



CHAIR JOEL FAJARDO
VICE CHAIR MARVIN R. PEREZ
COMMISSIONER DAVID BERNAL
COMMISSIONER YVONNE PEÑA
COMMISSIONER HECTOR PACHECO

PLANNING & PRESERVATION COMMISSION

REGULAR MEETING NOTICE AND AGENDA

MAY 10, 2021 – 6:30 P.M.

TELECONFERENCE – PER GOVERNOR’S EXECUTIVE ORDER

SPECIAL NOTICE REGARDING COVID-19

On March 4, 2020, Governor Newsom proclaimed a State of Emergency in California as a result of the threat of COVID-19. On March 17, 2020, Governor Newsom issued Executive Order N-29-20 (superseding the Brown Act-related provisions of Executive Order N-25-20 issued on March 12, 2020), which allows a local legislative body to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body. Pursuant to Executive Order N-29-20, please be advised that the San Fernando Planning and Preservation Commission will participate in meetings telephonically.

PUBLIC PARTICIPATION OPTIONS TO HELP REDUCE THE SPREAD OF COVID-19

- 1. WATCH THE MEETING:** Pursuant to the Executive Order and given the current health concerns, members of the public can access meetings live on-line, with audio and video via YouTube Live, at: <https://www.youtube.com/c/CityOfSanFernando>
- 2. SUBMIT PUBLIC COMMENT VIA EMAIL:** Members of the public may submit comments by email to MDeSantiago@sfcity.org no later than **5:00 p.m. the day of the meeting**, to ensure distribution to the Planning and Preservation Commission prior to consideration of the agenda. Comments received via email will be distributed to the Planning and Preservation Commission, read into the record, limited to three minutes, and made part of the official public record of the meeting.
- 3. CALL-IN TO PROVIDE PUBLIC COMMENT LIVE AT THE MEETING:** Members of the Public may **call-in between 6:30 p.m. and 6:45 p.m.** Comments will be heard in the order received, and limited to three minutes. If necessary, the call-in period may be extended by the Chair.

Call-in Telephone Number: (669) 900-6833

Meeting ID: 896 2370 9376

Passcode: 194996

When connecting to the Zoom meeting to speak, you will be placed in a virtual “waiting area,” with your audio disabled, until it is your turn to speak and limited to three minutes. Note: This is audio only and no video.

PLANNING AND PRESERVATION COMMISSION

Regular Meeting Notice and Agenda – May 10, 2021

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CALL TO ORDER/ROLL CALL

Chair Joel Fajardo

Vice Chair Marvin R. Perez

Commissioner David Bernal

Commissioner Yvonne Peña

Commissioner Hector Pacheco

PLEDGE OF ALLEGIANCE

Led by :

APPROVAL OF AGENDA

DECORUM AND ORDER

City Commissioners are appointed by City Council and must be free to discuss issues confronting the city in an orderly environment. Public members attending City Commission meetings shall observe the same rules of order and decorum applicable to the City Council ([SF Procedural Manual](#)). Any person making impertinent derogatory or slanderous remarks or who becomes boisterous while addressing a City Commission or while attending a City Commission meeting, may be removed from the room if the Presiding Officer so directs the Sergeant-At-Arms and such person may be barred from further audience before the City Commission.

PUBLIC STATEMENTS – WRITTEN/ORAL

Members of the public may submit comments by email to MDeSantiago@sfcity.org no later than **5:00 p.m. the day of the meeting**, to ensure distribution to the Planning and Preservation Commission prior to consideration of the agenda. Comments received via email will be distributed to the Planning and Preservation Commission, read into the record, limited to three minutes, and made part of the official public record of the meeting. Callers interested in providing a [live public comment](#) may [call-in between 6:30 p.m. and 6:45 p.m.](#) and will be limited to three minutes. The call-in period may be extended by the Chair.

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Meeting ID: 896 2370 9376

Passcode: 194996

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.

PLANNING AND PRESERVATION COMMISSION

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1. CONSIDERATION TO APPROVE THE MINUTES OF THE PLANNING AND PRESERVATION COMMISSION OF THE APRIL 12, 2021 MEETING

ADMINISTRATIVE REPORTS

2. PRESENTATION AND UPDATE REGARDING THE HOUSING ELEMENT

- a. Staff recommends that the Planning and Preservation Commission receive and file a presentation from Consultant Houseal Lavigne regarding progress on the Housing Element.

3. PRESENTATION AND UPDATE REGARDING THE STATUS OF THE FOURTH STREET WAREHOUSE PROJECT.

- a. Recommend that the Planning and Preservation Commission receive and file the report.

4. PRESENTATION AND UPDATE ON THE ANNUAL PROGRESS REPORT CALENDAR YEAR 2020.

- a. Recommend that the Planning and Preservation Commission receive and file the report.

5. DISCUSSION REGARDING THE PLANNING AND PRESERVATION COMMISSION'S 2021-2022 GOALS AND OBJECTIVES

- a. This items has been requested to be placed on the Agenda by Chair Joel Fajardo

6. DISCUSSION REGARDING PROPOSED REQUEST AND RECOMMENDATION TO THE CITY COUNCIL TO APPROPRIATE FUNDS IN THE FISCAL YEAR 2021-2022 BUDGET TO PREPARE A MASTER PLAN FOR THE DOWNTOWN DISTRICT.

- a. This item has been requested to be placed on the Agenda by Commissioner David Bernal.

7. DISCUSSION REGARDING DESIRED QUALITIES OF THE NEXT DIRECTOR OF COMMUNITY DEVELOPMENT

- a. This item has been requested to be placed on the Agenda by Commissioner David Bernal.

PLANNING AND PRESERVATION COMMISSION

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GENERAL COMMISSION COMMENTS

STAFF COMMUNICATION

ADJOURNMENT

June 14, 2021

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.

Michelle De Santiago, Community Development Technician

Signed and Posted: May 7, 2021(12:30 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 Office at (818) 898-1227 at least 48 hours prior to the meeting.



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

**DRAFT MINUTES OF THE
APRIL 12, 2021 MEETING
VIA ZOOM**

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE PLANNING COMMISSION. AUDIO OF THE ACTUAL MEETING ARE AVAILABLE FOR LISTENING AT: <http://ci.san-fernando.ca.us/commissions-boards/#1477946968325-c2faf7a0-5a49>

CALL TO ORDER

The meeting was called to order by at 6:34 p.m. by Vice Chair Marvin Perez

ROLL CALL

The following persons were recorded as present:

PRESENT:

Vice Chair Marvin Perez and Commissioners Aida Montes and Hector Pacheco

ABSENT:

Chairperson Alvin Durham and Commissioner Ivan Gonzalez

ALSO PRESENT

City Manager Nick Kimball, City Attorney Richard Padilla, Associate Planner Gerardo Marquez, and Community Development Technician Michelle De Santiago

PLEDGE OF ALLEGIANCE

Led by City Manager Nick Kimball

APPROVAL OF AGENDA

Vice Chair Marvin Perez moved to approve the agenda for April 12, 2021. Seconded by Commissioner A. Montes, the motion carried with the following vote:

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

OATH OF OFFICE

The Oath of Office was administered by Community Development Technician for incoming Planning and Preservation Commission Members:

PLANNING AND PRESERVATION COMMISSION

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- Joel Fajardo
- David Bernal
- Yvonne Peña

REORGANIZATION OF THE PLANNING AND PRESERVATION COMMISSION

- Calls for nomination for Chair

Commissioner J. Fajardo moved to nominate himself as Chair, seconded by Commissioner H. Pacheco

Commissioner Y. Peña moved to nominate David Bernal as Chair, seconded by Commissioner D. Bernal

The motion to nominate J. Fajardo as Chair carried with the following vote:

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

PUBLIC COMMENT

Thelma Herrera from Katherine Padilla and Associates which consisted of an invitation to participate in the Citywide Parking Master Plan virtual community meeting taking place on May 6, 2021 from 6:00 to 7:30 p.m.

CONSENT CALENDAR

Approval of the Planning and Preservation Commission minutes of the March 8, 2021 Meeting

Motion by Commissioner Y. Peña, seconded by Commissioner D. Bernal, the motion carried with the following vote:

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

GENERAL COMMISSION COMMENTS

Commissioner D. Bernal thanked outgoing commissioners and expressed concern with the turnover of Community Development Director.

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Commissioner Y. Peña thanked outgoing commissioner and looking forward to continuing the good work of the commission.

Commissioner H. Pacheco welcomed new commissioners and stated he is looking forward to working with everyone.

Vice Chair M. Perez also welcomed all new members and stated that he too is looking forward to working with everyone.

Chair J. Fajardo thanked all outgoing commissioner and stated that he looks forward to working with all of the members.

STAFF COMMUNICATIONS

Associate Planner G. Marquez welcomed all new members.

City Manager N. Kimball gave the commission an update on the Community Development Director recruitment and the new operating hours for City Hall. Additionally he informed the Commission that we are projecting in person meetings in June and provided an update on Covid-19 vaccines.

ADJOURNMENT

Chair J. Fajardo moved to adjourn to the May 10, 2021 meeting, second by Commissioner D. Bernal, the motion carried with the following vote:

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

7:01 P.M.

Planning Commission Secretary



AGENDA REPORT

To: Chair Joel Fajardo and Planning and Preservation Commission

From: Nick Kimball, City Manager
By: Gerardo Marquez, Associate Planner

Date: May 10, 2021

Subject: Presentation on the 2021-2029 Housing Element Update to the General Plan by Houseal Lavigne

RECOMMENDATION:

It is recommended that the Planning and Preservation Commission receive and file a presentation regarding progress on the 2021-2029 Housing Element Update to the General Plan by Houseal Lavigne.

BACKGROUND:

1. Since 1969, the State has required all cities and counties in California to adequately plan to meet housing needs for everyone in the community. Local jurisdictions meet this housing element law requirement by adopting housing plans as part of their General Plan, which serves as each jurisdiction's blueprint for how it grows and develops.
2. The City of San Fernando is one of the 197 local jurisdictions within the Southern California Association of Governments (SCAG) which are currently in their final year of the Fifth Cycle Housing Element Planning Period from 2013-2021.
3. On September 3, 2019, the City Council received a presentation by Ma'Ayn Johnson, Senior Housing and Land Use Planner from SCAG regarding the upcoming Sixth Cycle Regional Housing Needs Assessment (RHNA) allocation for the projection period of June 30, 2021 – October 15, 2029.
4. On August 11, 2020, staff distributed a Request for Proposals (RFP) to solicit professional consulting services to prepare the 2021-2029 Housing Element Update to the General Plan for the Housing Element Planning Period of October 15, 2021 – October 15, 2029.
5. On September 4, 2020, SCAG formally issued notification of the Sixth Cycle draft RHNA allocation that included 1,791 housing units for the City of San Fernando.

6. On December 7, 2020, the City Council approved a Professional Services Agreement with a project team consisting of Houseal Lavigne, Veronica Tam & Associates, and Rincon Associates to provide the 2021-2029 Housing Element Update to General Plan.
7. On December 18, 2020, staff and the project team lead by Houseal Lavigne held the kick-off meeting and commenced work on the Housing Element Update.
8. At the Appeals Hearing held on January 11, 2021, the SCAG RHNA Appeals Board for the 6th Cycle Draft RHNA Allocation voted to deny the appeal filed by the City thereby reaffirming the draft allocation of 1,791 housing units.
9. On March 4, 2021, SCAG finalized their 6th Cycle RHNA Allocation plan which increased the total allocation to the City of San Fernando from 1,791 to 1,795 units.

ANALYSIS:

Housing Element Updates and Regional Housing Needs Allocation.

State law requires all local jurisdictions to adopt General Plans that serve as the blueprint for how the city or county will develop and includes seven elements, or chapters: land use, transportation, conservation, noise, open space, safety and housing. California's housing element law relies upon the effective implementation of local general plans, and in particular local housing elements that establish a plan to meet existing and projected housing needs, including a share of the RHNA allocation.

For jurisdictions in the SCAG region such as San Fernando, state law requires that the housing element be regularly revised approximately every eight years. The update process serves as an opportunity to update housing and land-use strategies to reflect changing needs, resources, and conditions. For the upcoming Sixth Cycle RHNA allocation, the due date for local jurisdictions to adopt a revised Housing Element is October 15, 2021. More importantly, SB 375 (2008) requires that jurisdictions on an eight-year planning period would need to adopt a housing element update within 120 calendar days from the start of that cycle's planning period, i.e., by February 12, 2022, or be required to update the housing element on a more frequent basis. While inquiries have been made by regional planning agencies regarding the impacts of the COVID-19 pandemic on meeting these dates, thus far the state has not acted to extend these timelines.

Scope of Work.

The project's scope of work includes all tasks necessary to prepare an adopted Housing Element Update, submit it to the State Department of Housing and Community Development (HCD) for state certification, and complete all environmental assessments and certifications. The following is a summary of the scope of work:

1. Project Initiation and Setup (*Completed*)

- a. Kick-off
 - b. Baseline Conditions and Technical Enablement
2. Assessment of Existing Conditions (*Underway*)
 - a. Evaluation of Existing Plan Elements
3. RHNA Housing Assessment and Analysis (*Underway*)
 - a. Needs Analysis, Resources, Constraints, Goals
4. Recommend Updates to Land Use Element and Zoning Code
 - a. Land Use Element Update
 - b. Recommended Land Use Changes
 - c. Update Land Use Map
5. Prepare and Finalize Housing Element
 - a. Draft Housing and Land Use Elements
 - b. Community and Stakeholder Meetings
 - i. Community Meetings (x3)
 - ii. Stakeholder Meetings (x5)
 - iii. Planning and Preservation Commission & City Council (x2)
 - c. Final General Plan Elements
6. Environmental Assessment and Environmental Justice Updates
 - a. Initial Study
 - b. Draft Environmental Impact Report
 - c. Environmental Noticing, Outreach, and Filing
 - d. Final Environmental Impact Report
 - e. Adoption/Certification
 - f. Safety Element & Environmental Justice Policy Update

CONCLUSION:

Staff recommends that the Planning and Preservation Commission receive and file the presentation from Houseal Lavigne regarding progress on the 2021-2029 Housing Element Update to the General Plan.

ATTACHMENT:

- A. Housing Element Update Presentation



City of San Fernando, CA

May 10, 2021

HOUSING ELEMENT UPDATE

PLANNING COMMISSION BRIEFING



CONSULTANT TEAM



Lead
Consultant



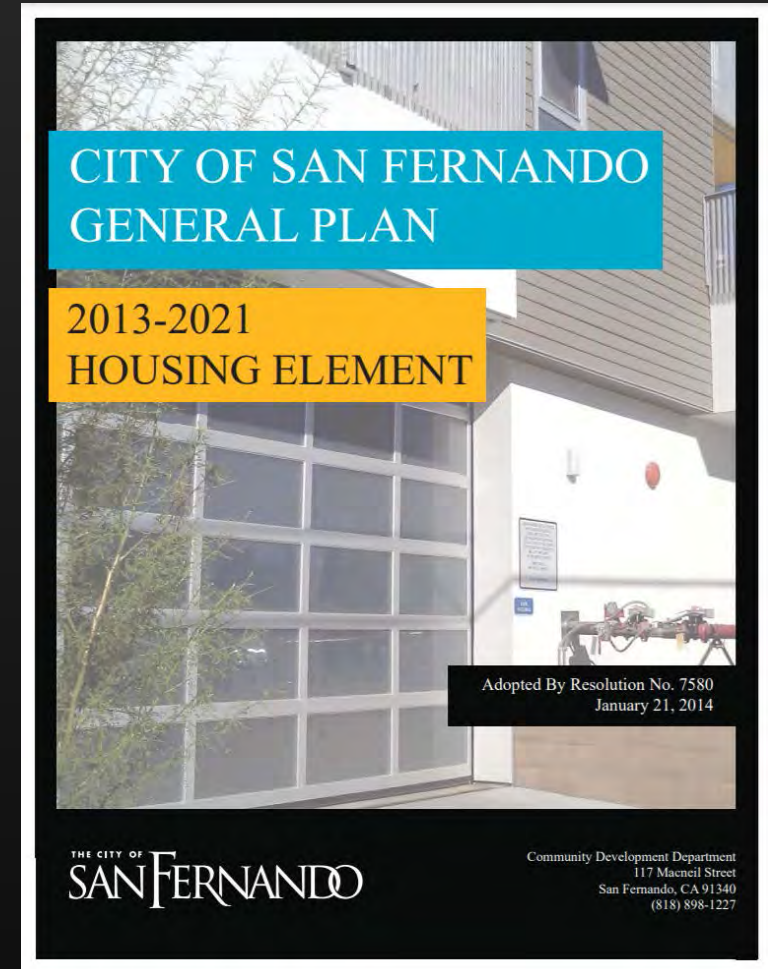
Housing
Element



Public Safety &
Environmental Justice

RELATIONSHIP TO GENERAL PLAN

1. Every city in California must create a General Plan that acts as a roadmap for the future growth of the City.
2. General Plans must address key topic areas, called Elements, that cover things like land use, housing, transportation, services and infrastructure, etc.
3. Each element establishes broad objectives, focused policies and specific actions the City will take to achieve its goals.



