



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

**APPROVED MINUTES OF THE
FEBRUARY 8, 2021 MEETING
VIA ZOOM**

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

CALL TO ORDER

The meeting was called to order by at 6:35 p.m. by Chairperson Alvin Durham

ROLL CALL

The following persons were recorded as present:

PRESENT:

Chairperson Alvin Durham, Vice-chair Hector Pacheco, Commissioners Ivan Gonzalez, Aida Montes and Marvin Perez

ALSO PRESENT:

Community Development Director Timothy Hou, City Attorney Richard Padilla, Associate Planner Gerardo Marquez, and Community Development Technician Michelle De Santiago

APPROVAL OF AGENDA

Vice-chair H. Pacheco moved to approve the agenda of February 8, 2021 meeting. Seconded by Commissioner A. Montes, the motion carried with the following vote:

AYES:	H. Pacheco, A. Montes, A. Durham, I. Gonzalez, and M. Perez
NOES:	None
ABSENT:	None
ABSTAIN:	None

REORGANIZATION OF THE PLANNING AND PRESERVATION COMMISSION

- **Calls for Nominations of Chairperson**

Vice-Chair H. Pacheco nominated Alvin Durham for the Chairperson position, Seconded by Commissioner I. Gonzalez.

No other nominations, and the motion carried with the following vote:

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AYES:	H. Pacheco, I. Gonzalez, A. Montes, and M. Perez
NOES:	None
ABSENT:	None
ABSTAIN:	None

- **Calls for Nomination of Vice-chair**

Vice-chair H. Pacheco nominated A. Montes for Vice-Chair, no Second, the motion did not carry.

Commissioner I. Gonzalez moved to nominate Marvin Perez as the Vice-chair, Seconded by A. Montes, the motion carried with the following vote:

AYES:	I. Gonzalez, A. Montes, A. Durham, H. Pacheco
NOES:	None
ABSENT:	None
ABSTAIN:	None

CONSENT CALENDAR

I. Gonzalez moved to approve the minutes of the October 12, 2021 Planning and Preservation Commission Meeting. Seconded by Commissioner H. Pacheco, the motion carried with the following vote:

AYES:	I. Gonzalez, H. Pacheco, A. Durham, A. Montes, and M. Perez
NOES:	None
ABSENT:	None
ABSTAIN:	None

UNFINISHED BUSINESS

None

PUBLIC HEARING 1:

Update Regarding the Recent Changes to Accessory Dwelling Units Law Statewide

STAFF PRESENTATION

Community Development Director Timothy Hou gave the staff presentation recommending that the Planning and Preservation Commission:

- Receive and file a presentation regarding recent changes to Accessory Dwelling Units (ADU) laws statewide; and
- Provide staff with comments, as appropriate.

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PUBLIC COMMENT

None

COMMISSION DISCUSSION

Vice-chair M. Perez asked if there was a specific location and time limit on ADUs or JADUs.

T. Hou stated that the ADUs and JADUs are allowed within the zones that allow for residential uses. And he explained that there is currently no Ordinance on JADUs, and that tonight's presentation was in preparation to implement conditions and regulations.

Commissioner H. Pacheco asked if the City has implemented any of the State's regulations with regards to ADUs and JADUs.

T. Hou indicated that the State's regulations are baseline rules for all ADUs and JADU development. Each city can impose regulations within the State boundaries.

H. Pacheco asked if the ADUs development still require one of the units to be owner occupied?

T. Hou stated that the City's regulation prior to 2017 did require that one of the units be occupied by the owner through a covenant but this is no longer enforceable as of January 1, 2020 through State law.

Chairperson A. Durham asked if the new regulations keep the size of the development at 640 square feet.

G. Marquez informed the Commission that an Accessory Dwelling Unit can be built up to 1200 square feet and can consist of up to three bedrooms.

Commissioner H. Pacheco asked if the state considered the impacts on the traffic, streets and or parking.

G. Marquez indicated that the State's intent is to move away from a car dependent community.

Commissioner H. Pacheco asked if the ADUs are counted for our Regional Housing Needs Assessment required units.

T. Hou stated that yes those units can be counted in order to meet our required number of housing units.

STAFF COMMUNICATIONS

T. Hou provided the Planning and Preservation Commission an update on the Regional Housing Needs Assessment (RHNA) Appeals Board Hearing Decision regarding 6th Cycle RHNA Allocation.

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COMMISSION COMMENTS

None

ADJOURNMENT

Chairperson A. Durham moved to adjourn to March 8, 2021. Seconded by Commissioner A. Montes, the motion carried with the following vote:

AYES:	A. Durham, A. Montes, I. Gonzalez, H. Pacheco, and M. Perez
NOES:	None
ABSENT:	None
ABSTAIN:	None

7:52 P.M.

Planning Commission Secretary