifying sites through dissemination of the sites inventory.

Policy 2.2: Provide opportunities for mixed use and infill housing development in the City's Corridor Specific Plan Areas as part of the City's overall revitalization strategy.

Policy 2.3: Provide affordable housing opportunities for San Fernando's lower income population, including extremely low income households, and households with special needs (such as seniors and persons with disabilities, including persons with developmental disabilities).

Policy 2.4: Encourage developers to include rental housing that is large enough to accommodate large households and provide zoning incentives, such as through the density bonus ordinance, to facilitate family housing development.

Policy 2.5: Utilize zoning tools, including density bonus, to provide affordable units within market rate developments.

Policy 2.6: Facilitate infill development on small parcels by allowing for modified development standards where multi-family projects include the preservation of an existing historic property. Provide property tax incentives for maintaining historic residences.

Policy 2.7: Support collaborative partnerships with non-profit organizations and for-profit developers to provide greater access to affordable housing funds.

Policy 2.8: Promote the creation of ~~s~~ accessory second-dwelling units within residential neighborhoods as a means of providing additional rental housing and addressing household overcrowding.

Policy 2.9: Encourage use of sustainable and green building features in new and existing housing.

Implementing Programs

5. Facilitate Affordable and Special Needs Housing Development: Affordable and special needs housing developments face a number of hurdles, including financing, development codes and standards, and in some cases, public opposition. The City can encourage and facilitate affordable and special needs housing through financial assistance, removal of regulatory constraints, and administrative support. With limited funding, the City will rely on the following actions to encourage affordable and special needs housing production during the planning period:

- *Collaborate with Affordable Housing Developers:* Affordable and special needs housing developers work to develop, conserve and promote rental and ownership affordable housing. Particularly in relation to senior housing and housing for persons with disabilities (including persons with developmental disabilities), the developer is often, but not always, a local organization interested in developing affordable housing. The affordable and special needs housing developer is often involved with what is called "assisted housing", where some type of government assistance (tax-exempt bonds or tax credits) is provided to keep rents affordable. An affordable or special needs housing developer can help meet the goals for additional housing by implementing or assisting with the implementation of programs described in this Housing Element. The City will continue to collaborate with affordable and special needs housing developers to identify potential sites, write letters of support to help secure governmental and private-sector funding, and offer technical assistance related to the application of State density bonus provisions.
- *Regulatory Concessions and Incentives:* The City will continue to work with developers on a case-by-case basis to provide regulatory concessions and incentives to assist with the development of affordable and senior housing. In a relatively small city like San Fernando, this is the most effective method of assisting developers, as each individual project can be analyzed to determine which concessions and incentives would be the most beneficial to the project's feasibility. State-mandated regulatory concessions and incentives could include, but are not limited to, density bonuses, parking reductions, fee reductions or deferral, expedited permit processing, and modified or waived development standards. Any requested concessions or incentives would be evaluated on a case-by-case basis while simultaneously working to ensure the project is compatible with the surrounding neighborhood.
- *Transit-Oriented Development:* Much of the City's future residential development potential is located within the San Fernando Corridors Specific Plan area. To facilitate development in the Corridors Specific Plan area, the City will be working to

establish Transit-Oriented Development (TOD) standards in the vicinity of the Sylmar-San Fernando Metrolink Station, located along First Street and North Hubbard Avenue. In 2013, the City received a planning grant to develop a TOD overlay zone in the vicinity of the Metrolink Station that would facilitate the development of additional housing stock. This planning effort will establish appropriate development standards for TOD projects and develop incentives for affordable housing and housing for persons with special needs (such as seniors, persons with disabilities, including developmental disabilities). The City will also pursue funding from State and Federal programs to make infrastructure improvements in the area.

- *New Funding Sources:* Dissolution of the City's Redevelopment Agency by the State in 2012 eliminated the Low and Moderate Income Housing Fund (LMIHF), formerly the City's primary mechanism for providing direct funding support of affordable and special needs housing development. The City will actively pursue County, State, Federal and private funding sources as a means of leveraging local funds and maximizing assistance, with a goal of securing at least three new funding sources.

2013-2021 Objectives:

- On an ongoing basis, maintain contact information for affordable and special needs housing developers for the purposes of soliciting their involvement in development projects in San Fernando.
- Participate with affordable and special needs housing developers to review available Federal and State financing subsidies and apply as feasible on an annual basis.
- On an ongoing basis, assist and support developers of housing for lower income households, especially housing for extremely low income households and persons with special needs (such as seniors, large families, persons with disabilities, including persons with developmental disabilities), with site identification, supporting applications, conducting pre-application meetings, assisting with design and site requirements, and providing State-mandated regulatory incentives and concessions.
- Collaborate with developers of affordable and special needs housing over the planning period to facilitate the construction of 195 affordable units over the planning period (10 extremely low income, 30 very low income, 55 low income, and 100 moderate income units).
- Complete TOD overlay in 2016 with incentives for affordable housing and housing for persons with special needs (including persons with disabilities/developmental disabilities).

6. Conservation of Existing and Future Affordable Units: The City's former Redevelopment Agency assisted in the development of 172 deed-restricted affordable lower and moderate income units within seven different multifamily rental housing developments

since 1996 (see Table 21). None of these projects are at risk of converting to market rents by 2023. Another 113 affordable units within two developments are slated for construction during the 2013-2021 planning period.

2013-2021 Objectives: Monitor the status of the existing and future affordable rental housing stock in San Fernando. The City will work with property owners, interest groups and the State and Federal governments to implement the following actions on an ongoing basis to conserve its affordable housing stock:

- *Monitor Units:* On an ongoing basis maintain contact with providers and owners to monitor the status of existing and future affordable units.
- *Work with Potential Purchasers:* If units are discovered to be at risk of converting to market rate during the planning period, where feasible, provide technical assistance to public and non-profit agencies interested in purchasing and/or managing the at-risk units.
- *Tenant Education:* The California legislature extended the noticing requirement of at-risk units opting out of lower income use restrictions to one year. Should a property owner pursue conversion of the units to market rate, the City will ensure that tenants were properly noticed and informed of their rights.

7. Monitor Residential Capacity: City staff will monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the City’s RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. The City’s development application tracking software will notify staff when an application has been submitted for development of a property included in the residential sites inventory (Table 32). Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and, if necessary, rezone sufficient sites to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA.

2013-2021 Objective:

- Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863 by January 1, 2015.
- Monitor the City’s continued ability to meet its RHNA as part of the City’s annual report to HCD on Housing Element implementation.

8. Removal of Governmental Constraints: State law requires that Housing Elements address, and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing. The City will continue to monitor its development process and zoning regulations to identify and remove constraints to the development of housing.

The City will also continue to monitor federal and State legislation that could impact housing and comment on, support, or oppose proposed changes or additions to existing legislation, as well as support new legislation when appropriate. Special attention will be given by the City in the minimizing of governmental constraints to the development, improvement, and maintenance of housing.

2013-2021 Objectives:

- On an ongoing basis, monitor changes in State and Federal laws and revise City policies, programs, and regulations as necessary and appropriate.