PRESENTATION OVERVIEW

1. Project Overview and Timeline

2. Housing Element Update

- RHNA Requirements and Process
- Identification of Potential Opportunity Sites

3. Environmental Considerations

- Public Safety Element Update
- Environmental Justice Policies
- CEQA Process



PROJECT OVERVIEW AND TIMELINE



SAN FERNANDO TODAY

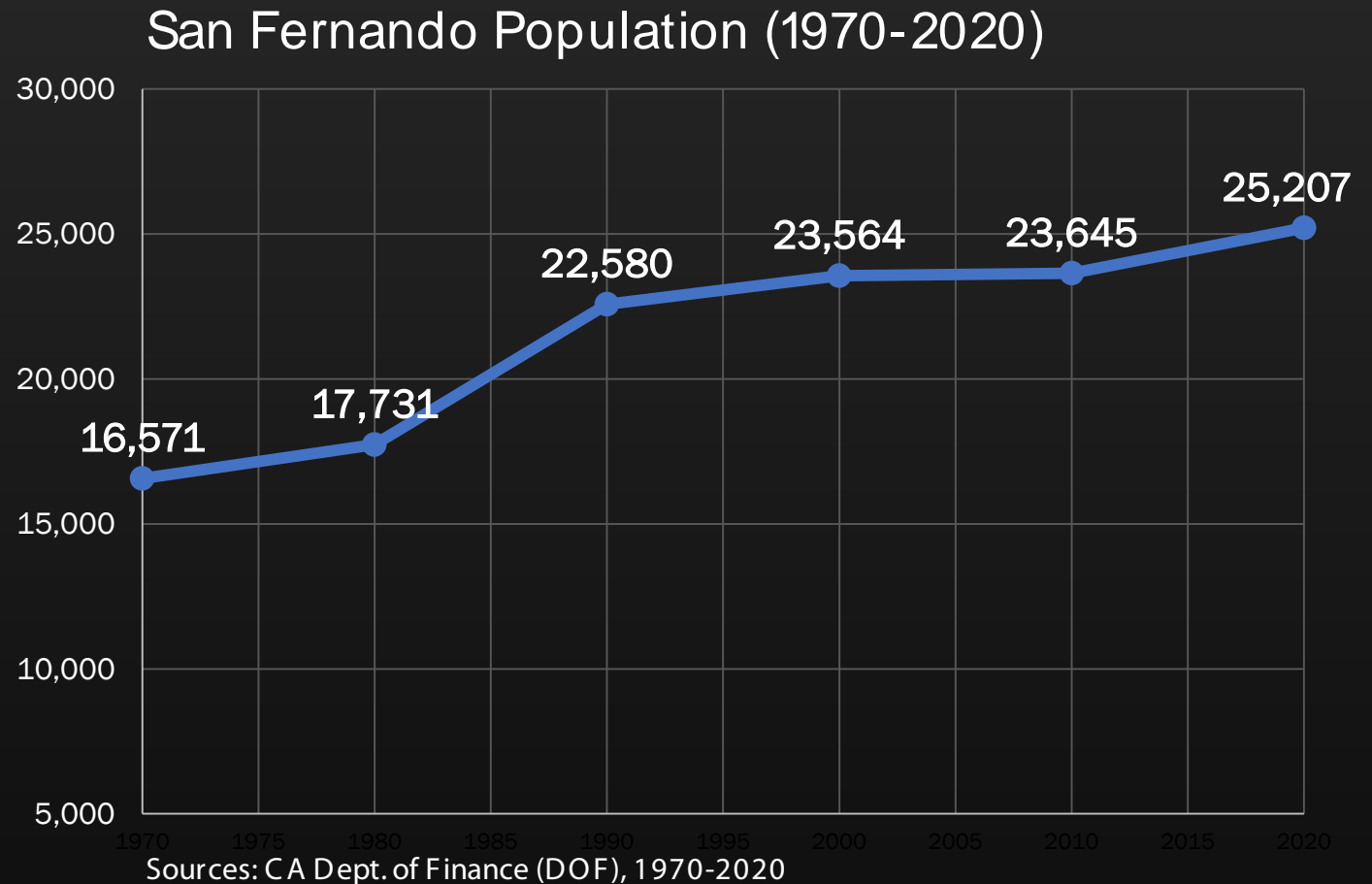
Population

25,207

(as of January 2020)

Total Households

6,550



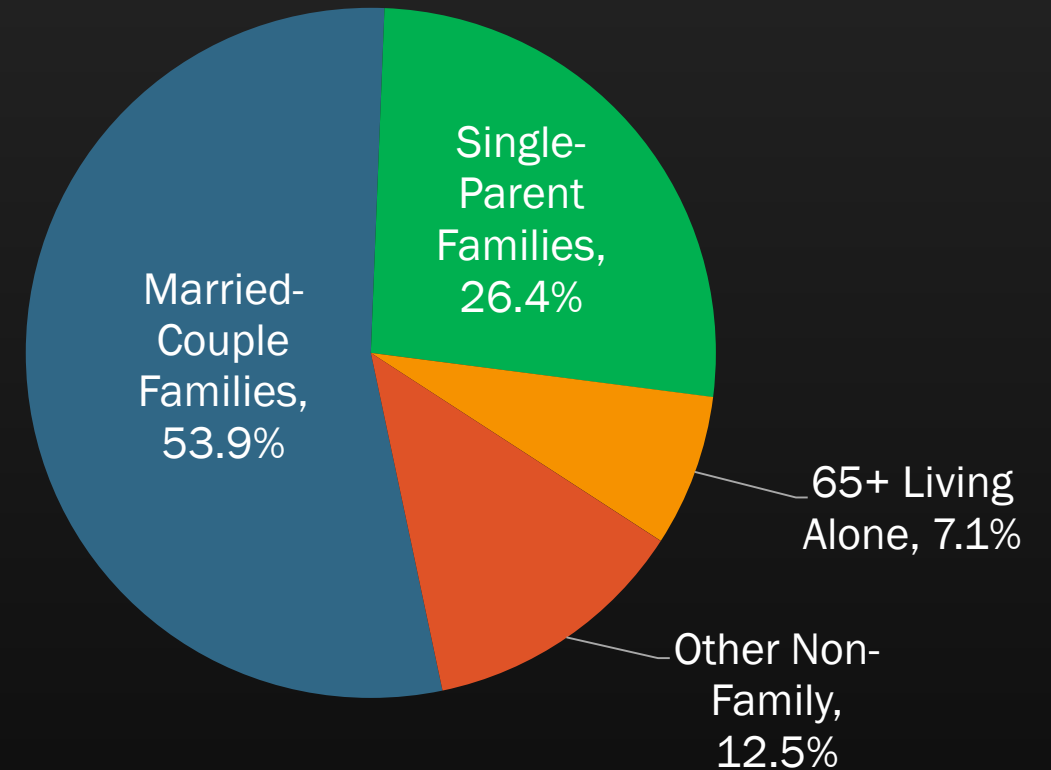
Source: American Community Survey (2014-2018).

SAN FERNANDO TODAY

Racial and Ethnic Composition

Race or Ethnicity	Percent
Hispanic or Latino	93.0%
<i>Non-Hispanic</i>	
White	4.5%
Black/African American	0.9%
Asian	1.1%
American Indian/Alaska Native	0.4%
Native Hawaiian/Other Pacific Islander	<0.1%
Other/Two or More Races	0.1%

Household Type (2018)



Source: American Community Survey (2014-2018).

SAN FERNANDO TODAY

Income Distribution

Income Category	San Fernando	County
Very Low (0-50% AMI)	29.4%	26.1%
Low (51-80% AMI)	15.4%	15.2%
Moderate (81-120% AMI)	16.9%	16.1%
Above Moderate (>120% AMI)	38.3%	42.6%
Total	100%	100%

Housing is considered **"affordable"** if occupants pay no more than 30% of their income on housing costs

Source: SCAG RHNA Methodology, 2020

Source: American Community Survey (2006-2010 and 2014-2018).

WHAT IS THE HOUSING ELEMENT?

- One of the 7 required elements in the City's General Plan
- Provides an assessment of the City's housing needs and how best to accommodate the housing needs of existing and future residents
- Sets citywide goals, objectives and policies for housing, and identifies housing conditions and needs within the community
- Must be updated every 8 years according to statutory deadline. Los Angeles County – October 15, 2021
- Must be reviewed for compliance by State Department of Housing and Community Development (HCD)



HOUSING ELEMENT REQUIREMENTS

- Accommodate projected housing demand, as mandated by the State (RHNA)
- Increase housing production to meet this demand
- Preserve existing affordable housing
- Improve the safety, quality and condition of existing housing
- Facilitate the development of housing for all income levels and household types including special needs populations
- Promote fair housing choices for all

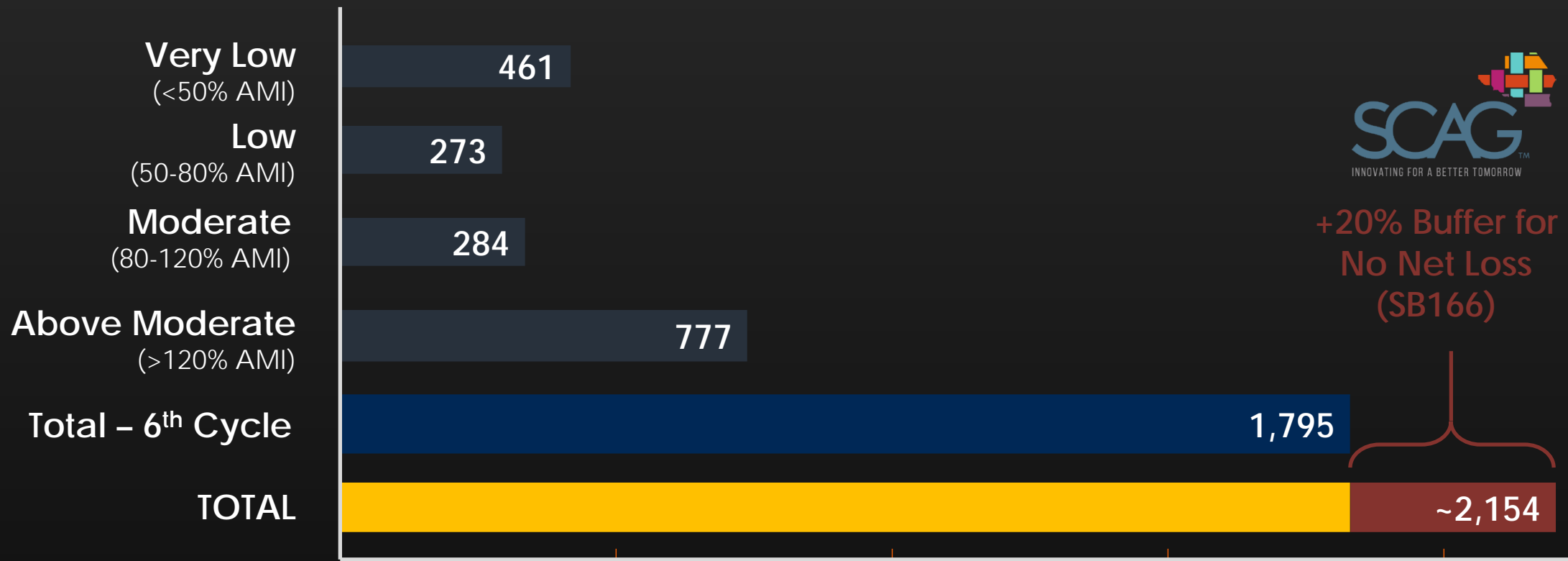


CONSEQUENCES OF NONCOMPLIANCE

- Risk of litigation (AB 72, AB 101)
 - State monitors for non-compliance and reports to Attorney General (AG)
 - State can impose fines up to \$100,000 per month
 - Some communities have been sued
 - Ineligibility for State grants



6th-Cycle RHNA Allocation



Draft RHNA allocation as of March 2021

HOUSING ELEMENT TECHNICAL ADVISORY COMMITTEE

The **Housing Element Technical Advisory Committee**, is a group of residents representing different parts of the city, that will meet regularly to review, hear public comments and provide input throughout the development of the Housing Element Update.


HOUSING ELEMENT TECHNICAL ADVISORY COMMITTEE

GOALS AND OBJECTIVES

- Community Experts!
- Meet regularly to review draft policies and provide feedback
- Provide input and direction
- Encourage community participation
- Discuss public comments



HOUSING ELEMENT TECHNICAL ADVISORY COMMITTEE

- Identify preferred Opportunity Sites to meet RHNA
 - Discuss Existing and Future Housing Element Policies
 - Provide Direction and Feedback
- 



