

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.

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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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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.



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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. DISCCUSION 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.



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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.



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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:

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- Joel Fajardo
- David Bernal
- Yvonne Peña

REORGANIZATION OF THE PLANNING AND PRESRVAITON 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



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AGENDA REPORT

To: Chair Joel Fajardo and Planning and Preservation Commission

From: Nick Kimball, City Manager

By: Gerardo Marquez, Associate Planner

May 10, 2021 Date:

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



























CONSULTANT TEAM





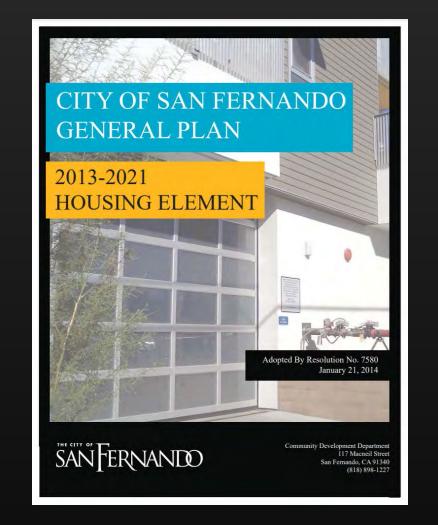


Lead Consultant Housing Element

Public Safety & Environmental Justice



- 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

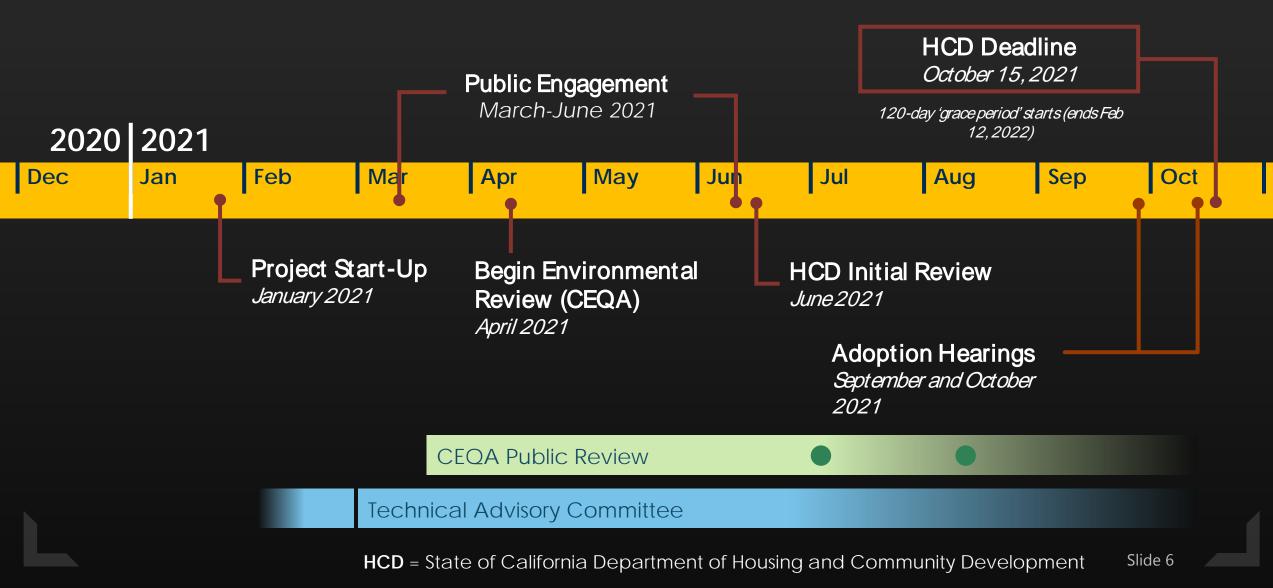
- Public Safety Element Update
- Environmental Justice Policies
- CEQA Process







PROJECT OVERVIEW AND TIMELINE



SAN FERNANDO TODAY

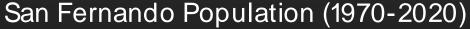
Population

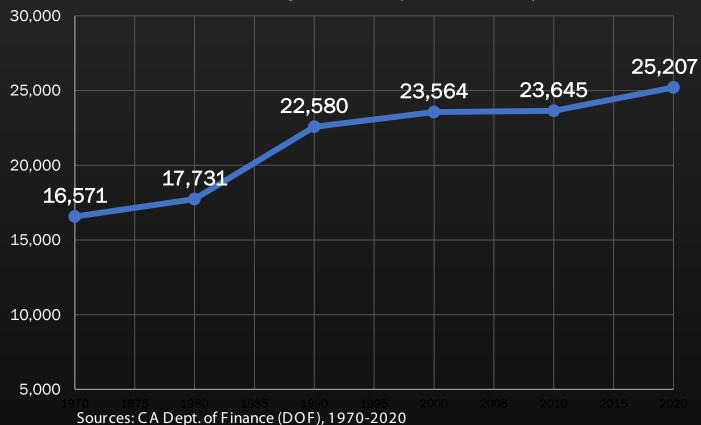
25,207

(as of January 2020)