GOAL 3.0: Assist Lower Income Tenants in Finding the Appropriate Resources to Allow them to Remain in the Community

Policy 3.1: Take positive steps to ensure all segments of the population are aware of their rights and responsibilities regarding fair housing.

Policy 3.2: Assist in settling disputes between tenants and landlords.

Policy 3.3: Assist residents in locating providers of housing services.

Policy 3.4: Maintain a housing service directory that provides referrals for rental assistance, local affordable housing projects, senior housing, housing legal assistance, fair housing, homeownership assistance, and rehabilitation, and disseminate information to the public.

Implementing Programs

9. Housing Choice Voucher Rental Assistance Program: The Housing Choice Voucher program extends rental subsidies to very low income households, providing a voucher to pay the difference between the fair market rent (FMR) as established by HUD and what a tenant can afford to pay (i.e. 30 percent of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost. The Housing Authority of the County of Los Angeles (HaCOLA) coordinates Housing Choice Voucher rental assistance on behalf of the City. An average of 34 San Fernando residents received Housing Choice Voucher rental assistance annually between 2008 and 2012, with 79 additional residents on the waiting list as of July 2013. HUD requires that 75 percent of new admissions be limited to extremely low income households (30 percent AMI). Given the significant gap between market rents and what these extremely low and very low income households can afford to pay for housing, Housing Choice Vouchers play a critical role in allowing such households to remain in the community, and is a key program to address the needs of extremely low and very low income households.

2013-2021 Objectives:

- Continue to support HaCOLA's administration of the Housing Choice Vouchers Program and assist an average of approximately 35 extremely low and very low income households annually during the planning period.
- Encourage landlords to accept Housing Choice Vouchers.
- Prepare bilingual HaCOLA program contact information for prospective landlords and tenants.
- Support the IVHA's applications for additional voucher allocations and efforts to maintain and expand voucher use in the City.

10. Fair Housing Program: The City currently contracts with the Fair Housing Council of San Fernando Valley (FHCSFV) to provide fair housing and tenant/landlord information to residents. Services include: investigation of discrimination complaints; community outreach and education; and counseling and referrals to other agencies when individuals may have been victims of discrimination. The FHC conducts several workshops each year in the San Fernando Valley for tenants, and separately for landlords/owners to discuss fair housing rights and responsibilities. Landlord/tenant counseling services involves informing landlords and tenants of their rights and responsibilities under the California Civil Code and mediating conflicts between tenants and landlords. They also offer free apartment manager trainings in English and Spanish at their offices.

The City monitors and attempts to minimize discriminatory housing practices with the assistance of the FHC. The City advertises the availability of fair housing services by posting bi-lingual fair housing brochures at public counters, including at recreation and senior centers. Furthermore, the City has accommodated FHC workshops and City staff refer potential fair housing issues to the FHC.

2013-2021 Objectives:

- Annually contract with a fair housing service provider to promote open housing practices for residents, and to facilitate communication between tenants and landlords.
- Continue to disseminate bi-lingual fair housing brochures in a variety of public locations, including City Hall, San Fernando Recreation Park community center, Las Palmas Park community center, and the local County library, and provide enhanced outreach through coordination of fair housing education with existing community events.

GOAL 4.0: Provide Opportunities for Lower and Moderate Income Households to Become First-Time Homebuyers

Policy 4.1: Provide information and referral about homebuyer assistance programs available through the County, State, and private lenders to existing and potential residents.

Policy 4.2: Promote homebuyer education seminars offered through the Los Angeles County Community Development Commission.

Policy 4.3: Provide homebuyer assistance to lower and moderate income purchasers in City-assisted developments, when feasible.

Policy 4.4: Promote available foreclosure resources through the City's website and informational handouts at the Community Development Department public counter.

Implementing Programs

11. Homeownership Programs: Prospective lower and moderate income San Fernando homeowners have access to three County-run first-time homebuyer programs:

- Mortgage Credit Certificate (MCC): This program enables lower and moderate income first-time homebuyers to receive a Federal income tax credit of up to 15 percent of the annual mortgage interest paid. The MCC reduces Federal income tax, increases take-home pay, and increases the qualifying loan amount for homebuyers. Program assistance is available only to income-eligible persons and families who have not owned a home in the last three years. The property must be a single-family detached home, condominium, or townhouse.
- Home Ownership Program (HOP): The Los Angeles County Community Development Commission (CDC) administers the County's Home Ownership Program (HOP), offering up to \$60,000 in deferred payment, zero percent interest loans for downpayment and closing cost assistance for lower income households. San Fernando is a participating jurisdiction in the HOP program, and has for-sale housing stock that falls within the sales price maximums. This program can be used in conjunction with the Mortgage Credit Certificate (MCC). Prospective participants must attend eight hours of homebuyer counseling.
- Southern California Home Financing Authority (SCHFA): SCHFA offers a mortgage revenue bond program that issues 30-year mortgage revenue funds at below-market interest rates. To be eligible for the program, the buyer must be a first-time homebuyer whose income may not exceed 120 percent of the Los Angeles County median income. The program also provides downpayment and closing cost assistance in the form of a gift equivalent to four percent of the first loan amount.

2013-2021 Objectives:

- Actively promote the MCC, HOP, and SCHFA programs to expand homeownership. Update the City website in 2014 to provide links to County resources.
- Prepare and distribute a bi-lingual program flyer.
- Annually conduct targeted outreach to realtors, mortgage brokers and lending institutions to advise them of these homebuyer assistance programs.

Table 35: Housing Program Summary

Housing Program	Program Goal	2013-2021 Objective	Funding Source	Responsible Agency	Time Frame
1. Residential Rehabilitation Program	Provide financial assistance for home repairs for lower and moderate income households.	Assist 20 households during the planning period, subject to available funding.	Residual LMIHF housing set-aside funds (if any)	Community Development Department	Ongoing through 2021
2. Neighborhood Preservation and Revitalization Program (CAPP)	Abate illegal activity, nuisance behaviors and problem properties.	Implement CAPP within designated Focus Areas.	Department Budget	Community Development Department	Ongoing through 2021
3. Housing Inspection Programs	Improve the quality of housing through housing conditions inspections.	Complete inspections of approximately 200 apartment units annually. Inspect ownership units upon re-sale.	Department Budget; Inspection fees	Community Development Department	Ongoing through 2021; Conduct outreach and education annually
4. Lead Based Paint Awareness	Reduce the risk of lead based paint hazards to health through educational outreach.	Remediate lead cases. Coordinate with LA County and Pacoima Beautiful on educational programs and identification of funding sources.	Department Budget	Community Development Department; LA County Dept of Health Services	Ongoing through 2021
5. Facilitate Affordable and Special Needs Housing Development	Provide financial and regulatory assistance in support of affordable and special needs housing.	Collaborate with affordable housing developers, offer regulatory concessions and incentives, and identify new funding sources to facilitate production of at least 195 new affordable and special needs housing units.	Department Budget	Community Development Department	Ongoing through 2021
6. Conservation of Existing and Future Affordable Units	Conserve the City's existing and future lower and moderate income rental housing stock.	Monitor the status of the existing and future affordable rental housing stock in San Fernando. Work with property owners, interest groups and the State and Federal governments to conserve its affordable housing stock.	Department Budget	Community Development Department	Ongoing through 2021