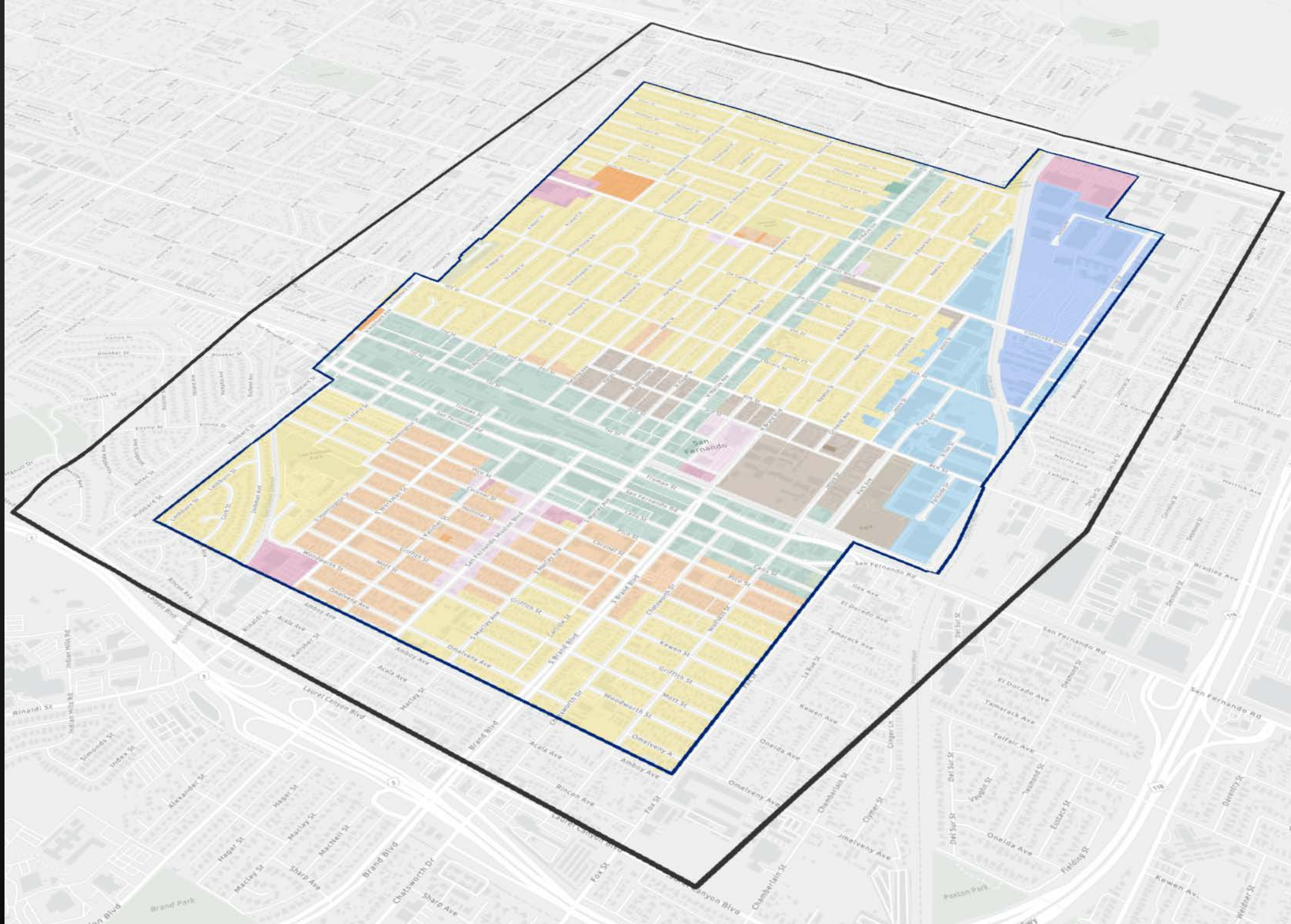
RHNA OPPORTUNITY SITES

Overview of the City of San Fernando

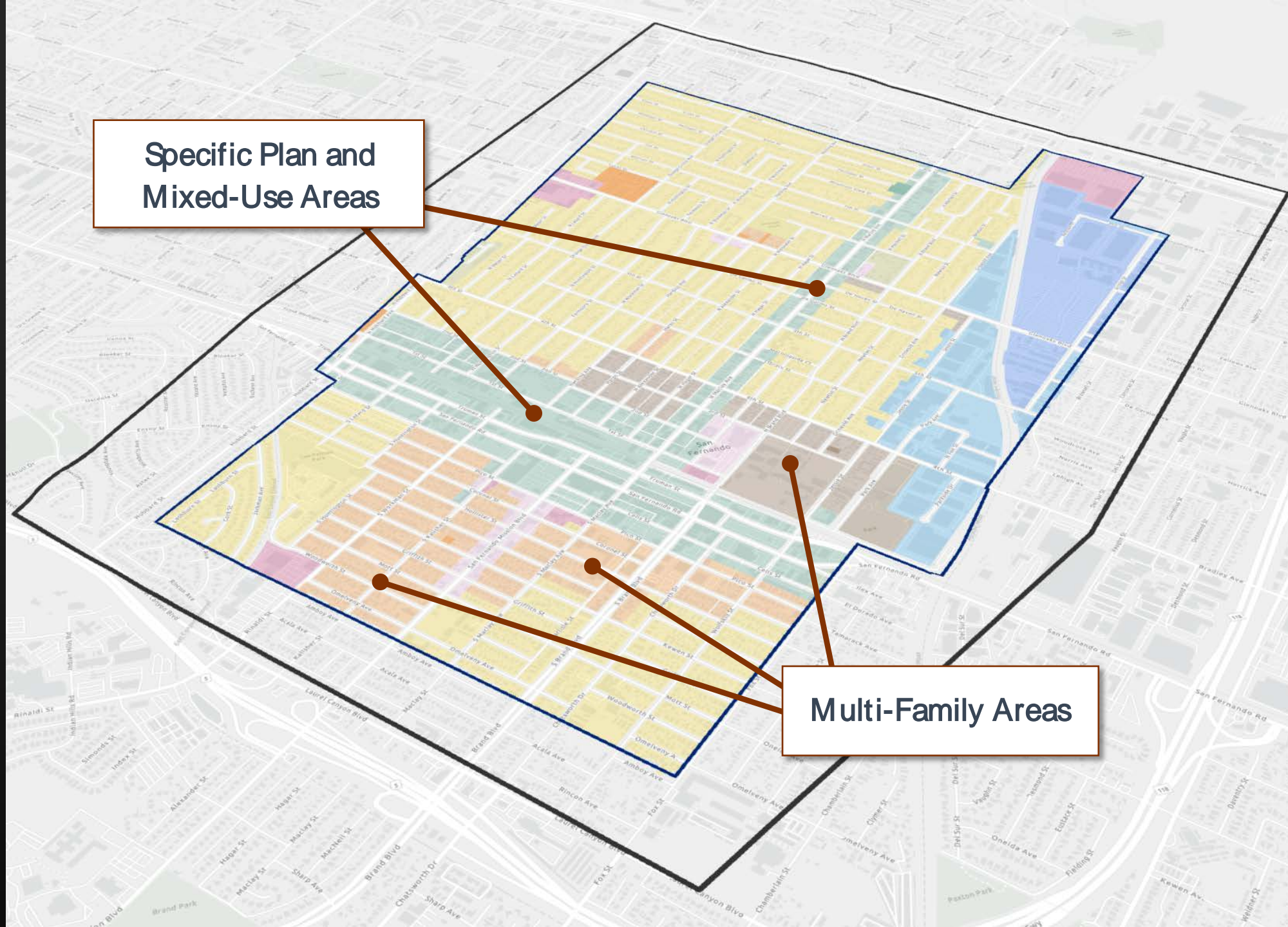




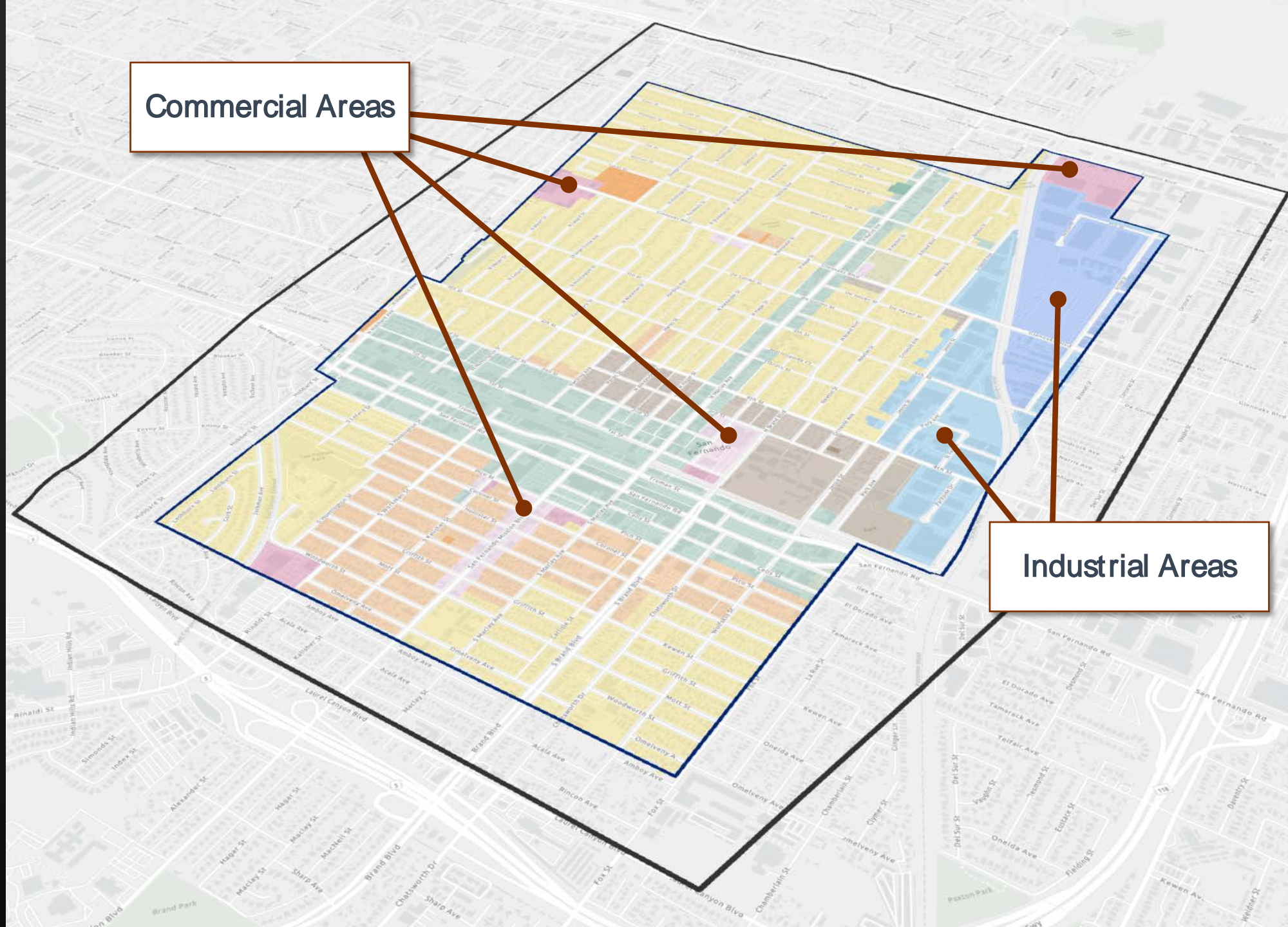
San Fernando's Existing Zoning



Areas with Residential Development Potential

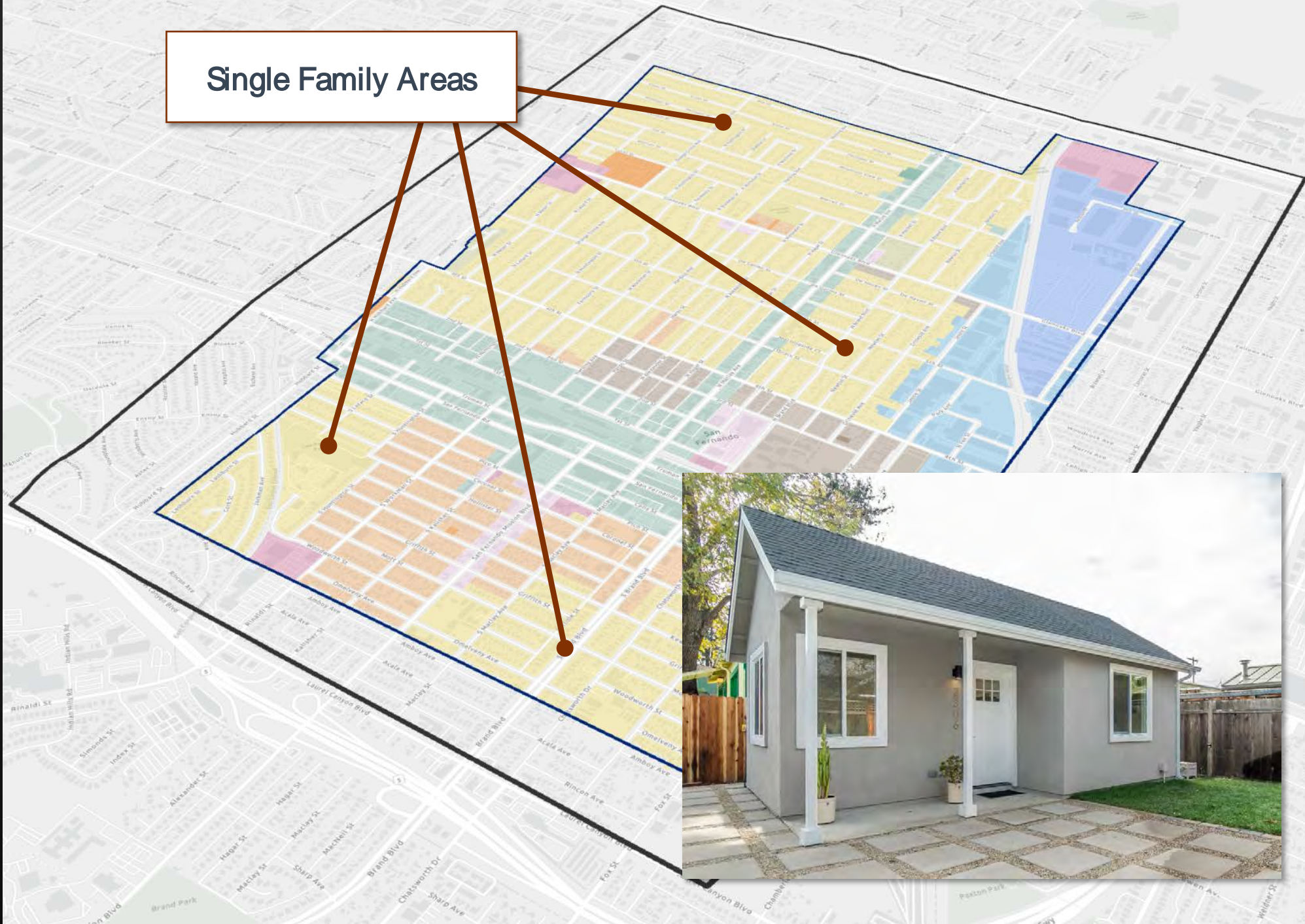


Areas Zoned Commercial and Industrial



Single-Family Areas with ADU Potential

Single Family Areas



Sites Inventory

Identification of Opportunity Sites for Housing

Initial Selection Criteria – **First Pass**

Select sites based on;

Physical Site Characteristics

- ☐ Lot Size
- ☐ Year Built
- ☐ Current Land Use (*especially vacant*)

Underutilization / Potential for Redevelopment

- ☐ Improvement Ratio (value of buildings / value of land)
- ☐ Residual Lot Area, Floor Area Ratio, and/or Height

Specific Opportunities

- ☐ Specific Plan Areas
- ☐ Accessory Dwelling Units in Single-Family areas

Initial Selection Criteria – **Second Pass**

Exclude Site based on;

Hazards and Environmental Conditions

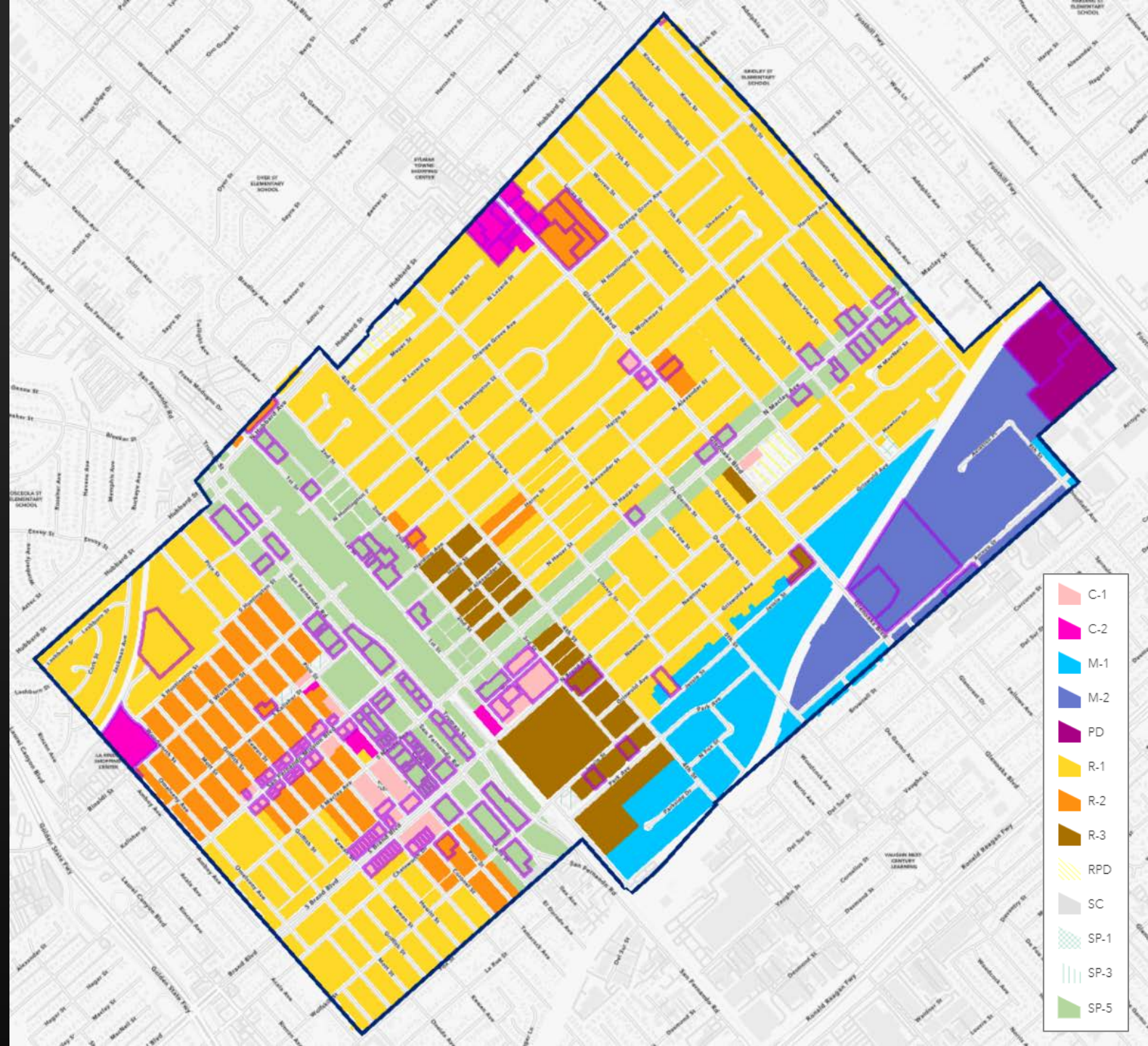
- ☐ Seismic Hazards
- ☐ FEMA Flood Risk
- ☐ CalFire Fire Risk
- ☐ Evacuation Routes