Total Households

6,550



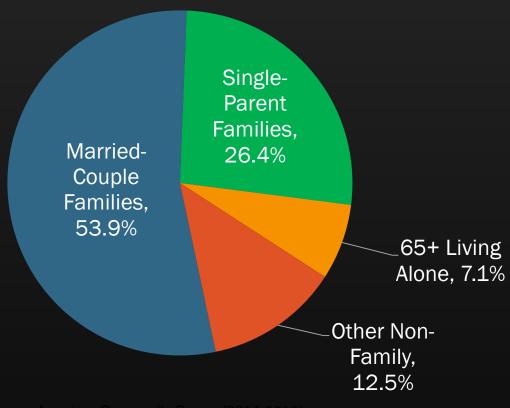


SAN FERNANDO TODAY

Racial and Ethnic Composition

Race or Ethnicity	Percent
Hispanic or Latino	93.0%
Non-Hispanic	
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)





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

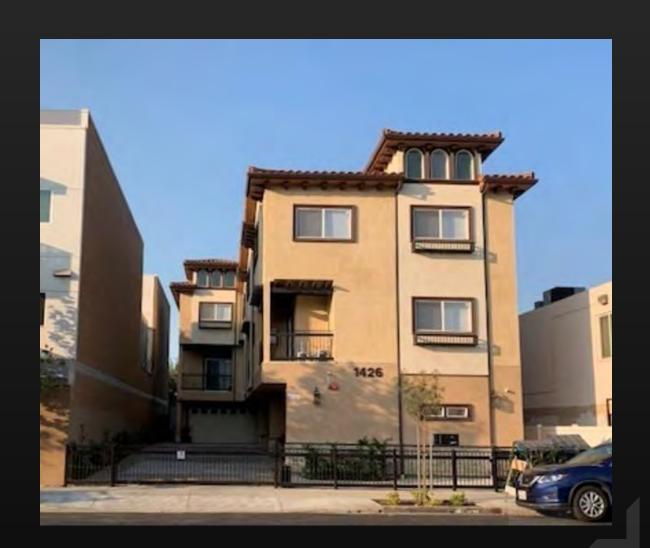
WHAT IS THE HOUSING ELEMENT?

- 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)