Table 35: Housing Program Summary

Housing Program	Program Goal	2013-2021 Objective	Funding Source	Responsible Agency	Time Frame
7. Monitor Residential Capacity	Ensure that the City's land inventory is adequate to accommodate the RHNA throughout the planning period.	Monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the City's RHNA obligations. Develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863.	Department Budget	Community Development Department	Annually as part of the City's report to HCD on Housing Element implementation
8. Removal of Governmental Constraints	Identify and eliminate governmental constraints to the provision of affordable and special needs housing.	Monitor changes in State and Federal laws and revise City policies, programs, and regulations as necessary and appropriate.	Department Budget	Community Development Department	Ongoing through 2021
9. Housing Choice Voucher Assistance Program	Provide rental assistance to extremely low and very low income households.	Support HaCOLA's administration of the program to assist an average of 35 extremely low and very low income households annually. Encourage landlords to register units; prepare bilingual HaCOLA program contact information.	HUD Section 8	Community Development Department; HaCOLA	Ongoing through 2021
10. Fair Housing Program	Promote fair housing practices.	Contract with the FHCSFV or another fair housing service provider; disseminate brochures; coordinate fair housing education with community events.	CDBG	Community Development Department; Fair housing service provider	Ongoing through 2021
11. Homeownership Programs	Expand homeownership opportunities for lower and moderate income households.	Promote County homebuyer programs. Prepare and distribute bi-lingual program flyer. Advertise County programs at public counters and on the City's website.	Department Budget	Community Development Department	Ongoing through 2021

Table 36: Summary of Quantified Objectives

Income Level	RHNA	New Construction	Rehabilitation*	Conservation**
Extremely Low	27	10	0	0
Very Low	28	30	2	73
Low	32	55	8	95
Moderate	35	100	5	4
Above Moderate	95	125	0	0
Totals	217	320	15	172

Notes:

- * Reflects single-family rehabilitation program through the exhaustion of residual RDA set-aside funds, if any (see Program 1).
- ** Reflects preservation of very low, low and moderate income rental units identified in Table 21.

APPENDIX A: PUBLIC PARTICIPATION

SUMMARY

Government Code Section 65583(c)(8) requires that local governments make “a diligent effort...to achieve public participation of all economic segments of the community in the development of the housing element.” Public participation played an important role in the formulation and refinement of the City’s housing goals and policies and in the development of a Land Use Plan, which determines the extent and density of future residential development in the community.

City residents had several opportunities to recommend strategies, review, and comment on the Housing Element. Two Community Workshops were held prior to completion of the draft Housing Element and the draft document was presented to the Planning Commission at a noticed public meeting prior to transmittal of the document to the State Department of Housing and Community Development (HCD).

Meeting notices were posted on the City’s website, and notification was published in the local newspaper in advance of the workshops/meetings. Copies of the draft Element were made available for review at City Hall and were posted on the City website, and notices were sent directly to agencies that serve the City’s special needs populations and to others who requested to receive such notification. These service providers and interested parties included organizations that represent the housing interest groups. Table A-1 provides a summary of public comments while Table A-2 includes the public notification distribution list.

The following is a list of opportunities for public involvement in the preparation of this Housing Element update.

Workshop #1	September 14, 2013
Workshop #2	September 28, 2013
Planning Commission Public Meeting	October 15, 2013
Planning Commission Adoption Hearing	January 7, 2013
City Council Adoption Hearing	TBD

Table A-1: Summary of Public Comments and Housing Element Response

Comment Themes	Housing Element Response
<i>Community Workshops– September 14, 2013 and September 28, 2013</i>	
The City should actively advertise and inform residents and the real estate community of available programs that offer assistance to prospective homeowners.	Program 11 – homeownership programs
The City should actively market the City to the commercial development community. Economic development is greatly needed to create businesses and services that cater to the needs of residents.	This City is actively marketing opportunities within the San Fernando Corridor Specific Plan to the commercial real estate community. Creating a vibrant population within the Specific Plan area will help attract new businesses to locate to the City.
The City should enhance outreach efforts so more residents participate in public meetings.	The two community workshops were publicly noticed, with special notification to service providers and housing professionals. Flyers have also been distributed to all properties within the City and posted on the City’s website and community locations. Approximately 15 people attended the two community workshops.
The City should enhance or improve outreach efforts to educate owners and real estate professionals about the City’s inspection upon re-sale requirements.	Program 3 – Housing Inspection Programs
A resident described a number of ongoing issues she was having with her landlord and the property she is renting. Issues include substandard living conditions (e.g., windows don’t open, plumbing issues, doors do not close properly, fire safety issues, et cetera.). What help is available for tenants who are renting substandard units and the landlord is unresponsive?	Program 3 – Housing Inspection Programs Program 10 – Fair Housing
Many people have misconceptions about labels such as “low income.” The presentation could be improved to provide more information about the types of jobs that pay “low” or “moderate” income wages. That would help put a local face on the income categories. Some people who are often against lower and moderate income housing might actually meet those definitions.	The presentation was modified for the second community workshop held on September 28, 2013 to link typical jobs to the income categories.
The Housing Element should focus on addressing the needs of existing residents, not to attract new people to the City.	It was explained that the first goal of the Housing Element is to preserve and maintain the quality of the City’s housing stock and neighborhood. However, new housing opportunities are needed to allow “children” of long-time residents to return to the community after finishing college or to allow seniors to age in place. AccessorySecond units, townhomes, condominiums, and apartments offer opportunities for affordable housing.
Higher density lower income housing will help preserve existing single-family neighborhoods by relieving overcrowding and illegal garage conversions. West Hollywood is one example where a high density corridor has helped preserve single-family neighborhoods. Also, the increased population and activity that comes with higher density corridors	The Housing Element Resources section includes a strategy to accommodate higher density housing within the Specific Plan corridors.