Note: these also relate to the Public Safety Element



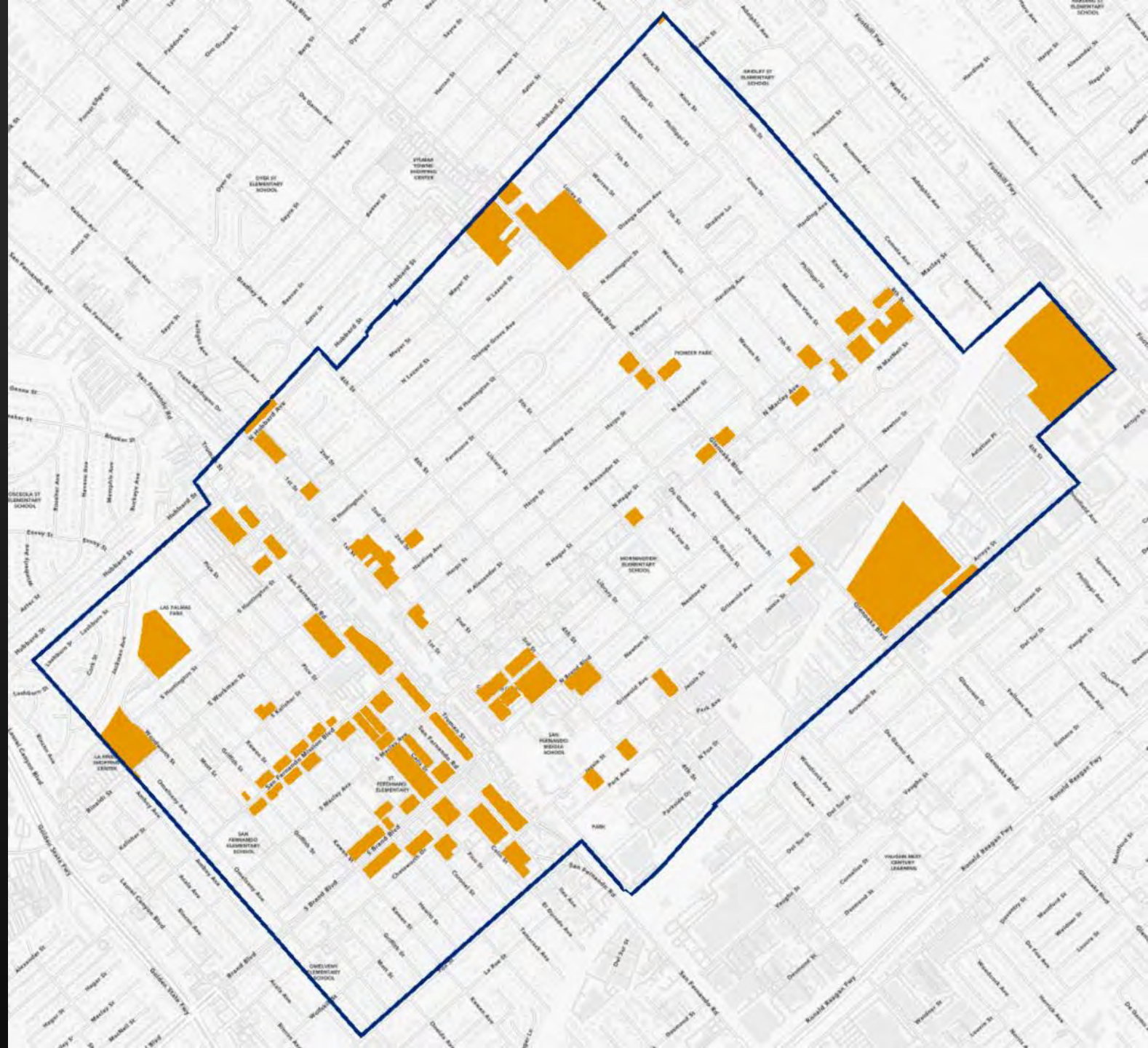
PRELIMINARY SITES IDENTIFIED

ZONING



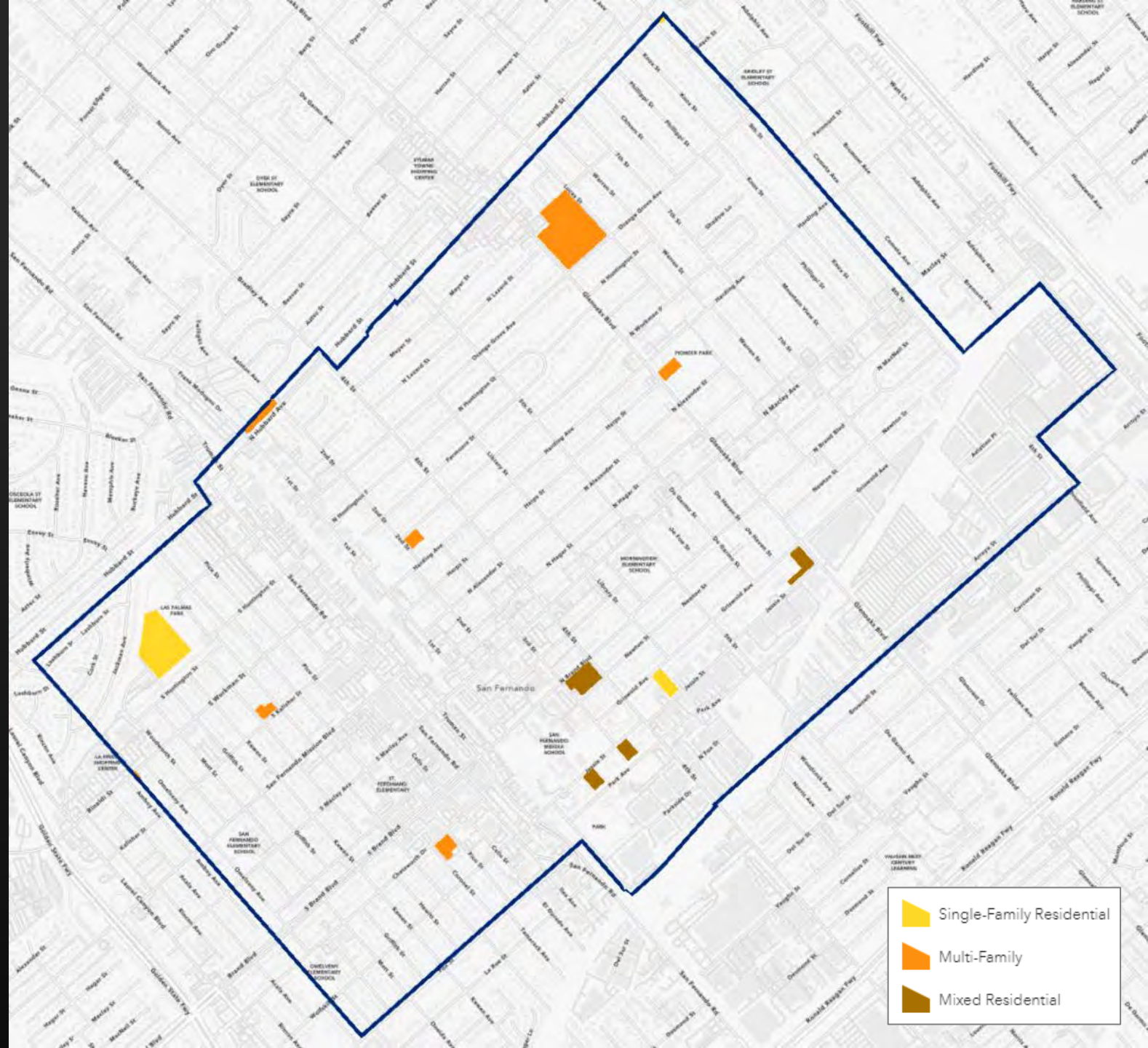
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OPPORTUNITIES SITES



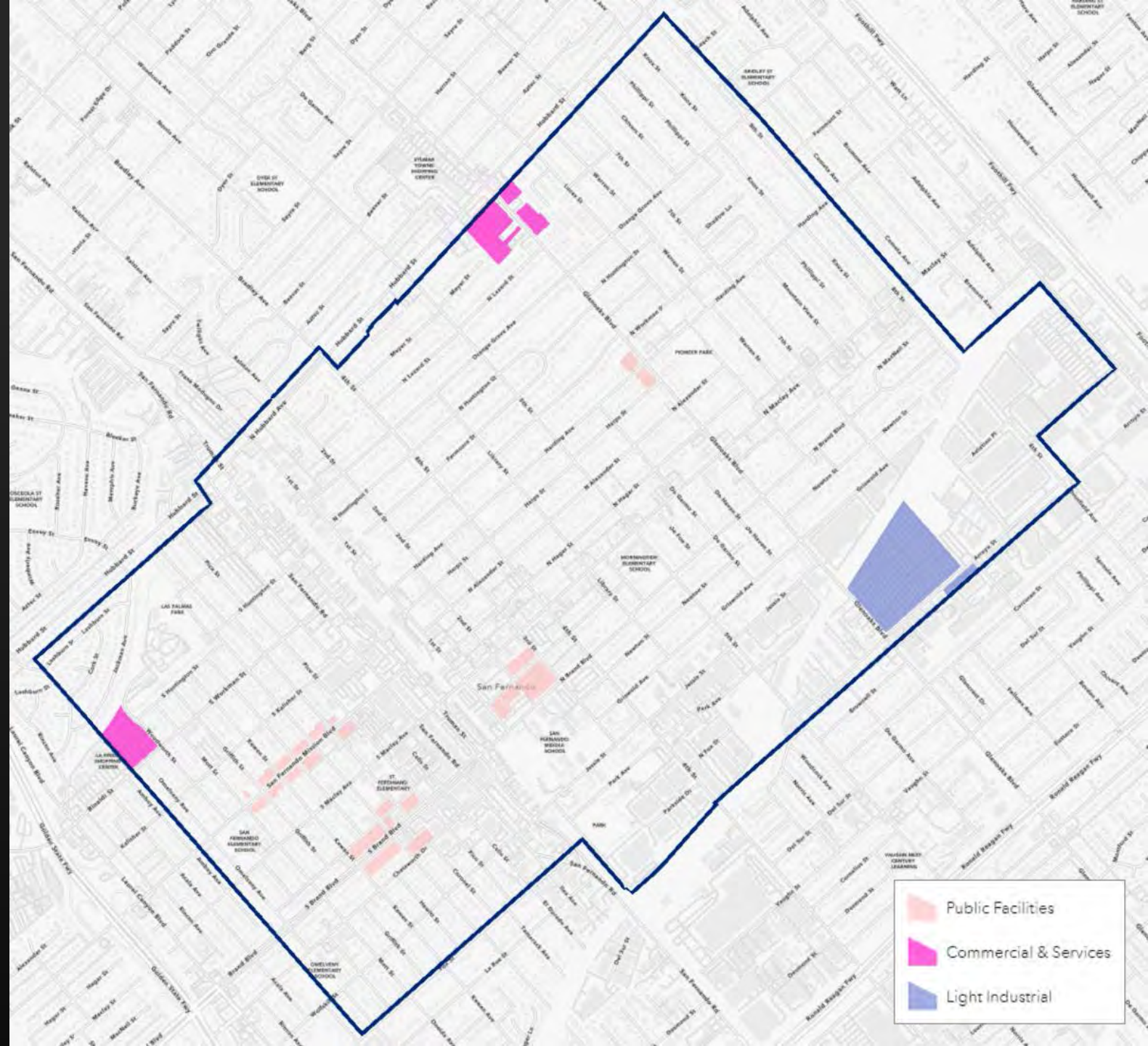
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OPPORTUNITIES SITES
RESIDENTIAL ZONING

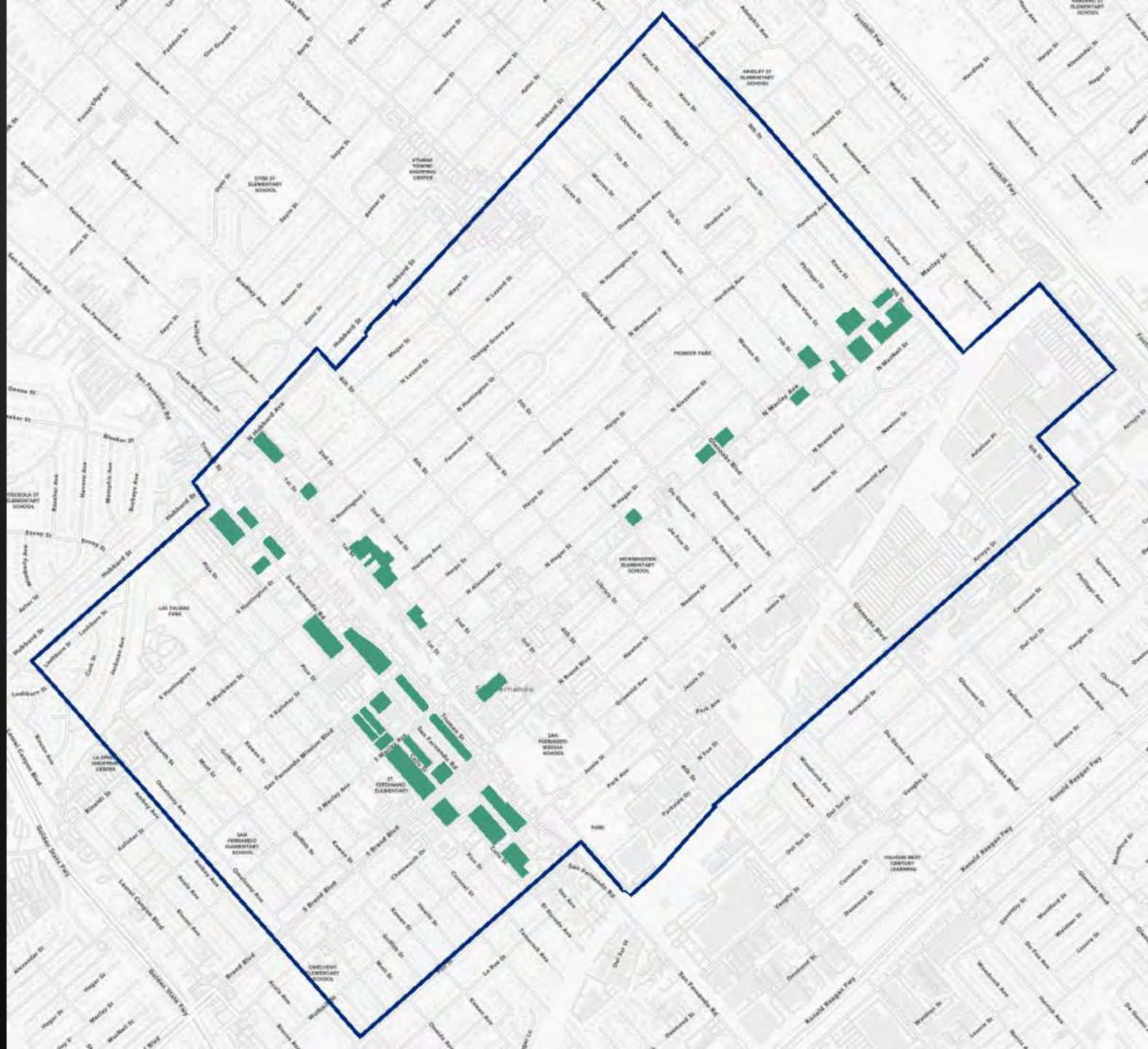


PRELIMINARY SITES IDENTIFIED

OPPORTUNITIES SITES
NON-RESIDENTIAL ZONING



OPPORTUNITIES SITES SPECIFIC PLAN ZONING



PRELIMINARY SITES IDENTIFIED

OPPORTUNITIES SITES

SAN FERNANDO ROAD
CORRIDOR



PRELIMINARY SITES IDENTIFIED

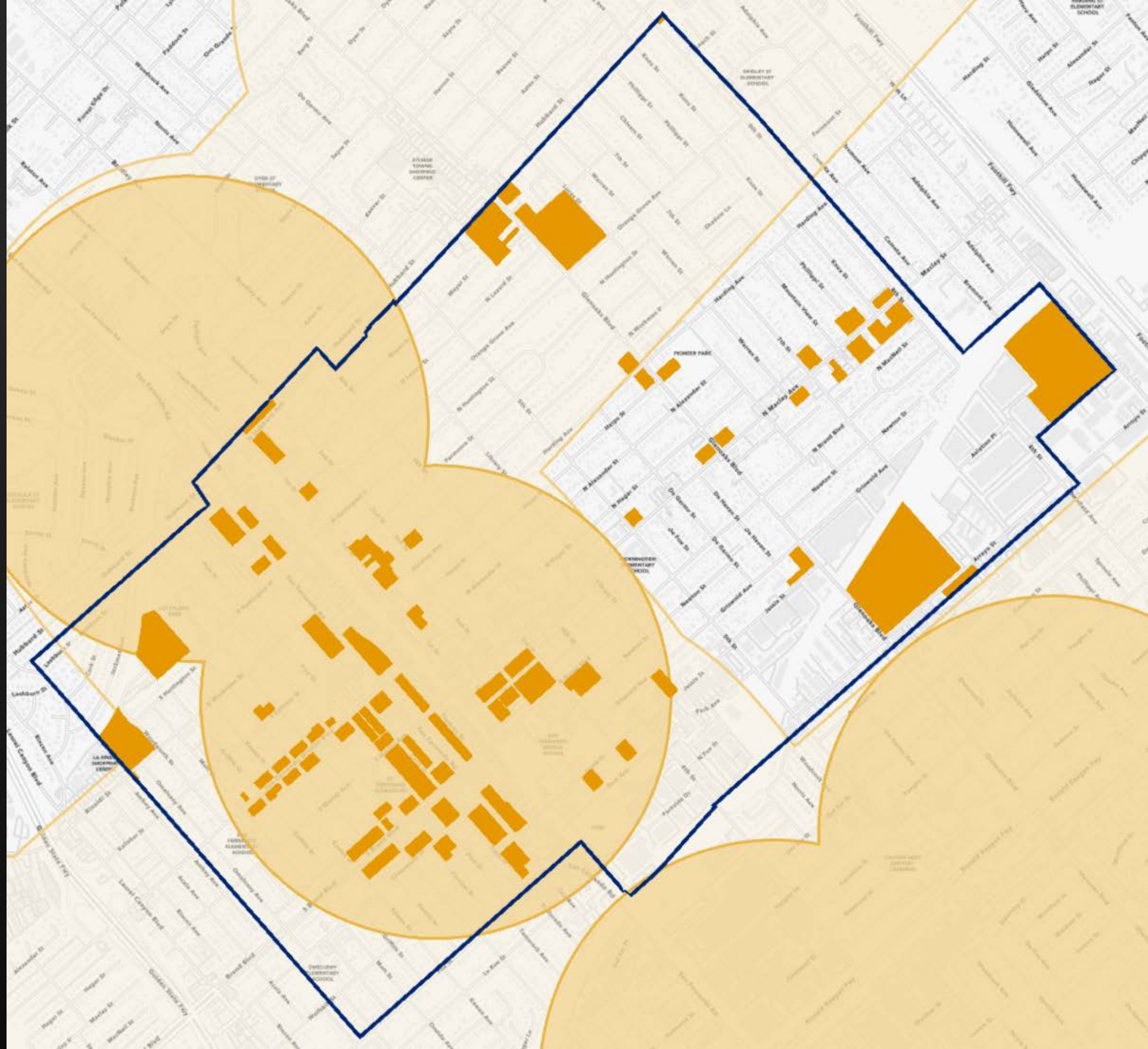
OPPORTUNITIES SITES

N. MACLAY AVENUE
CORRIDOR



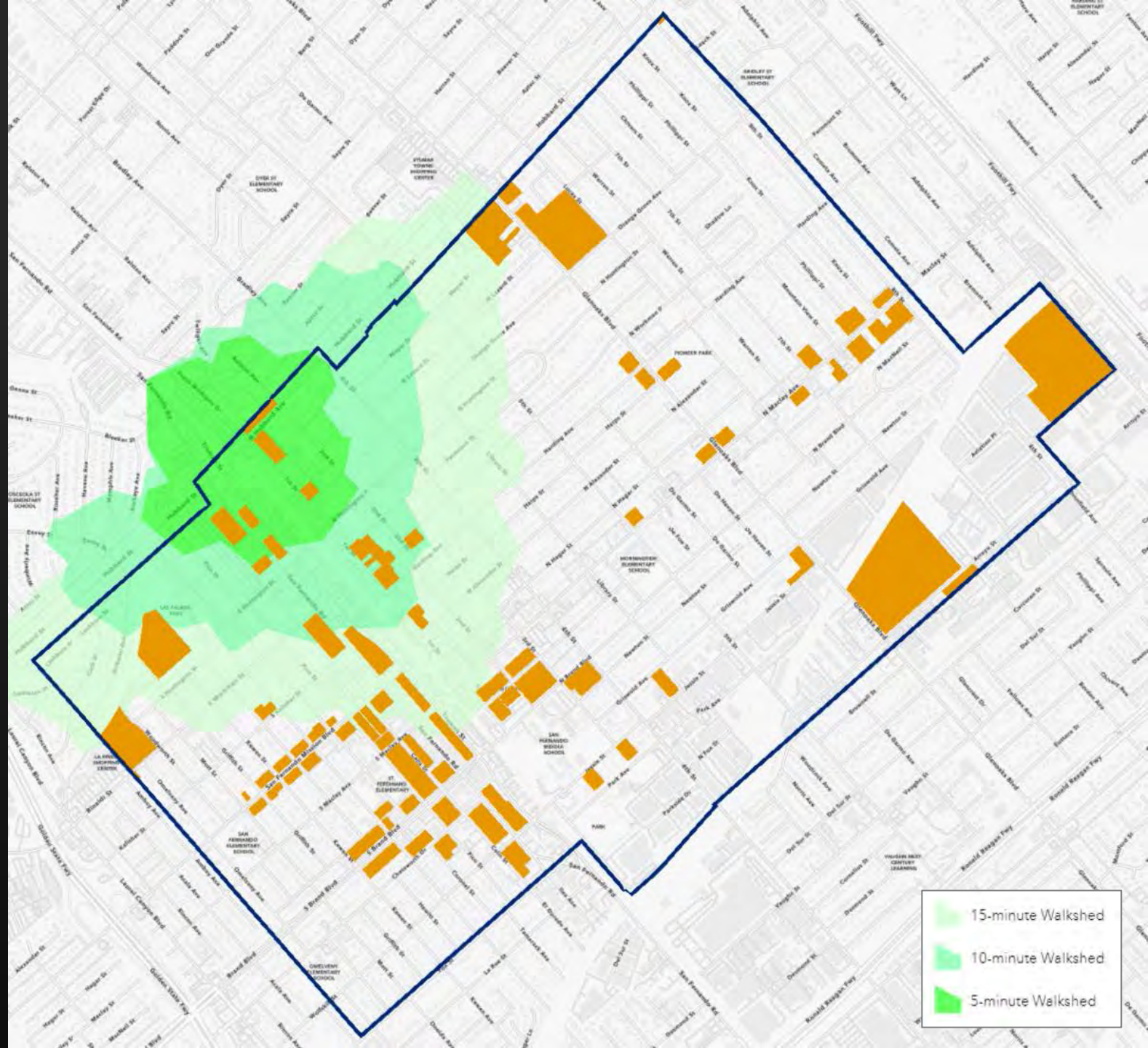
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HIGH QUALITY TRANSIT



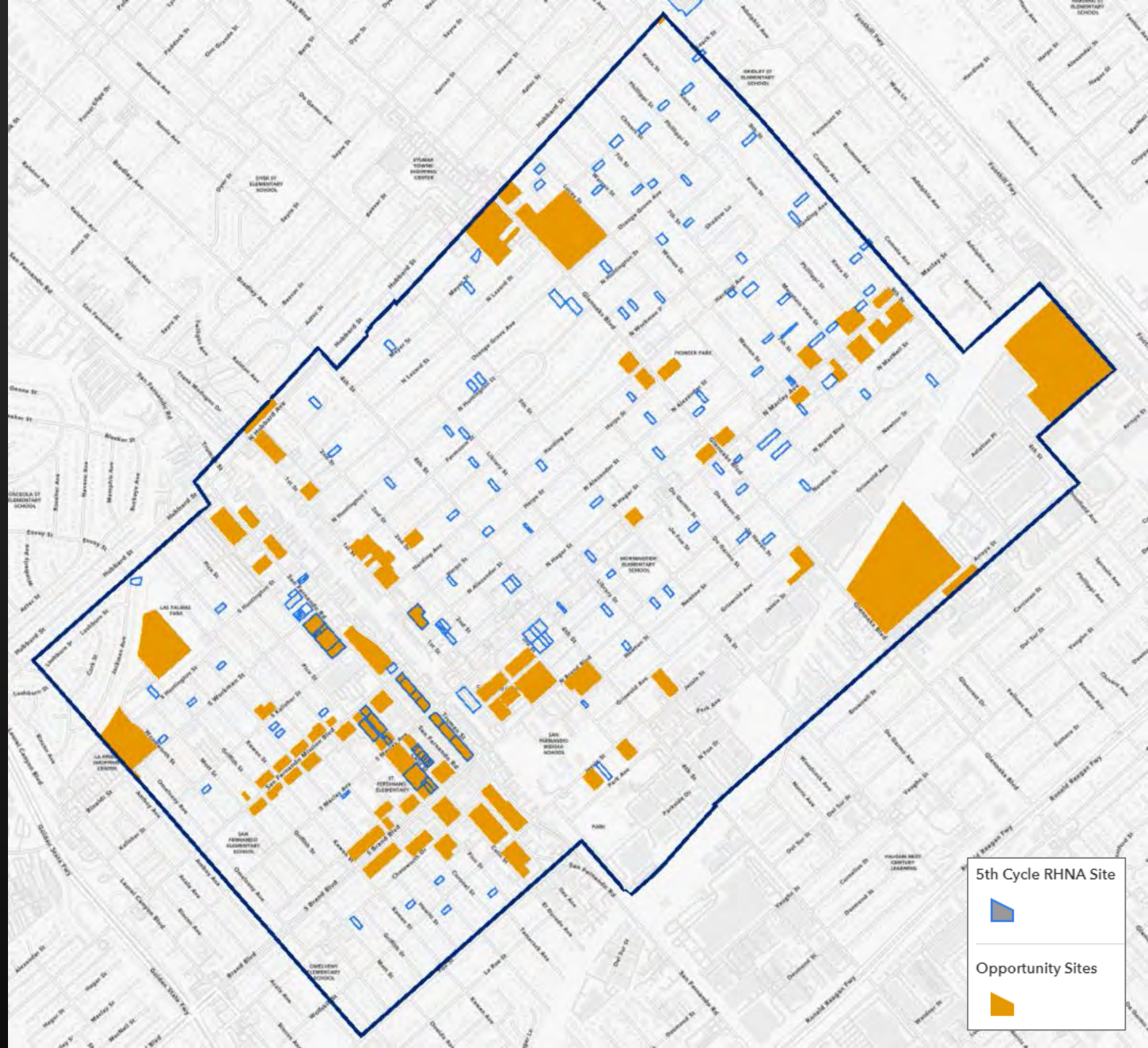
PRELIMINARY SITES IDENTIFIED

WALKING PROXIMITY TO
METRO STATION



PRELIMINARY SITES IDENTIFIED

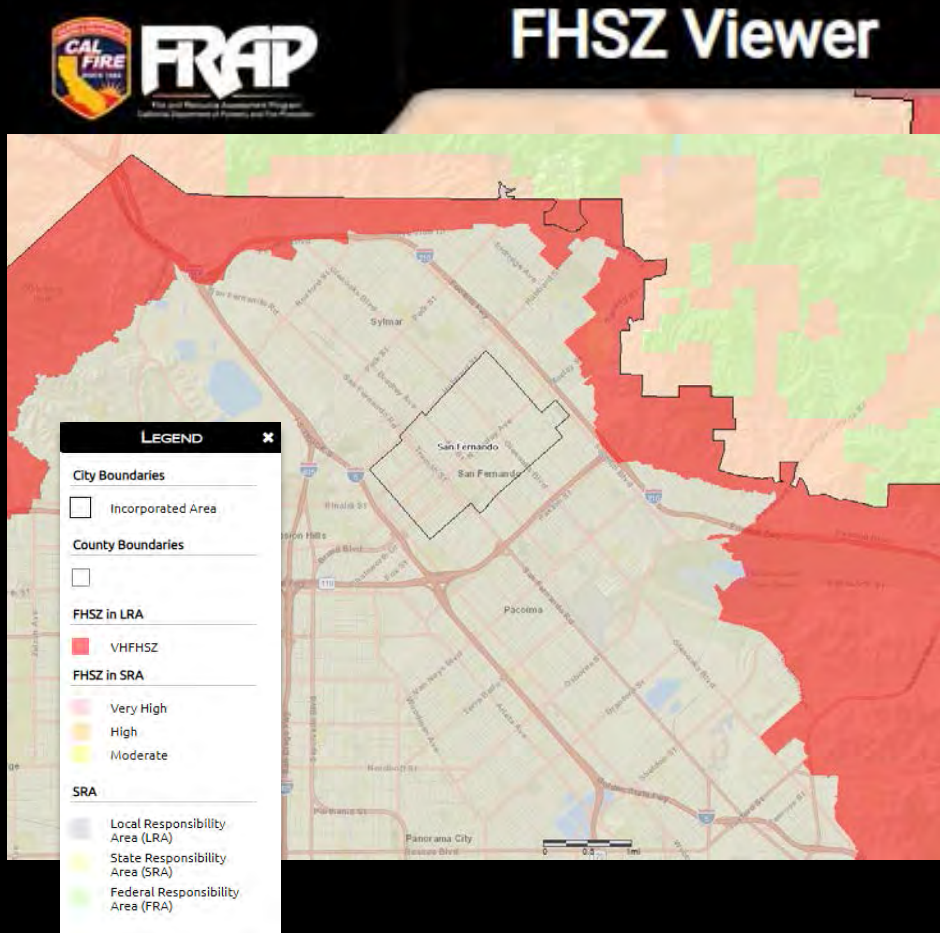
OPPORTUNITIES SITES
&
5TH CYCLE RHNA SITES





ENVIRONMENTAL PLANNING AND REVIEW PROCESS

Other General Plan Updates



Safety Element Update

- Climate Change Hazards
- Incorporate Local Hazard Mitigation Plan
- Identify and Evaluate Evacuation Routes
- Update with Additional Hazard Mapping

Environmental Justice

Senate Bill 1000 – Environmental Justice (2016)

- ✓ Environmental Justice: the fair treatment and *meaningful involvement* of all people regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

(Government Code section 65040.12(e))



Identify
disadvantaged
communities

Develop
objectives
and policies

Incorporating Environmental Justice

How to Identify Disadvantaged Communities

- ✓ Indicators such as: Pollution, Income, Health, Age, and Access to Healthy Food

Identify
disadvantaged
communities

Develop
objectives
and policies



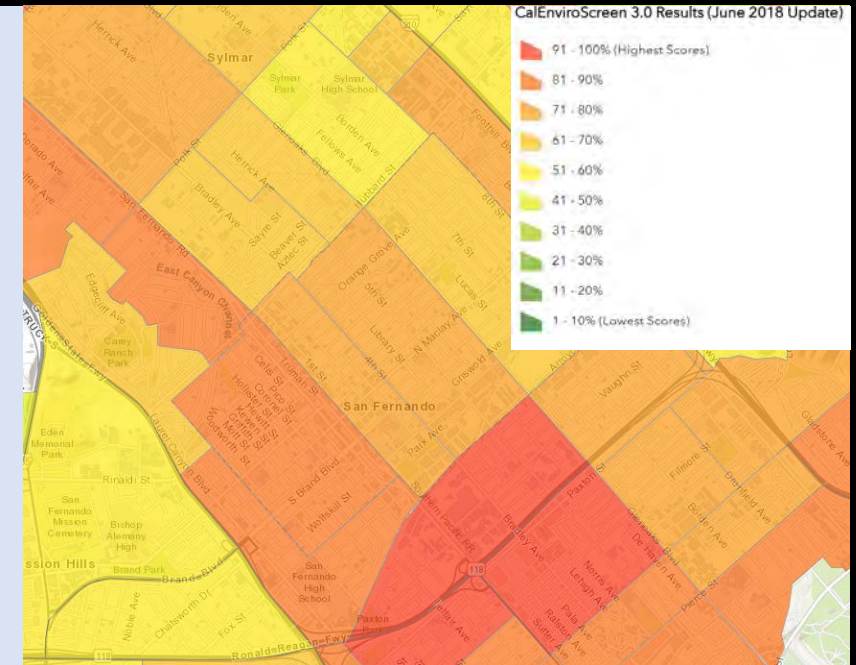
**Reduce health risks in
disadvantaged communities**



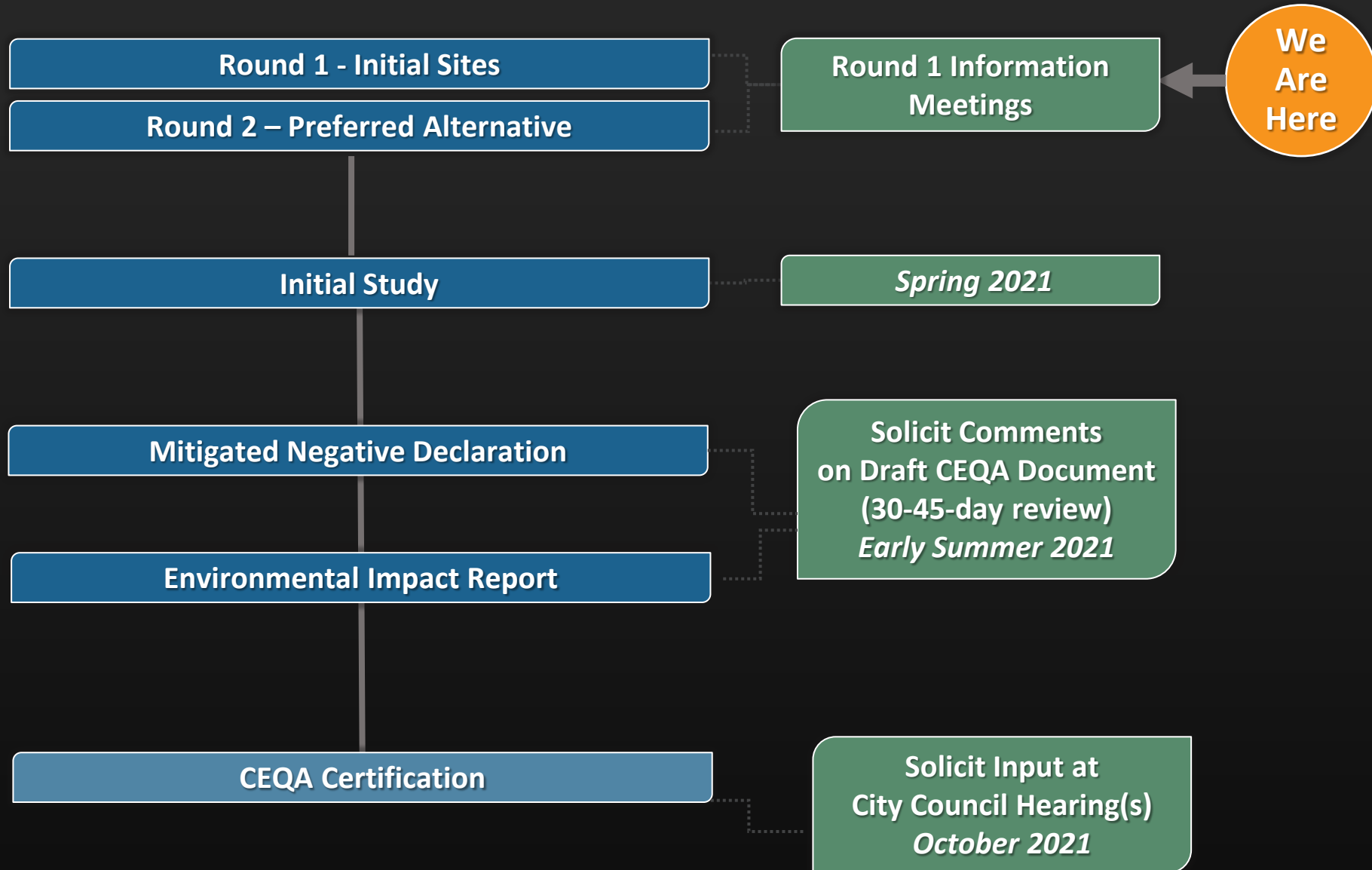
Promote civic engagement



**Prioritize improvements &
programs for disadvantaged
communities**



CEQA Environmental Review Process



NEXT STEPS

Stay connected!