Table A-1: Summary of Public Comments and Housing Element Response

Comment Themes	Housing Element Response
will attract restaurants and other businesses within mixed use and commercial corridors.	
San Fernando needs to find ways to keep young professionals in the community. An income of \$80,000 to purchase a median priced home is too high.	The Housing Element includes various programs to create more lower and moderate housing and referral to homeownership assistance.
The City should define and establish a threshold for “slumlord” to categorize people who violate landlord/tenant law.	Enforce City codes and refer landlord/tenant issues to the Fair housing service provider – see Program 10. The City’s Community Preservation staff also addresses housing code violations.
Will the City buy land to build new housing to accommodate the RHNA? If not, where will this new housing go? San Fernando does not have a lot of large vacant lots.	Resources section identifies areas where the housing will be accommodated. New housing is primarily going to be accommodated through accessory second -dwelling unit construction, and housing within the City’s R-2 and R-3 multi-family residential zones and the San Fernando Corridor Specific Plan area.
San Fernando needs more higher-density housing to complement planned transit improvements, including the East San Fernando Valley Transit Corridor project and the statewide High Speed Rail project.	The Housing Element Resources section includes a strategy to accommodate higher density housing within the Specific Plan corridors and near major public transit centers/nodes..
Are there any programs to assist owners who are at risk of losing their home to foreclosure?	The Housing Element has a policy: Promote available foreclosure resources through the City’s website and informational handouts at the Community Development Department public counter. New website will include a registry of available resources.
<i>Planning Commission Meeting – October 15, 2013</i>	
Resident spoke on her need for accessible housing for her daughter with developmental disabilities	Staff responded that a new affordable housing project targeted for persons with disabilities is under construction and provided information for the resident to apply for the units.
Fair Housing Council of San Fernando Valley indicated that many accessory second units in the City are rented at high costs to lower income families.	City staff responded that there is also an emerging trend of accessory second units being used to accommodate caretakers of elderly households or adult children that are returning home due to financial reasons. Accessory Second units allow for such options for families in need.

Table A-2: Housing Element Outreach List

Organization	Contact First	Contact Last	Title	Address	City, State Zip
L.A. Family Housing	Stephanie	Klasky-Gamer	President/CEO	7843 Lankershim Boulevard	North Hollywood, CA 91605
Assistance League - San Fernando Valley				22700 Sherman Way Rms 7&8	West Hills, CA 91307
Catholic Charities of Los Angeles, Inc.	Monsignor Gregory	Cox	Executive Director	P.O. Box 15095	Los Angeles, CA 90015-0095
Fair Housing Council of the San Fernando Valley	Diana C.	Bruno	Executive Director	14621 Titus St., #100	San Fernando Valley, CA 91402
Greater San Fernando Valley Chamber of Commerce	Nancy Hoffman	Vanyek	CEO	7120 Hayvenhurst Avenue, Suite 114	Van Nuys, CA 91406
Habitat for Humanity - San Fernando Valley	Donna	Deutchman	CEO	21031 Ventura Blvd. Suite 610	Woodland Hills, CA
Housing Authority of the City of Los Angeles	Douglas	Guthrie	President/CEO	2600 Wilshire Blvd.	Los Angeles, CA 90057
Housing Authority of the County of Los Angeles	Sean	Rogan	Executive Director	700 West Main Street	Alhambra, CA 91801
Los Angeles Homeless Services Authority	Michael	Arnold	Executive Director	811 Wilshire Blvd., 6th Floor	Los Angeles, CA 90017
Mid Valley Family YMCA	Greg	Koubek	Executive Director	6901 Lennox Ave.	Van Nuys, CA 91405
Mid Valley Jeopardy Foundation				6015 Woodman Avenue	Van Nuys, CA 91401
National Council of Jewish Women/Los Angeles	Hillary	Selvin	Executive Director	543 N. Fairfax Ave.	Los Angeles, CA 90036
Rotary of Greater Van Nuys	Pete	Satuloff		20700 Ventura Blvd. Ste.205	Woodland Hills, CA 91364
San Fernando Valley Rescue Mission	Wade	Trimmer	Director	13422 Satcoy Street	North Hollywood, CA 91605
The Valley Economic Alliance				5121 Van Nuys Boulevard, Suite 200	Sherman Oaks, CA 91403
United Chambers - SFV & Region	Marian E.	Jocz	Executive Director	5121 Van Nuys Boulevard, Suite 203	Sherman Oaks, CA 91403
Valley Industry & Community Association	Stuart	Waldman	President	5121 Van Nuys Blvd., Suite 208	Sherman Oaks, CA 91403
Valley Interfaith Council (VIC)				4505 LAS VIRGENES RD., STE. 211	CALABASAS, CA 91302
VEDC Business Center	Roberto	Barragan	President	5121 Van Nuys Blvd., 3rd Floor	Van Nuys, CA 91403
Aid For Aids, Inc.				825 Colorado Blvd. Ste. 100	Los Angeles, CA 90041
AIDS Healthcare Foundation	Michael	Weinstein	President	6255 W. Sunset Blvd. 21st Fl.	Los Angeles, CA 90028
Bridge to Home	Tim	Davis	Executive Director	P.O. Box 802978	Santa Clarita, 91380
Child and Family Guidance Center	Roy	Marshall	President/CEO	9650 Zelzah Ave.	Northridge, CA 91325
Child Care Resource Center, Inc.	Dr. Michael	Olenick	President/CEO	20001 Prairie Street	Chatsworth, CA 91311
Children's Hunger Fund	Dave	Phillips	President	P.O. Box 7085	Mission Hills, CA 91346
Community Enhancement Services				16743 Schoenborn St.	North Hills CA 91343

Table A-2: Housing Element Outreach List

Organization	Contact First	Contact Last	Title	Address	City, State Zip
Covenant House California	Patrick S.	McCabe	Executive Director	1325 North Western Avenue	Hollywood, California 90027
Creative Minds ADP, Inc.	Liana	Aidinova	Program Director	6045 Woodman Avenue	Van Nuys, CA 91401
Eliza Shanks Home Inc				13055 Weidner St.	Pacoima, CA 91331
Family Promise of East San Fernando Valley	Kimberly	Rose	Network Director	P.O. Box 1307	Burbank, CA 91507
Family Rescue Center				22103 Vanowen Street	Canoga Park, CA 91303
Food or Not				9663 Santa Monica Blvd., #743	Beverly Hills, CA 90210
Hillview Mental Health Center	Dr. Eva S.	McCraven	President/CEO	12450 Van Nuys Blvd., Suite 200	Pacoima, CA 91331
Hope of the Valley Rescue Mission	Ken	Craft	President/CEO	P.O. Box 248	Sun Valley, CA 91353
Independent Living Center of Southern California	Norma Jean	Vescovo		14407 Gilmore Street, #101	Van Nuys, CA 91401
Inner Circle Foster Care & Adoption Services	Pamela G.	Jordan	Executive Director	7120 Hayvenhurst Avenue, Ste. 204	Van Nuys, CA 91406
JFS/SOVA Community Food & Resource Program				16439 Vanowen Street	Van Nuys, CA 91406
Lamp Community	Donna	Gallup	CEO	526 San Pedro Street	Los Angeles, CA 90013
Los Angeles Community Builders, Inc.				14800 Sherman Way	Van Nuys, CA 91405
Lutheran Socia Services of Southern California				6425 Tyrone Ave.	Van Nuys, CA 91401
Many Mansions				1459 E. Thousand Oaks Blvd. - Bldg. D	Thousand Oaks, CA 91362
MEND - Meet Each Need with Dignity	Marianne Haver	Hill	President/CEO	10641 N. San Fernando Rd.	Pacoima, CA 91331
My Friend's Place	Heather	Carmichael	Executive Director	P.O. Box 3867	Hollywood, CA 90078
North Hollywood Interfaith Food Pantry				4390 Colfax Ave.	Studio City, CA 91604
North Los Angeles County Regional Center	George	Stevens	Director	15400 Sherman Way, Suite 170	Van Nuys, CA 91406-4211
North Valley Caring Services, Inc.	Ivette	Pineda	Executive Director	15453 Rayen Street,	North Hills, CA 91343, USA
Northeast Valley Health Corporation	Kimberly	Wyard	CEO	1172 N. Maclay Ave.	San Fernando, CA 91340
Penny Lane Centers	Ivelise	Markovits	CEO	15305 Rayen St.	North Hills, CA 91343
People in Progress				P.O. Box 17216	Los Angeles, CA 90017
San Fernando Valley Community Mental Health Center, Inc.	Ian	Hunter	President/CEO	6842 Van Nuys Blvd., 6th Floor	Van Nuys, CA 91405
Santa Clairta Shelter	Annette	Guzman	Shelter Manager	23031 Drayton St.	Santa Clarita, 91355
St. Charles Borromeo Family Service Center				10834 Moorpark St.	North Hollywood, CA 91602
Sylmar Emergency Winter Shelter	Roy	Sua	Shelter Manager	12860 Arroyo St.	Sylmar, CA 91342
The Center for Individual	Sherry	Brill	Executive	5445 Laurel Canyon	North Hollywood, CA