- Visit the Planning Department page on the City website for more Housing Element Update Information : ci.san-fernando.ca.us/community-development/#planning
- Ask a question or provide your comments by email: CommunityDevelopmentStaff@sfcity.org
- Provide feedback on Map.Social [hla.fyi/ SanFernandoHEFeedback](https://hla.fyi/SanFernandoHEFeedback)
- Watch for future public meetings: **Next meeting May 12, 2021**



HOUSING ELEMENT UPDATE VIRTUAL TOWN HALL MEETING #2

WEDNESDAY, MAY 12, 2021 @ 6P.M.



PRESENTATION

Receive an overview of the Housing Element Update process.



LEARN

Get informed about the City's share of the Regional Housing Need Allocation (RHNA).



FEEDBACK

Have an opportunity to provide feedback regarding future housing policy.

THREE WAYS TO PARTICIPATE DURING THE MEETING



FACEBOOK LIVE

Watch live and leave your feedback in the comments:

@TheCityOfSanFernando



ZOOM

Call-in and provide your feedback:
(669) 900 6833

Meeting ID: 824 8314 4316
Passcode: 993948



EMAIL

Email your feedback on the day of the meeting:

CommunityDevelopmentStaff
@sfcity.org



PROVIDE ADDITIONAL COMMENTS ON
OUR MAP.SOCIAL COMMENTING APP
<https://hla.fyi/SanFernandoHEFeedback>

Scan QR Code to the right with phone camera app to load website



FOR MORE INFORMATION:

(818) 898-1227

CommunityDevelopmentStaff@sfcity.org

WWW.SFCITY.ORG

MAP YOUR FEEDBACK



Share your ideas using our Map.Social app. You can access it online here:

hla.fyi/SanFernandoHEFeedback

San Fernando, CA - Housing and Safety Element Update

VIEW THE MAP

THE CITY OF
SAN FERNANDO

Housing & Public Safety Update and EJ Policy Map

Welcome to the interactive mapping tool for the City of San Fernando Housing & Safety Update and Environmental Justice Policies project. This tool allows you to add your comments for specific locations on a map of the City. You can share your thoughts on issues and opportunities in the city of San Fernando, highlighting the issues, opportunities, and concerns regarding Housing, Environmental Justice and Public Safety.

Give it a try and share your ideas!

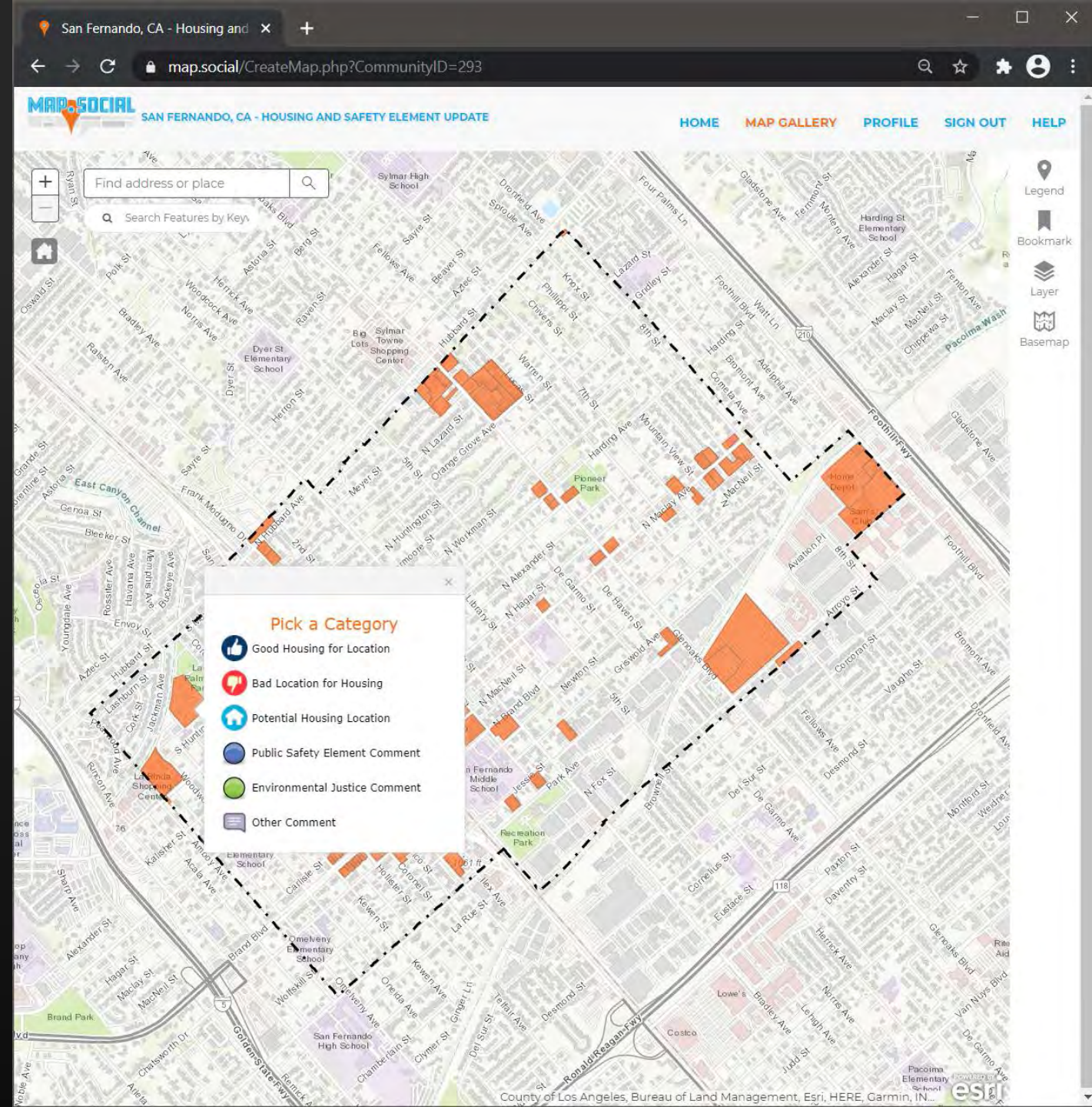
If this is your first time using map.social, we recommend doing the following:

1. Click 'Sign In' at the top right, then click 'Sign Up Now!' to create an account. Or, if you prefer not to create your own account, you can provide comments anonymously.

MAP YOUR FEEDBACK

Tips for using Map.Social

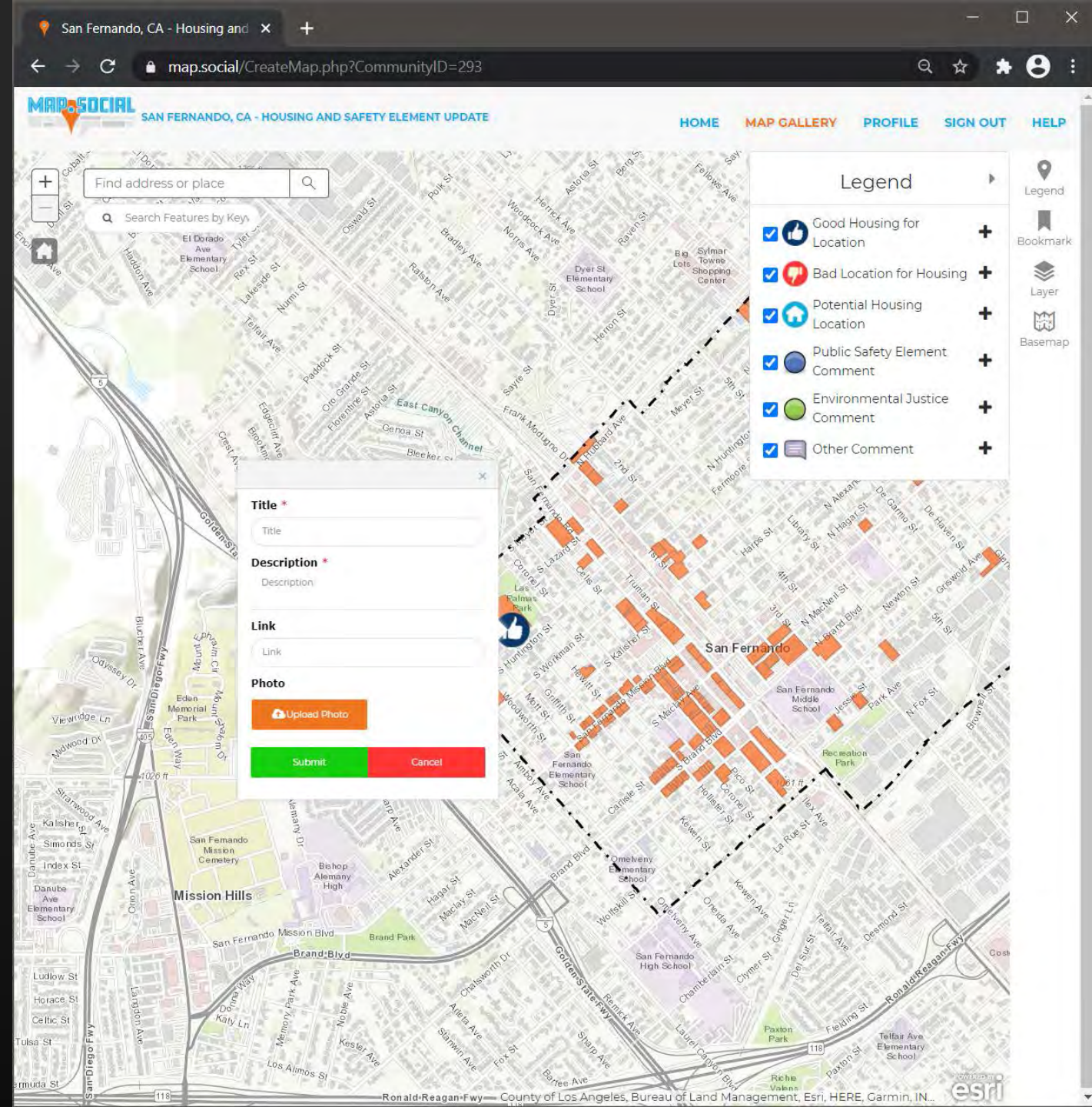
- Pan and zoom the map to see more detail
- Click on an area of interest then pick a category for your comment



MAP YOUR FEEDBACK

Tips for using Map.Social

- Give your comment a Title and a Description
- Click 'Submit' and you're done!
- You may leave more than one comment





Q&A



Thank You





AGENDA REPORT

TO: Chair Joel Fajardo and Planning and Preservation Commission

FROM: Nick Kimball, City Manager
By: Gerardo Marquez, Associate Planner

DATE: May 10, 2021

APPLICANT: Victor Pena
610 Ilex Street
San Fernando, CA 91340

SUBJECT: **Modifications to Approved Site Plan Review 2018-018**
649-655 Fourth Street, San Fernando, CA
(Los Angeles County Assessor Identification No: 2519-021-014 & 2519-021-015)

RECOMMENDATION:

It is recommended that Planning and Preservation Commission receive and file the report acknowledging the proposed site plan modifications.

BACKGROUND:

1. On January 13, 2020 a request for review and approval of a General Plan Amendment and Zone Change to change the current zone of R-1 (Single Family Residential) zone to M-1 (Limited Industrial) zone, Setback Variance and Site Plan Review for the development of a 12,300 square foot industrial building which would include approximately 524 square feet of office area within the M-1 Limited Industrial Zone and adopt a Mitigated Negative Declaration was presented to the Planning and Preservation Commission.
2. The Planning and Preservation Commission was presented two resolutions given that general plan amendments and zone changes require City Council approval. The Commission approved Resolution No 2019-010 (Recommending Approval of General Plan Amendment and Zone Change to City Council) and Resolution No. 2019-011 (Approval of Variance and Site Plan Review). The project was approved by the commission with a 3-1-1 vote.

ANALYSIS:

After the project had been approved, the applicant continued to work with adjacent property owners and presented staff with a modified site plan. The site plan looked to relocate all of the

ingress and egress to the project site off of Jessie Street, which will be widened as a part of this project (Attachment "A"). Staff reviewed the proposed modifications and verified that the existing entitlement approvals by the Commission would not be affected.

Staff conferred with the City Attorney to discuss the implications of these modifications to the site plan and it was concluded that, given that the approved entitlements (General Plan Amendment, Zone Change and Variance) would not be affected by the modifications, no further review from the Planning and Preservation Commission is required.

Staff decided that it would be best to bring back the project to the commission for an update to ensure transparency before presenting the project to City Council.

Staff will be presenting the project to City Council in the near future for approval of the required General Plan Amendment and Zone Change.

CONCLUSION:

Staff recommends that the Planning and Preservation Commission receive and file the modifications to Site Plan Review 2018-018.