Table A-2: Housing Element Outreach List

Organization	Contact First	Contact Last	Title	Address	City, State Zip
and Family Counseling			Director	Blvd.	91607
The Village Family Services	Hugo C.	Villa	CEO	6736 Laurel Canyon Blvd., Suite 200	North Hollywood, CA 91606
Tierra del Sol Foundation	Steve	Miller	Executive Director	9919 Sunland Boulevard	Sunland CA 91040
Valley Family Center	Gary	Bessler	Executive Director	302 S. Brand Blvd.	San Fernando, CA 91340
Valley Village	Debra	Donovan	Executive Director	20830 Sherman Way	Winnetka, CA 91306
Volunteer League of the San Fernando Valley				14603 Hamlin Street	Van Nuys, CA 91411
Walden Family Services	Marci	Galvez	Regional Director	18860 Nordhoff Street, Suite 200	Northridge, CA 91324
A Community of Friends				3701 Wilshire Blvd., Suite 700	Los Angeles, CA 90010
Beyond Housing	Christine	Mirasy-Glasco	President/CEO	340 North Madison Ave.	Los Angeles, CA 90004
Homes For Life Foundation				8939 S. Sepulveda Boulevard, Suite 460	Los Angeles, CA 90045
Western Seniors Housing				17748 Sky Park Circle, Suite 225	Irvine, CA 92614
Los Angeles Unified School District	Dr. John E.	Deasy	Superintendent	333 S. Beaudry Ave.	Los Angeles, CA 90017
Bank of America Home Loans	Eric	Mozilo	Home Loans Manager	345 N. Brand Blvd.	Glendale, CA 91203
Bank of America Home Loans	Bill	Greene	Home Loans Manager	24200 Magic Mountain Pkwy, Suite 110	Santa Clarita, CA 91355
Chase - Mortgage Services	Moses E.	Hernandez	Mortgage Banker	402 S. Brand Blvd.	San Fernando, CA 91340
CitiBank	Michelle	Keuchkerian	Mortgage Specialist	1965 N. Hillhurst Ave.	Los Angeles, CA 90027
KPL Select Mortgage, Inc.				4348 Van Nuys Boulevard, Suite 200	Sherman Oaks, California 91403
Prospect Mortgage, LLC				11011 Balboa Blvd.	Granada Hills, CA 91344
Prospect Mortgage, LLC				9324 Reseda Blvd	Northridge, CA 91324
Wells Fargo Home Mortgage				807 San Fernando Rd.	San Fernando, CA 91340
California Association of Realtors				525 South Virgil Ave.	Los Angeles, CA 90020-1403
Century 21 Albert Foulad Realty				17835 Ventura Boulevard, Suite 200	Encino, CA 91316
Century 21 All Moves				11011 Balboa Boulevard	Granada Hills, CA 91344
Century 21 Crest				1501 West Magnolia Boulevard	Burbank, CA 91506
Dilbeck Real Estate	Denis	Bolen	Manager	14601 Ventura Blvd.	Sherman Oaks, CA 91403
Keller Williams Realty Northridge				9324 Reseda Blvd.	Northridge, CA 91324

Table A-2: Housing Element Outreach List

Organization	Contact First	Contact Last	Title	Address	City, State Zip
Park Regency Realty	Joe	Alexander	President	10146 Balboa Boulevard	Granada Hills, CA 91344
Prudential California Realty - Northridge	John	Maquar	Manager	9003 Reseda Blvd. Suite 105	Northridge, CA 91324
RE/MAX Olson & Associates				11141 Tampa Ave	Northridge, CA 91326
Southland Regional Association of Realtors, Inc.				7232 Balboa Blvd.	Van Nuys, CA 91406
Del Sol Realty				662 N Maclay Ave	San Fernando, CA 91340
Armas Norma				1000 N Maclay Ave	San Fernando, CA 91340
Ascencio Gerardo				458 N Maclay Ave	San Fernando, CA 91340
Hernandez Henry				1701 Truman St # I	San Fernando, CA 91340
Home Solution Team Inc				707 N Maclay Ave	San Fernando, CA 91340
San Fernando Realty				458 San Fernando Mission Blvd	San Fernando, CA 91340
Curiel Francisco				731 N Maclay Ave	San Fernando, CA 91340
Progressive Realtors				321 N Maclay Ave Apt N	San Fernando, CA 91340
Professional Modification Svc				110 N Maclay Ave	San Fernando, CA 91340
Reality Executives Media Center Team Trueman				1701 Truman St	San Fernando, CA 91340
Casa Linda Realty				130 N Maclay Ave	San Fernando, CA 91340
Sixteen Sixteen Second Street				1616 2nd St	San Fernando, CA 91340
Vaughn Street Partners				13618 Vaughn St	San Fernando, CA 91340
Aspen & Associates				1543 Truman St	San Fernando, CA 91340
Colon Anna Maria				832 N Maclay Ave	San Fernando, CA 91340
Pittmanh Aspen				1547 Truman St	San Fernando, CA 91340
Fajardo Josephina				662 N Maclay Ave	San Fernando, CA 91340
Herbert Gomez Real Estate				741 S Workman St	San Fernando, CA 91340
Era-Rocking Horse Realty				832 N Maclay Ave	San Fernando, CA 91340
Mata Salvador				1000 N Maclay Ave	San Fernando, CA 91340
Park Avenue Realty				1960 Glenoaks Blvd Ste 1	San Fernando, CA 91340
Montes Eddie				321 N Maclay Ave # B	San Fernando, CA 91340
Silva Benny				563 S Brand Blvd	San Fernando, CA 91340
Alvaro & Conception Gonzalez				703 Glenoaks Blvd	San Fernando, CA 91340