FOURTH STREET WAREHOUSE

FACADADE AND PERSPECTIVE

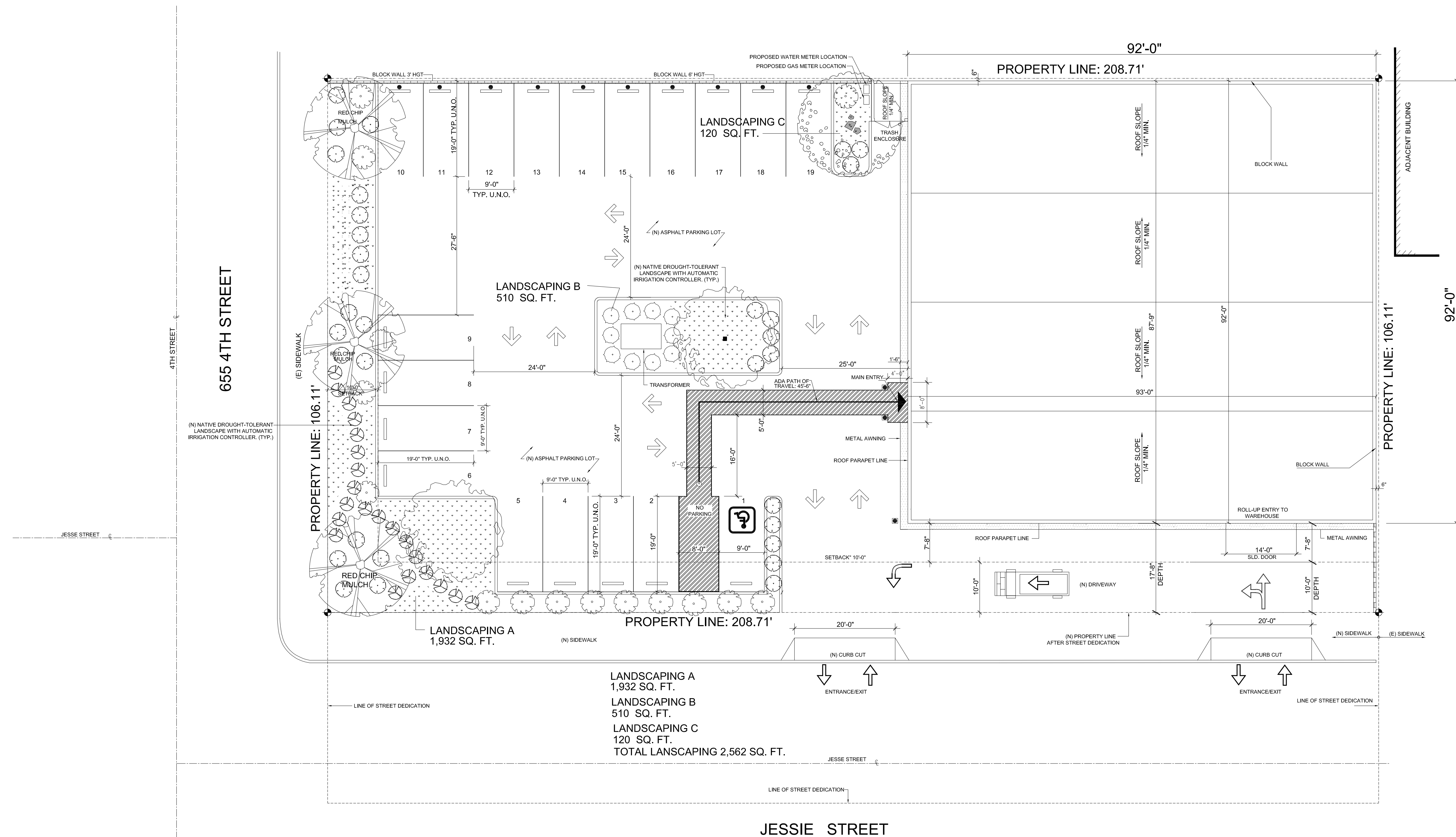
655 Th ST SAN FERNANDO CA 91340

MACLAY DESIGN

1108 5Th ST SUITE 103 SAN FERNANDO CA 91340

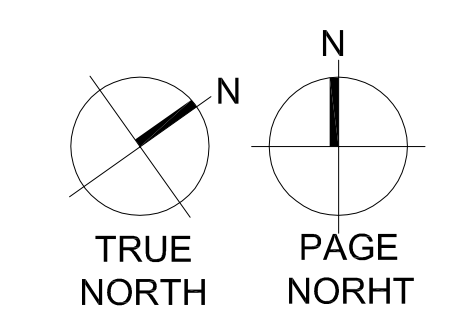
747 246 4338

NOVEMBER 23 2020



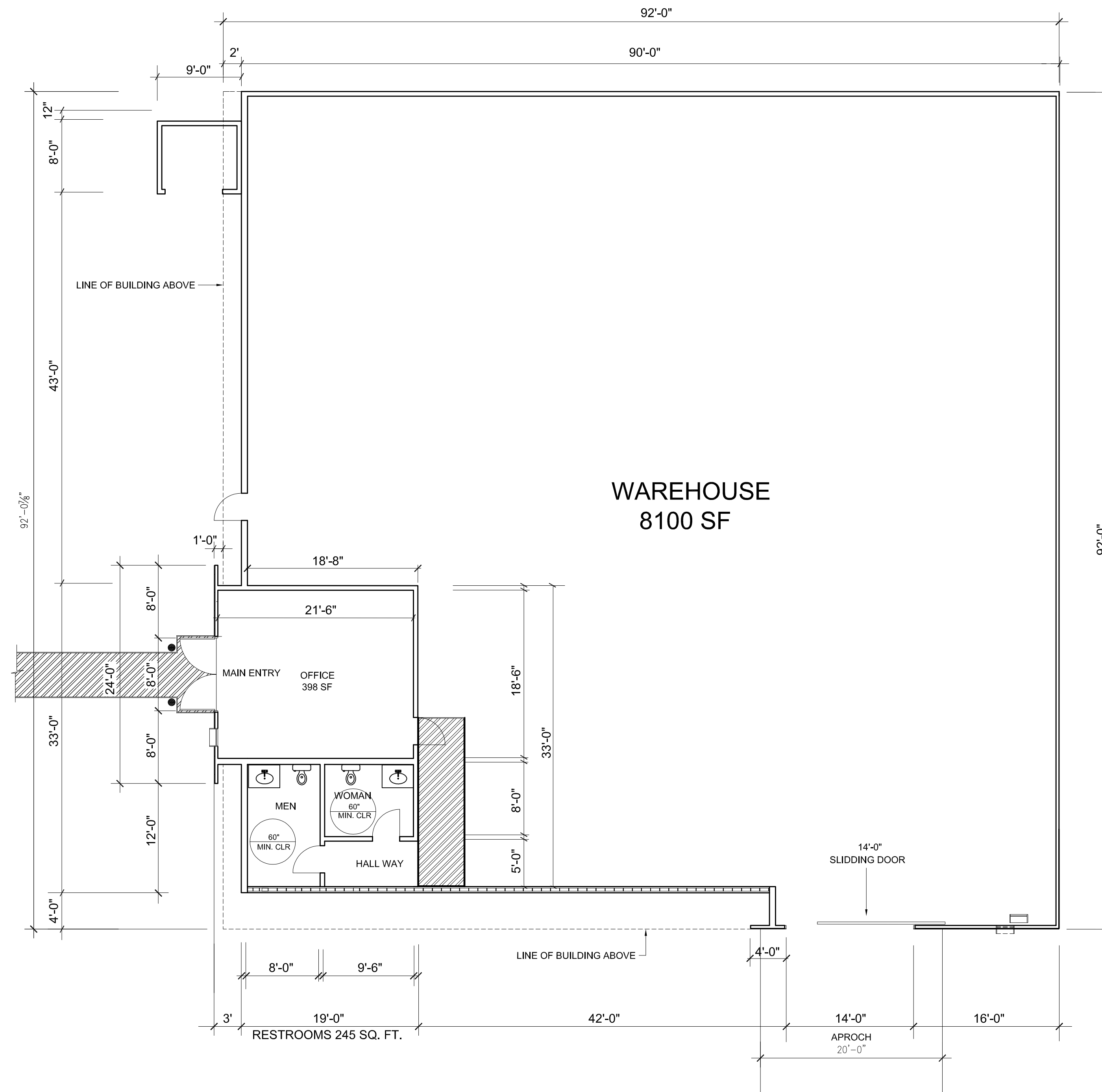
PROPOSED PLOT PLAN

SCALE: 1/8" = 1'-0"



MACLAY DESIGN
1108 5th ST SUITE 103 SAN FERNANDO CA 91340
747 246 4338 ,818 554 0043
NOVEMBER 23 2020

PLOT PLAN



PROPOSED FLOOR PLAN

Scale 1/8"= 1'-0"

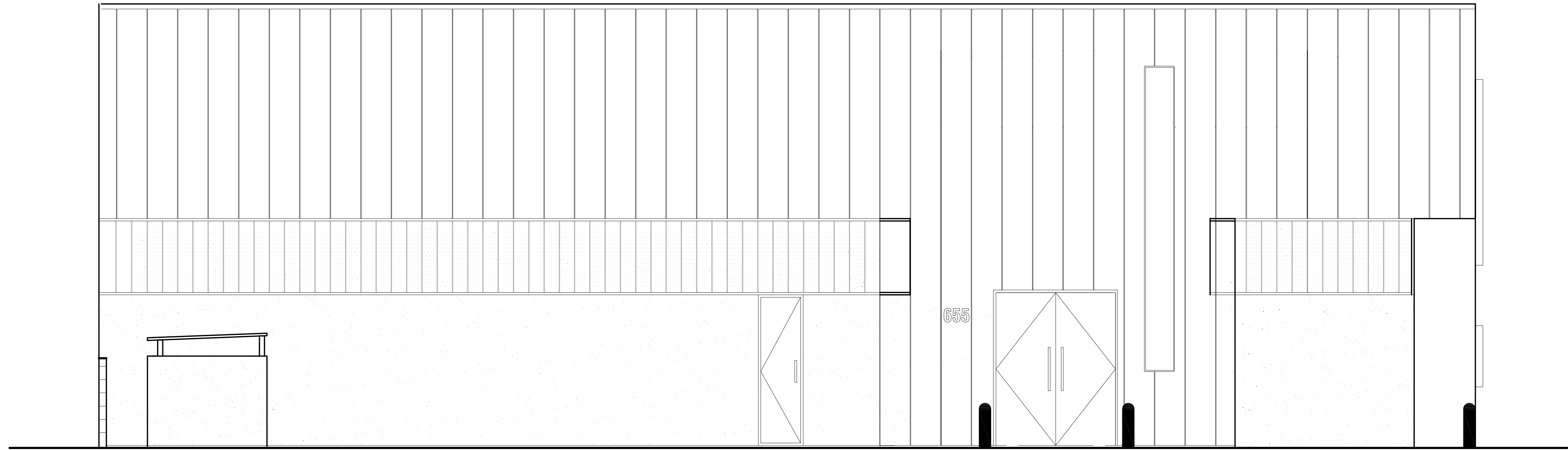
MACLAY DESIGN

1108 5th ST SUITE 103 SAN FERNANDO CA 91340

747 246 4338 ,818 554 0043

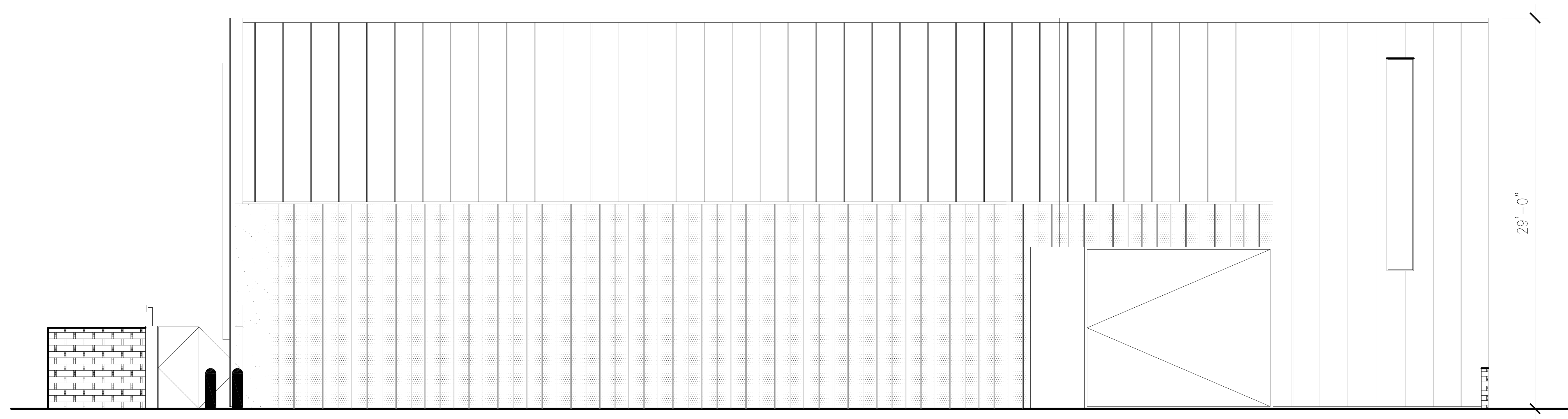
NOVEMBER 23 2020

FLOOR PLAN



BUILDING ELEVATION - EAST

SCALE: 1/8" = 1'-0"



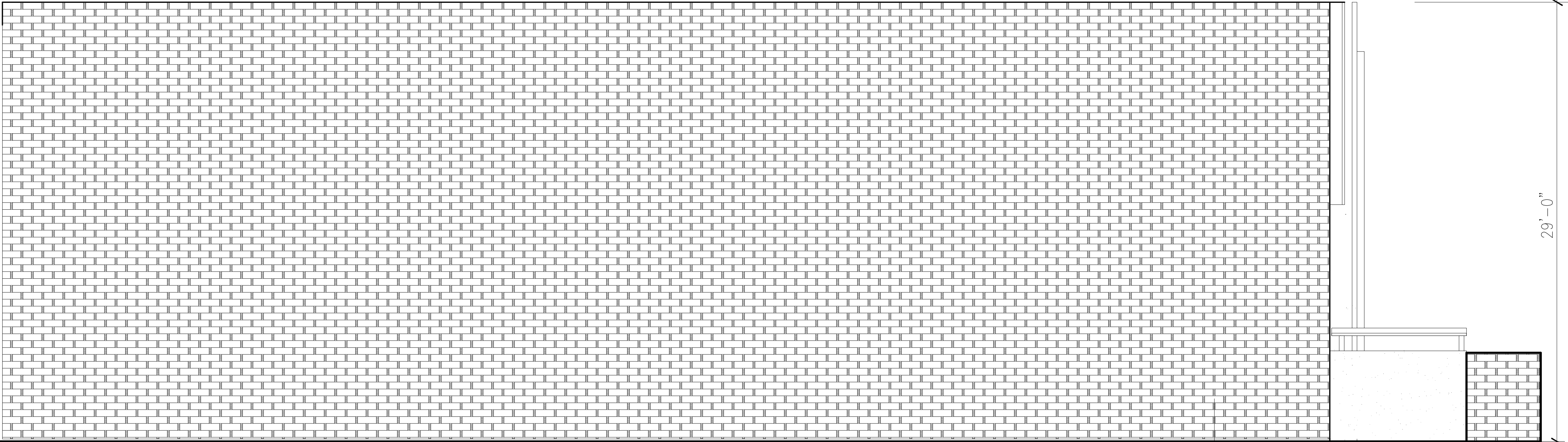
BUILDING ELEVATION - NORTH

SCALE: 1/8" = 1'-0"

ELEVATIONS
EAST AND NORTH

MACLAY DESIGN

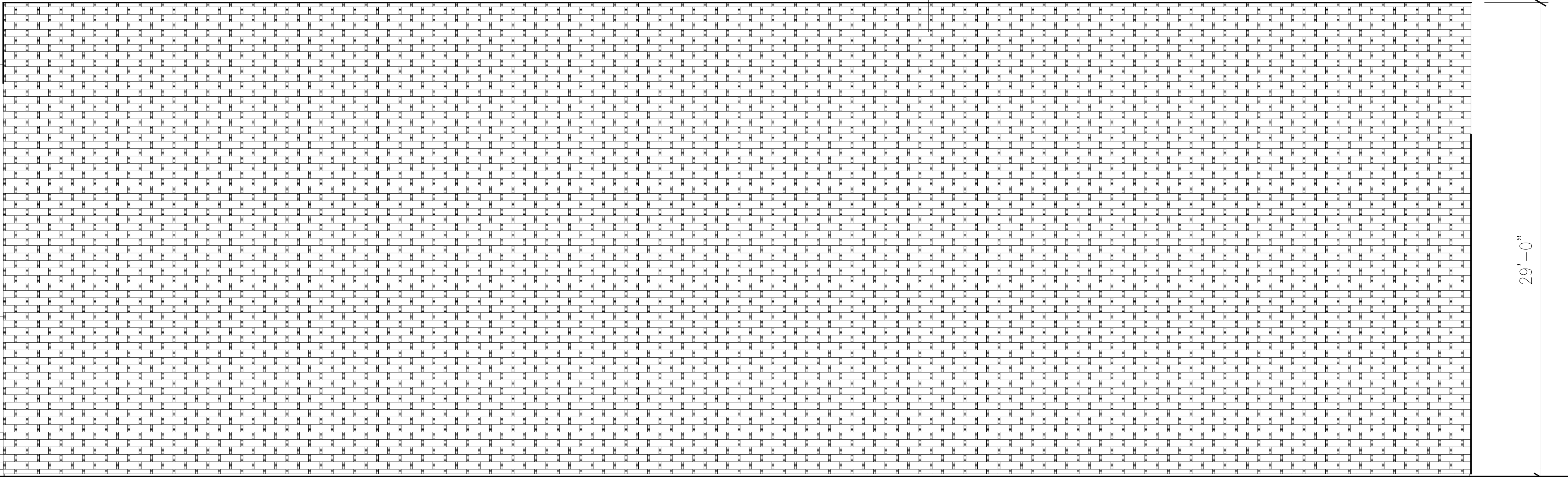
1108 5th ST SUITE 103 SAN FERNANDO CA 91340
747 246 43 38 - 818 554 0043
NOVEMBER 23 2020



BUILDING ELEVATION - SOUTH

SCALE: 1/8" = 1'-0"

BLOCK WALL SEALER SILANE SILOXANE
SEALERS, ARMOR 5X500 WB PENETRATING
SILANE SILOXANE, CONCRETE SEALER AND
MASONRY WATER REPLELLENT (5 GAL).
PAINTING CINDER BLOOCK COLOR



BUILDING ELEVATION - WEST

SCALE: 1/8" = 1'-0"

ELEVATIONS
SOUTH AND WEST

MACLAY DESIGN

1108 5Th ST SUITE 103 SAN FERNANDO CA 91340
747 246 43 38 - 818 554 0043
NOVEMBER 23 2020

OMITS
DRIVEWAY



BLOCK
WALL



BIRD'S EYE VIEW

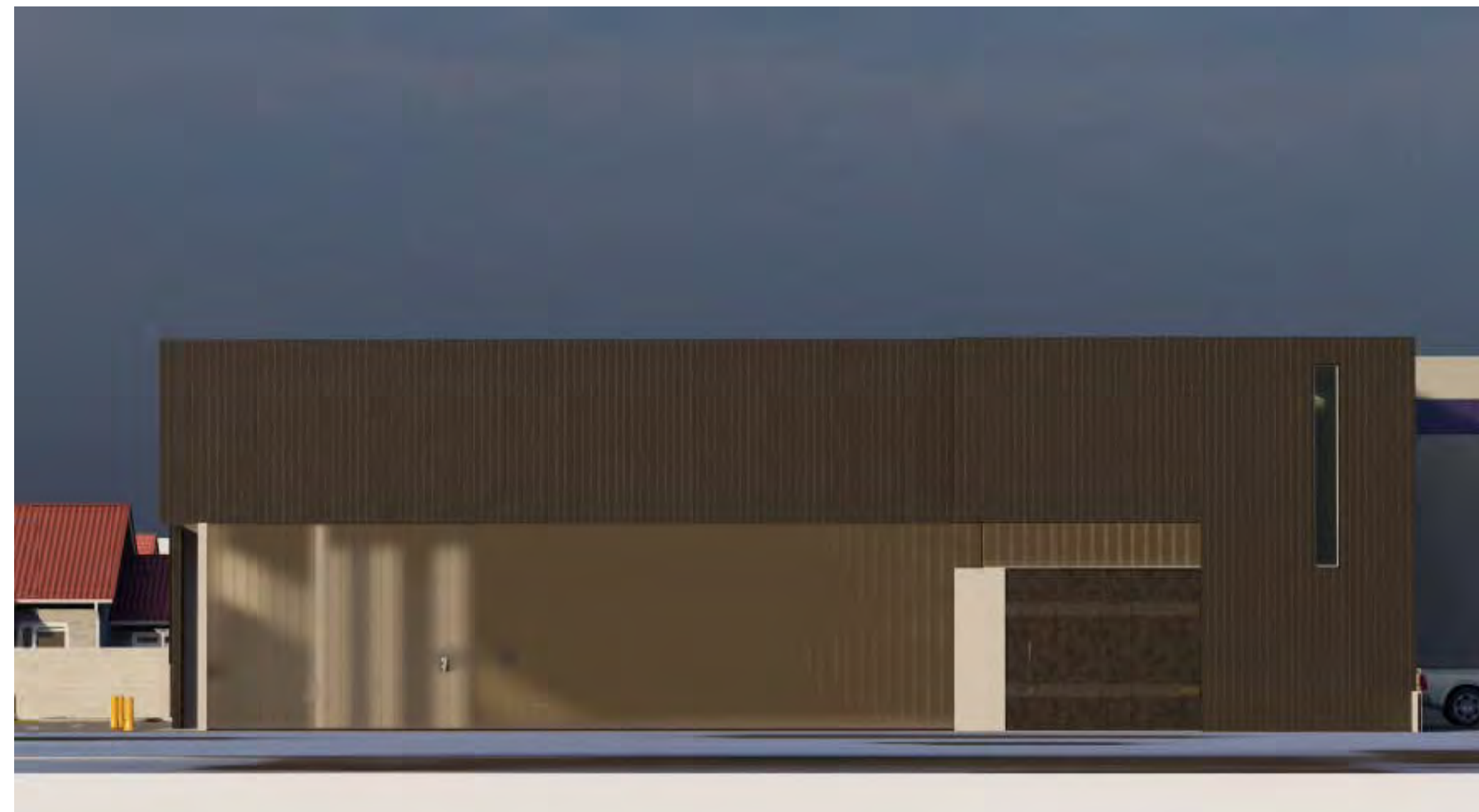
MACLAY DESIGN

1108 5Th ST SUITE 103 SAN FERNANDO CA 91340
747 246 4338 ,818 554 0043
NOVEMBER 23 2020



PERSPECTIVE

MACLAY DESIGN
 1108 5th ST SUITE 103 SAN FERNANDO CA 91340
 747 246 4338 ,818 554 0043
 NOVEMBER 23 2020



FACADE

MACLAY DESIGN
 1108 5Th ST SUITE 103 SAN FERNANDO CA 91340
 747 246 4338 ,818 554 0043
 NOVEMBER 23 2020



AGENDA REPORT

To: Chair Joel Fajardo and Planning and Preservation Commission

From: Nick Kimball, City Manager
By: Gerardo Marquez, Associate Planner

Date: May 10, 2021

Subject: General Plan Housing Element Annual Progress Report for Calendar Year 2020

RECOMMENDATION:

It is recommended that the Planning and Preservation Commission receive and file the General Plan Housing Element Annual Progress Report (APR) (Attachment "A") for the Calendar Year 2020.