Table A-2: Housing Element Outreach List

Organization	Contact First	Contact Last	Title	Address	City, State Zip
Ho Alen				760 N Huntington St	San Fernando, CA 91340
Gutierrez Maricruz				1000 N Maclay Ave	San Fernando, CA 91340
Moran Jorge				1960 Glenoaks Blvd # 1	San Fernando, CA 91340
Moran Marcelo				545 N Maclay Ave	San Fernando, CA 91340
Superior Realty & Services				330 N Maclay Ave Ste 201	San Fernando, CA 91340
AnMar Properties				523 S. Brand Blvd., #101	San Fernando, CA 91340
Home Sweet Home Realty				1000 N Maclay Ave	San Fernando, CA 91340
Vanoni Realty Corp.				811 San Fernando Road Ste 204	San Fernando, CA 91340
Champion Realty				1701 Truman St # I	San Fernando, CA 91340
Aszkenazy Development Inc				601 S Brand Blvd # 3	San Fernando, CA 91340
Mission Real Estate				458 N Maclay Ave	San Fernando, CA 91340
Emerita J Ramirez				1030 N Maclay Ave	San Fernando, CA 91340
Palacios Properties, Inc.				551 San Fernando Mission Blvd	San Fernando, CA 91340
G V Properties				1024 N Maclay Ave # K	San Fernando, CA 91340
Paramount Properties				451 S Brand Blvd	San Fernando, CA 91340
Milestone Mortgage & Realty				737 S Workman St	San Fernando, CA 91340
San Fernando Senior High School				11133 O'Melveny Ave	San Fernando, CA 91340
O'Melveny Elementry School				728 Woodworth St.	San Fernando, CA 91340
Morningside Elementary School				576 North Maclay	San Fernando, CA 91340
San Fernando Elementry School				1130 Mott Street	San Fernando, CA 91340
San Fernando Middle School				130 N Brand Blvd	San Fernando, CA 91340
César Chávez Learning Academies				1001 Arroyo Avenue	San Fernando, CA 91340
Gridley Elementary School				1907 Eighth St	San Fernando, CA 91340
Sylmar Senior High School				13050 Borden Ave.	San Fernando, CA 91340
Mission Continuation School				11015 O'Melveny Ave	San Fernando, CA 91340
Vista del Valle Dual Language Academy				12441 Bromont Ave	San Fernando, CA 91340
Lakeview Charter High School				919 Eighth Street	San Fernando, CA 91340
Vaughn Next Century Learning Center				13330 Vaughn Street	San Fernando, CA 91340

Table A-2: Housing Element Outreach List

Organization	Contact First	Contact Last	Title	Address	City, State Zip
Nueva Esperanza Charter Academy				1218 North Fourth Street	San Fernando, CA 91340
Santa Rosa / Bishop Alemany School				1316 Griffith Street	San Fernando, CA 91340
St. Ferdinand Elementary School				1012 Coronel Street	San Fernando, CA 91340
Concordia - San Fernando				777 North Maclay Avenue	San Fernando, CA 91340
Glenoaks Elementary				1525 Glenoaks Blvd	San Fernando, CA 91340
San Fernando KinderCare				2100 Frank Modugno Drive	San Fernando, CA 91340
YWCA Infant Learning Center				11133 O'melveny Ave	San Fernando, CA 91340
YWCA Child Development Center				1200 N Maclay Ave	San Fernando, CA 91340
San Fernando Child Development Center				1204 Woodworth St	San Fernando, CA 91340
Wooden Shoe Nursery School				1525 Glenoaks Blvd	San Fernando, CA 91340
Kalishar Head Start				340 Parkside Dr	San Fernando, CA 91340

APPENDIX B: REVIEW OF PAST ACCOMPLISHMENTS

Under State Housing Element law, communities are required to assess the achievements under their adopted housing programs as part of the periodic update to their housing elements. These results should be quantified where possible (e.g. the number of units rehabilitated), but may be qualitative where necessary (e.g. mitigation of governmental constraints). The results should then be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

The City of San Fernando 2008-2014 Housing Element sets forth a series of housing programs with related objectives for the following areas:

- Housing and Neighborhood Conditions
- Development of New Affordable Housing
- Tenant Assistance
- Homeownership

This section reviews the City's progress to date in implementing these housing programs and their continued appropriateness for the 2013-2021 Housing Element. Table B-1 compares quantified objectives and accomplishments during the 2008-2014 planning period (through end of 2012); however, new construction objectives are reported for the RHNA cycle, which started in 2006. Table B-2 summarizes the City's housing program accomplishments, followed by a review of its quantified objectives. The results of this analysis will provide the basis for developing the comprehensive housing program strategy presented in Part C of this section.

Table B-1: Objectives vs. Accomplishments

Income Category	New Construction (2006-2012)*		Rehabilitation (2008-2012)**		Conservation (2008-2012)***	
	Objective	Result	Objective	Result	Objective	Result
Extremely Low	31	0	6	0	0	0
Very Low	31	19	5	0	54	54
Low	38	54	23	10	54	54
Moderate	42	2	8	4	4	4
Above Moderate	109	74	0	0	2	2
Total	251	149	42	14	114	114

Notes:

*Reflects 2006-2014 RHNA

** Reflects single-family rehabilitation program loans

*** Reflects preservation of affordable multi-family units in Park Vista, Las Palmas and Park Avenue senior projects.

Table B-2: Evaluation of Program Accomplishments under 2008-2014 Housing Element

Housing Program	Program Objectives	Program Accomplishments
1. Residential Rehabilitation Program	<p>Assist six to eight households per year under the Single-Family Rehabilitation Program.</p> <p>Develop program guidelines for establishment of a Rental Rehabilitation Loan component.</p>	<p>The City's former Redevelopment Agency (RDA) assisted the rehabilitation of 14 single-single family in 2008 and 2009. Funding of the program ceased in 2010 anticipation of RDA dissolution by the State in 2012.</p> <p>Continued Appropriateness: This program is continued in the 2013-2021 Housing Element; however, funding for the program is currently limited to residual RDA set-aside funds that may result from the California Department of Finance meet and confer process (if any).</p>
2. Neighborhood Preservation and Revitalization Program (CAPP)	<p>Continue to implement CAPP within the five designated Focus Areas, and identify additional Focus Areas as appropriate.</p> <p>Annually report to the City Council on the status of the program.</p>	<p>The City implemented CAPP within the initial five Focus Areas as well as 15 additional focus areas identified during the planning period.</p> <p>The State's dissolution of the RDA led to a reorganization of the program. The City now conducts multi-agency inspections within two larger Focus Areas instead of 20 smaller areas. Each Focus Area currently has one full-time and one part-time code enforcement officer. Whereas program compliance had been driven by administrative citations, the current program is less punitive and community preservation Officers are now focused on compliance orders coupled with outreach and education of property maintenance issues.</p> <p>Continued Appropriateness: This program is continued but modified in the 2013-2021 Housing Element to account for recent programmatic changes resulting from the loss of RDA funding in 2012 and to include enforcement of the city's <u>accessorysecond</u> dwelling unit ordinance.</p>
3. Rental Property Inspection Program	<p>Complete inspections of approximately 200 units on an annual basis.</p> <p>Provide City Council with annual program status report.</p>	<p>The City inspected nearly 1400 multi-family rental units (average 280 units per year) during the planning period. Program accomplishments are reported to the City Council annually.</p> <p>Continued Appropriateness: This program is continued in the 2013-2021 Housing Element.</p>
4. Crime Free Rental Housing	<p>Research existing crime-free rental program and organizations to establish a base methodology and program incentives, goals and objectives.</p> <p>Initiate program in 2009.</p>	<p>Budget and staffing limitations prevented implementation of this program during the planning period.</p> <p>Continued Appropriateness: This program is not included in the 2013-2021 Housing Element due to the State's dissolution of San Fernando's RDA in 2012.</p>
5. Lead Based Paint Awareness	Continue to remediate lead cases through the City's residential	The City continued public outreach to applicants for additions/rehabs regarding lead based paint