BACKGROUND:

1. The purpose of this item is to update the Planning and Preservation Commission on the status of the General Plan Housing Element Annual Progress Report for Calendar Year 2020 (Attachment "A"), and the progress of its implementation, which gets reported to the California Department of Housing Community Development (HCD) and the Governor's Office of Planning and Research (OPR). Government Code Section 65400 establishes the requirement that each city and county prepare an annual report on the status of its Housing Element, and the actions taken towards completion of the programs and status of the local government's compliance with the deadlines in its housing element.
2. The current Housing Element 2014-2021 (5th Cycle), was adopted by the City on January 21, 2014 and certified by HCD as being in full compliance with State housing element law on March 18, 2014. The Housing Element establishes the City's strategy for meeting community housing needs for the period 2014-2021 and is one of seven integral and interrelated elements of the General Plan.
3. On January 1, 2018 as a result of California Senate Bill 35 (SB 35), streamlining provisions went into effect for cities that were not meeting their goals for construction of certain regional housing needs. SB 35 amended Government Code Section 65913.4 to require local jurisdictions to streamline the approval of certain housing projects by providing a ministerial approval process and removing the requirements for California Environmental Quality Act (CEQA) analysis.

Consideration to Approve General Plan Housing Element Annual Progress Report for Calendar Year 2020

Page 2 of 5

4. On July 16, 2018, the City Council approved the General Plan Housing Element APR for Calendar Year 2017. In 2017, the City demonstrated continued sufficient progress towards meeting its very low and low income housing unit allocation. However, the City had fallen behind the pace to meet its moderate and above moderate income housing unit allocation projection for the 2014-2021 period. As a result, the City was subject to SB 35 streamlining provisions for proposed developments with at least 10 percent affordability (10 percent of the units must be affordable to households earning 80 percent or less of area median income).
5. On April 2, 2019, the City Council approved the General Plan Housing Element APR for Calendar Year 2018, during which the City issued building permits for 96 additional housing units. Of these, the City added 27 moderate income housing units, helping it regain the pace to meet its moderate income housing unit projection for the 2014-2021 period. However, the City had fallen behind the pace to meet both the very low and the above moderate housing unit allocation projections.
6. On March 5, 2020, the Regional Council for the Southern California Association of Governments (SCAG), the regional planning agency for the Southern California area, approved a final Regional Housing Need Allocation (RHNA) methodology for the 6th Cycle Housing Element (October 2021 – October 2029). The allocation signified a dramatic increase from the 5th Cycle from 412,137 to 1,341,834 total housing units throughout the SCAG region for the 6th Cycle, and for San Fernando, an allocation increasing from 217 to 1,790 housing units.
7. On April 20, 2020 the City Council approved the General Plan Housing Element APR for Calendar Year 2019 during which the City issued building permits for 66 additional housing units. Of these, the City added 46 low income housing units, production in the City still remains behind the pace to meet allocations for the very low and above moderate income categories for the 2014-2021 period.

ANALYSIS:

The 2020 Annual Report reflects the City's progress during the 7th year of the RHNA projection period (January 1, 2014 - October 1, 2021) for the 5th Cycle Housing Element. The RHNA allocates the amount of housing growth each jurisdiction must plan for in their housing element by providing "adequate sites" through zoning. Pursuant to Government Code Section 65863, jurisdictions are required to maintain an adequate sites inventory throughout the planning period. For example, to the extent that high density sites identified as accommodating the lower income RHNA are developed with fewer units, the jurisdiction will need to make up any shortfall on other sites, including rezoning as necessary.

Historically, as long as a jurisdiction provided sufficient sites and did not impose undue constraints to development, a city was not penalized for falling short of its RHNA target. However, the state's adoption of SB 35 in 2018 imposed streamlining provisions for proposed developments upon jurisdictions that had insufficient progress towards its share of the regional housing need by income category, combining the very low and low income levels as one category, and combining the moderate and above moderate income levels as another category.

In a jurisdiction subject to SB 35 streamlining, approval of a qualifying housing development on a qualifying site becomes a ministerial act without CEQA review or public hearings. SB 35 stipulates two tiers of inclusionary requirements. The first would require that 10 percent of the units must be affordable to households earning 80 percent or less of area median income. The second would require that 50 percent of the units must be affordable to households earning 80 percent or less of area median income.

During 2020, the City continued to add to its low income and moderate income RHNA allocations, and continues the upward trend in activity overall since 2017. However, production in the City still remains behind the pace to meet allocations for the very low and above moderate income categories for the 2014-2021 period. In 2020, there was a significant increase to the above moderate RHNA allocation target due to recently state enacted accessory dwelling unit laws.

The City continues to be subject to SB 35 streamlining provisions for proposed developments with at least 10 percent affordability, meaning 10 percent of the units must be affordable to households earning 80 percent or less of Area Median Income (AMI). The City will continue to be subject to this streamlining until the beginning of the next housing element period. No projects have been submitted thus far utilizing the SB 35 streamlining provision.

As presented in Table 1 below, the City was allocated a total RHNA of 217 units for the planning period. During calendar years 2014-2020, a total of 368 residential building permits were issued. However, under SB 35 cities must meet the proportionate share of the RHNA for each of the four income levels. Hence, the City has a remaining RHNA target for two of the four income levels.

Consideration to Approve General Plan Housing Element Annual Progress Report for Calendar Year 2020

Page 4 of 5

Table I: Regional Housing Needs Allocation (RHNA) Progress: 2014-2019

Income Level	2014-2021 RHNA Allocation	Building Permits Issued Per Year							Remaining RHNA Target
		2014	2015	2016	2017	2018	2019	2020	
Very Low (0 to 30% of AMI)	55	28	0	0	0	0	0	0	27
Low (30 to 50% of AMI)	32	4	5	5	24	67	46	69	0
Moderate (50 to 80% of AMI)	35	0	0	0	3	27	16	12	0
Above Moderate (> 80% of AMI)	95	27	0	9	2	2	4	18	33
Total	217	59	5	14	29	96	66	99	60

The City has made progress in addressing its lower income housing needs both through the provision of deed restricted affordable units, and more recently through the development of accessory dwelling units (ADU's), which have proven popular in many California jurisdictions. Of the 99 units issued building permits last year in San Fernando, 91 were ADU's.

The City will need to maintain zoning that makes sites available for a mix of single-family, multi-family and mixed use housing, supported by a variety of programs to enhance affordability, to accommodate remaining RHNA targets. The City continues to actively implement the policies of the General Plan including the goals, policies and programs of the Housing Element. Furthermore, both the adoption of the San Fernando Corridors Specific Plan (SP-5) in December 2017, and the recently state allowance for Junior ADU's (JADU), which allows for a portion of an existing primary dwelling to be converted to an additional dwelling unit up to a maximum of 500 square feet, will continue to foster housing and address the "Very-Low Income Housing" RHNA allocation target.

Moving forward, HCD has set an ambitious housing production goal for the upcoming 6th Cycle by both HCD and SCAG. These goals represent a 325 percent increase in the SCAG region, and an increase of 827 percent locally for the City of San Fernando. On October 26, 2020 staff submitted an appeal request to SCAG seeking a reduction in its allocation. Staff cited local planning factors, changed circumstances and a disproportionate allocation compared to the rest of the region. Ultimately staffs request was denied and the City was provided a final allocation of 1,795 units.

CONCLUSION:

Staff recommends that the Planning and Preservation Commission receive and file the Housing Element Annual Progress Report for Calendar Year 2020. City Council will be presented this same report and will be asked to authorize staff to forward the Housing Element Annual Progress Report to the California Department of Housing and Community Development and the Governor's Office of Planning and Research.

ATTACHMENT:

A. Housing Element Annual Progress Report for Calendar Year 2020

Please Start Here

General Information	
Jurisdiction Name	San Fernando
Reporting Calendar Year	2020
Contact Information	
First Name	Nick
Last Name	Kimball
Title	City Manager
Email	Nkimball@sfcity.org
Phone	8188981202
Mailing Address	
Street Address	117 Macneil Street
City	San Fernando
Zipcode	91340

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated.

v 12_28_20

Jurisdiction	San Fernando	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A

Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Notes
1					2	3	4	5							6	7	8	9	10
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4.5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below								0	0	0	67	0	12	16	93	95	0	0	
	2521-021-036	1221 Coronel Street	PR 2020-001		ADU	R	1/20/2020				1	0			1	1	0	No	
	2613-006-055	1032 Mott Street	PR 2020-004		ADU	R	1/7/2020				1				1	1	0	No	
	2518-001-0019	551 Alexander Street	PR 2020-009		ADU	R	1/28/2020				1				1	1	0	No	
	2518-025-006	726 Harding Avenue	PR 2020-010		ADU	R	1/29/2020				1				1	1	0	No	
	2519-014-009	441 Griswold Avenue	PR 2020-016		ADU	R	2/18/2020				1				1	1	0	No	
	2520-006-016	209 N. Huntington Street	PR 2020-019		ADU	R	3/2/2020				1				1	1	0	No	
	2522-011-014	612 S. Brand Blvd	PR 2020-021		ADU	R	3/3/2020				1				1	1	0	No	
	2521-008-011	1424 Hewitt Street	PR 2020-022		ADU	R	3/10/2020				1				1	1	0	No	
	2515-018-011	928 Macneil Street	PR 2020-023		ADU	R	3/11/2020				1				1	1	0	No	
	2517-011-011	2009 Lucas Street	PR 2020-024		JADU	R	3/24/2020				1				1	1	0	No	
	2521-005-002	1406 Pico Street	PR 2020-026		ADU	R	4/8/2020				1				1	1	0	No	
	2613-001-007	805 Kalisher Street	PR 2020-028		ADU	R	5/7/2020				1	0				1	0	No	
	2518-013-009	543 Harding Avenue	PR 2020-029		ADU	R	5/7/2020				1				1	1	0	No	
	2519-012-014	520 N. Brand Blvd	PR 2020-030		ADU	R	5/14/2020				1				1	1	0	No	
	2522-032-022	635 Pico Street	PR 2020-034		ADU	R	6/11/2020				1				1	1	0	No	
	2518-007-011	446 Alexander Street	PR 2020-036		ADU	R	6/15/2020				1				1	1	0	No	
	2515-027-024	809 Seventh Street	PR 2020-038		JADU	R	6/18/2020				1				1	1	0	No	
	2521-015-020	1319 Pico Street	PR 2020-041		ADU	R	6/22/2020						1		1	1	0	No	
	2518-009-010	526 Hagar Street	PR 2020-042		ADU	R	6/23/2020				1				1	1	0	No	
	2517-008-023	1949 Seventh Street	PR 2020-046		ADU	R	7/1/2020						1		1	1	0	No	
	2522-029-021	517 Fox Street	PR 2020-047		ADU	R	7/1/2020				1				1	1	0	No	
	2518-022-007	774 N. Workman Street	PR 2020-052		ADU	R	7/27/2020						1		1	1	0	No	
	2612-014-010	624 Jackman Avenue	PR 2020-053		ADU	R	7/27/2020				1				1	1	0	No	
	2515-030-011	1065 Macneil Street	PR 2020-055		ADU	R	7/27/2020				1				1	1	0	No	
	2517-013-049	821 Fayecroft Street	PR 2020-056		ADU	R	7/30/2020				1				1	1	0	No	
	2517-008-036	1963 Seventh Street	PR 2020-057		ADU	R	7/30/2020				1				1	1	0	No	

[illegible]

Jurisdiction	San Fernando	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	55		28								28	27
	Non-Deed Restricted												
Low	Deed Restricted	32		4								220	
	Non-Deed Restricted				5	5	24	67	46	69			
Moderate	Deed Restricted	35										58	
	Non-Deed Restricted						3	27	16	12			
Above Moderate		95		27		9	2	2	4	18		62	33
Total RHNA		217											
Total Units				59	5	14	29	96	66	99		368	60

Note: units serving extremely low-income households are included in the very low-income permitted units totals

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

[illegible]

Jurisdiction	San Fernando	
Reporting Year	2020	(Jan. 1 - Dec. 31)

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	69
Moderate	Deed Restricted	0
	Non-Deed Restricted	12
Above Moderate		18
Total Units		99

Note: Units serving extremely low-income households are included in the very low-income permitted units totals

Housing Applications Summary	
Total Housing Applications Submitted:	95
Number of Proposed Units in All Applications Received:	95
Total Housing Units Approved:	95
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	0
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Cells in grey contain auto-calculation formulas

Jurisdiction	San Fernando	
Reporting Year	2020	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity’s application for funding and the corresponding impact on housing within the reg 50515.02 or 50515.03, as applicable.

Total Award Amount	\$ -
--------------------	------

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Total

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	68
Moderate	Deed Restricted	0
	Non-Deed Restricted	12
Above Moderate		11
Total Units		91

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	69
Moderate	Deed Restricted	0
	Non-Deed Restricted	12
Above Moderate		18
Total Units		99

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	22
Moderate	Deed Restricted	0
	Non-Deed Restricted	6
Above Moderate		3
Total Units		31



AGENDA REPORT

To: Planning and Preservation Commission

From: Chair Joel Fajardo

Date: May 10, 2021

Subject: Discussion Regarding the Planning and Preservation Commission's 2021-2022 Goals and Objectives

RECOMMENDATION:

I would like to recommend that the Planning and Preservation Commission develop Goals and Objectives for the upcoming Fiscal Year 2021-2022.

STAFF COMMENT:

Goals and Objectives should be closely related to the Commission's area of responsibility, which include:

- The powers and duties prescribed by the City Council and by state law for Planning Commissions established pursuant to Government Code § 65101 (i.e. primarily zoning and entitlement review); and
- Act in an advisory capacity to the City Council on matters pertaining to the improvement and beautification of the City's urban forest.

Goals and Objectives not directly related to the Commission's area of responsibility may require review and approval by the City Council.



AGENDA REPORT

To: Chair Joel Fajardo and Planning and Preservation Commission

From: Commissioner David Bernal

Date: May 10, 2021

Subject: Discussion Regarding Proposed Request and Recommendation to the City Council to Appropriate Funds in the Fiscal Year 2021-2022 Budget to Prepare a Master Plan for the Downtown District

RECOMMENDATION:

I would like to recommend that the Planning and Preservation Commission request that the City Council appropriate funds in the Fiscal Year 2021-2022 budget to prepare a Master Plan for the Downtown District.

STAFF COMMENT:

In December 2019, the City Council adopted Corridor Specific Plan SP-5 that provided a framework to transform Truman Street, San Fernando Road, Maclay Avenue, and First Street into attractive, livable, and economically vibrant districts. This effort went through extensive community outreach over a number of years to properly shape growth and change in these corridors. SP-5 combines a policy framework with design standards and guidelines, and includes concepts for capital improvements to encourage and focus activity and investment along them.

If desired by the Planning and Preservation Commission, City staff can provide an overview of SP-5 at a future Planning and Preservation Commission meeting.

ATTACHMENT:

1. SP-5 is available on the City's website: <https://ci.san-fernando.ca.us/wp-content/uploads/2020/01/San-Fernando-Corridors-Specific-Plan-1.pdf>



AGENDA REPORT

To: Chair Joel Fajardo and Planning and Preservation Commission

From: Commissioner David Bernal

Date: May 10, 2021

Subject: Discussion Regarding the Desired Qualities of the Next Director of Community Development

RECOMMENDATION:

I would like to recommend that the Planning and Preservation Commission discuss qualities they would like to see of the next Director of Community Development.

STAFF COMMENT:

The City of San Fernando is organized under the laws of the State of California as a Council/Manager form of government that provides elected City Councilmembers with authority to set City policy and hire a City Manager. The City Manager is provided the authority to implement City Council policy and direct operations, which includes appointing all City staff (except the City Attorney).

Input received from the Planning and Preservation Commission will be considered by the City Manager prior to making an appointment for the Director of Community Development.