Table B-2: Evaluation of Program Accomplishments under 2008-2014 Housing Element

Housing Program	Program Objectives	Program Accomplishments
	<p>rehabilitation programs.</p> <p>Coordinate with LA County and Pacoima Beautiful regarding existing funding and programs.</p> <p>Conduct annual lead based paint seminar in City beginning in 2009.</p>	<p>abatement requirements and met with LA County representatives. Lead based paint seminars occurred in 2009 and 2010; however, the State's elimination of the RDA rendered further seminars infeasible. The City also continues to work with Pacoima Beautiful and the County of Los Angeles to identify funding for outreach and abatement.</p> <p>Continued Appropriateness: This program is continued but modified in the 2013-2021 Housing Element to account for recent programmatic changes resulting from the loss of RDA funding in 2012.</p>
6. Affordable Housing Development Assistance	<p>Complete a master EIR for downtown parking lot sites to expedite future processing of entitlements.</p> <p>Move forward with a Development Agreement on City-owned property for development of 100 affordable senior rental units.</p> <p>Issue a RFP for a mix of family rental and ownership units on other City-owned properties, and initiate discussions with adjacent property owners.</p>	<p>The City completed a draft EIR for the downtown parking lot sites in 2008; however, the Exclusive Negotiating Agreement (ENA) with the developer was allowed to expire so the EIR was never certified and the project did not move forward.</p> <p>Although the City did not issue a RFP for a mix of family rental and ownership units on other City-owned properties or initiate discussions with adjacent property owners, one City-owned parcel (1422 San Fernando Rd.) was leased to an affordable housing developer resulting in 20 new affordable units during the planning period.</p> <p>The City also received a 2013 Transit-Oriented Development (TOD) Planning Grant for a TOD overlay zone around the metro station. The planning effort will identify opportunities for affordable housing development within the TOD overlay.</p> <p>Continued Appropriateness: Elements of this program are incorporated into an overall program in the 2013-2021 Housing Element to facilitate and encourage affordable housing development during the planning period (see Program 5).</p>
7. Senior Housing	Conserve 112 units of affordable senior housing in the Park Vista, Las Palmas and Park Avenue senior projects.	<p>The City continues to monitor existing deed restricted senior units on an annual basis. All 112 units at Park Vista, Las Palmas and Park Avenue remain affordable and available to seniors.</p> <p>Continued Appropriateness: This program will be renamed and modified for the 2013-2021 Housing Element to include all existing and future deed-restricted affordable housing units.</p>
8. Accessory Second Dwelling Unit	Through implementation of the City's accessory second unit ordinance, provide additional sites	The City has issued ten second accessory dwelling unit building permits since 2008. As part of CAPP, code enforcement and planning personnel

Table B-2: Evaluation of Program Accomplishments under 2008-2014 Housing Element

Housing Program	Program Objectives	Program Accomplishments
Program	<p>for the provision of rental housing, and seek to achieve 50 accessory second units during the planning period.</p> <p>Promote the development of accessory second units by incorporating information on the City's website, and through code enforcement referrals to address overcrowding.</p>	<p>worked with prospective applicants who were eligible for accessory second-dwelling units. The City's website is in the process of redesign. The new website will include information about the accessory second-dwelling unit ordinance.</p> <p>Continued Appropriateness: This program is not continued in the 2013-2021 Housing Element as a separate program; however primary program components are included in the CAPP program (see Program 2).</p>
9. Affordable Housing Density Bonus	<p>Adopt a local density bonus ordinance by 2009 to implement State requirements as a means of enhancing the economic feasibility of affordable housing developments.</p> <p>Advertise on the City's website, and promote in conjunction with discussions with development applicants.</p>	<p>The City adopted a density bonus ordinance that complies with Government Code Sections 65915-65918 in 2013. The City will advertise the availability of the new ordinance on the website and promote the program while discussing applications with developers.</p> <p>Continued Appropriateness: This program has been implemented and is not included in the 2013-2021 Housing Element. Density bonuses and waiver/modifications of development standards will be included as incentives in an overall program to facilitate and encourage affordable housing development during the planning period (see Program 5).</p>
10. Inclusionary Zoning	<p>Adopt a local inclusionary housing ordinance applicable to San Fernando's Redevelopment Project Areas by 2009.</p> <p>Evaluate the alternative options for fulfillment of inclusionary requirements, such as provision of affordable units off-site or payment of an in-lieu fee.</p> <p>Advertise on the City's website, along with incentives available through the density bonus ordinance for on-site provision of affordable units.</p>	<p>Inclusionary regulations included as part of 2011 Redevelopment Plan Amendment of the Consolidated Redevelopment Project Areas prior to state dissolution of the City's Redevelopment Agency.</p> <p>Continued Appropriateness: This program is not included in the 2013-2021 Housing Element due to the State's dissolution of San Fernando's RDA in 2012.</p>
11. Zoning Ordinance Revisions	<p>Amend the zoning ordinance by December 2009 to make explicit provisions for manufactured housing, community care facilities, SROs, transitional and supportive housing, and emergency shelters.</p> <p>Develop objective standards to regulate emergency shelters as provided for under SB 2.</p>	<p>The City amended the Zoning Code in March 2013 to make provisions for manufactured housing, community care facilities, SROs, transitional housing, supportive housing, and emergency shelters. As part of the same Zoning Code amendment, the City added objective standards to regulate emergency shelters pursuant to SB 2.</p> <p>Continued Appropriateness: This program has been modified for the 2013-2021 Housing Element (see Program 8).</p>

Table B-2: Evaluation of Program Accomplishments under 2008-2014 Housing Element

Housing Program	Program Objectives	Program Accomplishments
12. Pursue Outside Funding Sources	Actively pursue County, State, Federal and private funding sources as a means of leveraging local funds and maximizing assistance, with a goal of securing at least three new funding sources.	The City worked with prospective developers to identify outside funding sources such as Federal HOME and CDBG funds as well as TCAC tax equity credits to provide gap financing to leverage local funds during the planning period.
	Complete the development agreement on the downtown senior mixed-use project by early 2009 to enable dispersal of Prop 1C grant funds to the project.	In 2008, the City assisted a developer in obtaining \$3.56M Infill Infrastructure Grant for a 100 senior-unit / mixed-use project on an Agency-owned parcel. In 2009, HCD denied the City's request to allow the grant on an alternate location. As a result, the project did not proceed.
	Support housing grant applications both through regulatory relief offered through density bonuses, and through City Council endorsement/support of funding applications.	<p>In 2010, the City assisted two developers with HOME applications that would produce 95 affordable units and 22 market rate units. The projects included density bonus and/or variance applications. The projects were entitled and funded, but the developers chose not to move forward.</p> <p>In 2011, the City assisted two developers with HOME applications that would produce at total of 62 very low to low income rental units on a City-owned lot and 20 market rate units. The projects, located at 1422 San Fernando Rd. and 131 Park Ave., were occupied in 2013.</p> <p>In 2012, the City assisted one developer with HOME applications that will produce at total of 29 very low income rental units and 84 moderate income units. Project entitlements included a rezone from industrial to R-3 and a density bonus. The units are anticipated to be occupied after January 1, 2014.</p> <p>Continued Appropriateness: Elements of this program are incorporated into an overall program in the 2013-2021 Housing Element to facilitate and encourage affordable housing development during the planning period (see Program 5).</p>
13. Green Building	Develop educational materials on green building and provide to homeowners and builders in San Fernando.	<p>The City required LEED Certification or comparable building design for agency-assisted housing projects during the planning period. For example, the construction drawings for the 20-unit affordable housing development at 1422 San Fernando Rd. achieved LEED Silver. Funding and staffing limitations made development of educational materials infeasible.</p> <p>Continued Appropriateness: This program is not included in the 2013-2021 Housing Element due to the State's dissolution of San Fernando's</p>
	Implement requirements for green building design in agency-assisted new construction projects.	

Table B-2: Evaluation of Program Accomplishments under 2008-2014 Housing Element

Housing Program	Program Objectives	Program Accomplishments
		RDA in 2012.
14. Section 8 Rental Assistance Program	Encourage landlords to register units with the Housing Authority.	<p>The City coordinated with landlords and encouraged participation in the Housing Choice Voucher Program (formerly Section 8) during the planning period. The City also prepared bilingual HaCOLA information and made it available to landlords and tenants who may be interested in the program.</p> <p>An average of 34 San Fernando residents received Housing Choice Vouchers annually between 2008 and 2012. As of July 2013, 79 San Fernando residents were on the Housing Choice Voucher program waiting list.</p> <p>Continued Appropriateness: This program is included, but renamed in the 2013-2021 Housing Element.</p>
	Prepare bilingual HaCOLA program contact information for prospective Section 8 landlords and tenants.	
15. Fair Housing Program	Continue to contract with the FHC to promote open housing practices for residents, and to facilitate communication between tenants and landlords.	<p>Bi-lingual fair housing brochures have been available at public counters since 2009, including at recreation and senior centers. The City made its facilities available to host FHC workshops in 2010.</p> <p>Continued Appropriateness: This program is continued in the 2013-2021 Housing Element.</p>
	Beginning in 2009, disseminate bi-lingual fair housing brochures in a variety of public locations, including City Hall, Cesar E. Chavez Park community center, Las Palmas Park community center, and the local library, and provide enhanced outreach through coordination of FHC's fair housing education with existing community events.	
16. Local Housing Mediation Service	Research existing housing mediation programs, including programs in the cities of Glendale and Burbank.	<p>Budget and staffing limitations prevented implementation of this program during the planning period.</p> <p>Continued Appropriateness: This program is not included in the 2013-2021 Housing Element due to the State's dissolution of San Fernando's RDA in 2012.</p>
	Establish parameters for a local Mediation Program, and initiate by late 2009.	
17. Housing Services Directory	Prepare and maintain a current housing service directory, and disseminate to the public.	<p>The City prepared a housing services directory in 2008. Initial distribution took place in 2009 and continued throughout the planning period.</p> <p>Continued Appropriateness: This program is not continued in the 2013-2021 Housing Element; however, the program objective is carried forward as a policy.</p>

Table B-2: Evaluation of Program Accomplishments under 2008-2014 Housing Element

Housing Program	Program Objectives	Program Accomplishments
18. Housemate Matching Program	<p>Coordinate with Alternative Living for the Aging, as well as City sponsored programs, to develop the parameters for establishing and funding a local Housemate Matching Program.</p> <p>Initiate the Program by 2009, and advertise throughout the community.</p>	<p>Budget and staffing limitations prevented implementation of this program during the planning period.</p> <p>Continued Appropriateness: This program is not included in the 2013-2021 Housing Element due to the State's dissolution of San Fernando's RDA in 2012.</p>
19. City First-Time Homebuyer Program	Evaluate providing homeownership assistance to moderate income purchasers in agency-assisted projects on a case-by-case basis.	<p>Budget and staffing limitations prevented implementation of this program during the planning period.</p> <p>Continued Appropriateness: This program is not included in the 2013-2021 Housing Element due to the State's dissolution of San Fernando's RDA in 2012.</p>
20. Housing Economic Recovery Ownership (HERO) Program	<p>Actively promote the HERO Program and similar programs to expand homeownership, including preparation of a bi-lingual program flyer and distribution to every household and commercial business in San Fernando.</p> <p>Conduct targeted outreach to realtors, mortgage brokers and lending institutions to advise them of this homebuyer assistance program.</p>	<p>City continued outreach to San Fernando residents during the planning period notifying them of the opportunity for eligible low/moderate income first time homebuyers to purchase foreclosed, vacant and abandoned properties in the City. The program was discontinued by the State during the planning period. The City also held a workshop in 2011 that was widely attended by local realtors, mortgage brokers, and lending institution representatives.</p> <p>Continued Appropriateness: This program is not included in the 2013-2021 Housing Element due to discontinuation by the State.</p>
21. County Homeownership Program (HOP)	Advertise the availability of the HOP Program at the public counter and on the City's website, along with the schedule of the county's bilingual first-time homebuyer seminars.	<p>The City advertised HOP program availability by providing information at public counters. The City's website is undergoing a major redesign. The new website will include HOP program information.</p> <p>Continued Appropriateness: This program is included in a new program in the 2013-2021 Housing Element that promotes homeownership opportunities during the planning period (see Program 11).</p>

Table B-2: Evaluation of Program Accomplishments under 2008-2014 Housing Element

Housing Program	Program Objectives	Program Accomplishments
22. Mortgage Credit Certificate (MCC) Program	Advertise the availability of the MCC Program at the public counter and on the City's website, along with a listing of participating MCC lenders.	<p>The City advertised HOP program availability by providing information at public counters. The City's website is undergoing a major redesign. The new website will include HOP program information.</p> <p>Continued Appropriateness: This program is included in a new program in the 2013-2021 Housing Element that promotes homeownership opportunities during the planning period (see Program 11).</p>
23. Foreclosure Prevention Resources	Promote available foreclosure resources through the City's website and informational handouts at the Community Development Department public counter.	<p>The City advertised foreclosure prevention resources to residents via the City's website and through the distribution of flyers during the planning period.</p> <p>Continued Appropriateness: This program is not continued in the 2013-2021 Housing Element; however, the program objective is carried forward as a policy.</p>