- 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

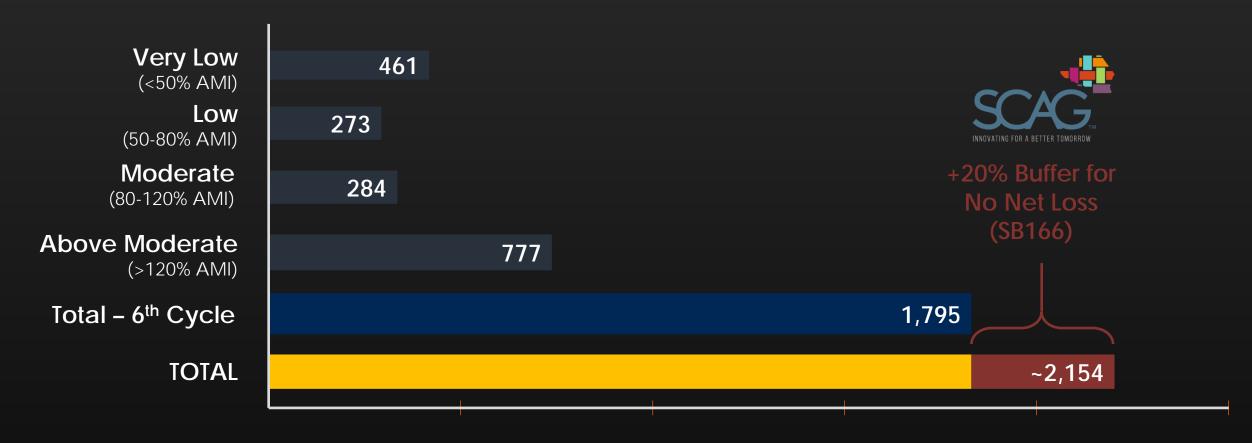


CONSEQUENCES OF NONCOMPLIANCE

- 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

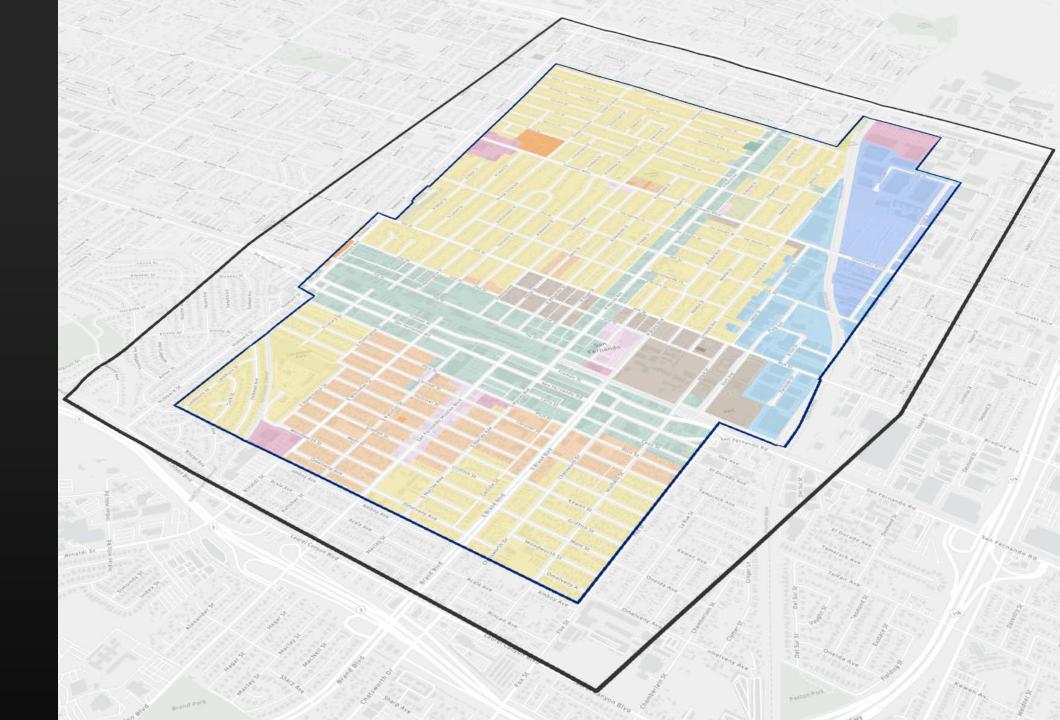
- Identify preferred Opportunity Sites to meet RHNA
- Discuss Existing and Future Housing Element Policies
- Provide Direction and Feedback

RHNA OPPORTUNITY SITES

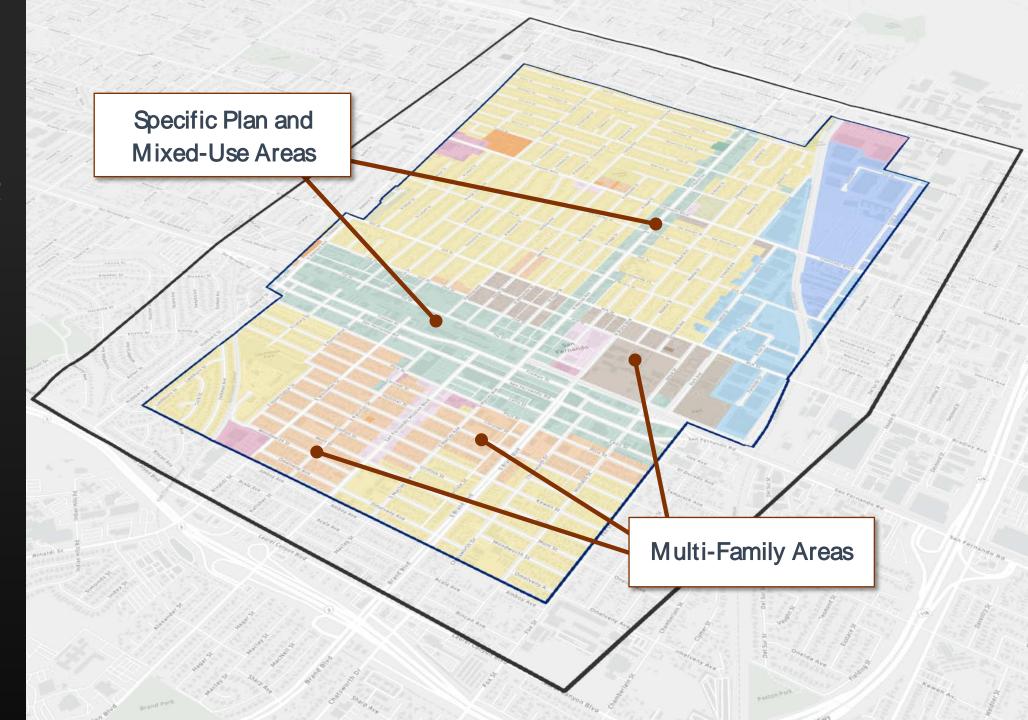
Overview of the City of San Fernando



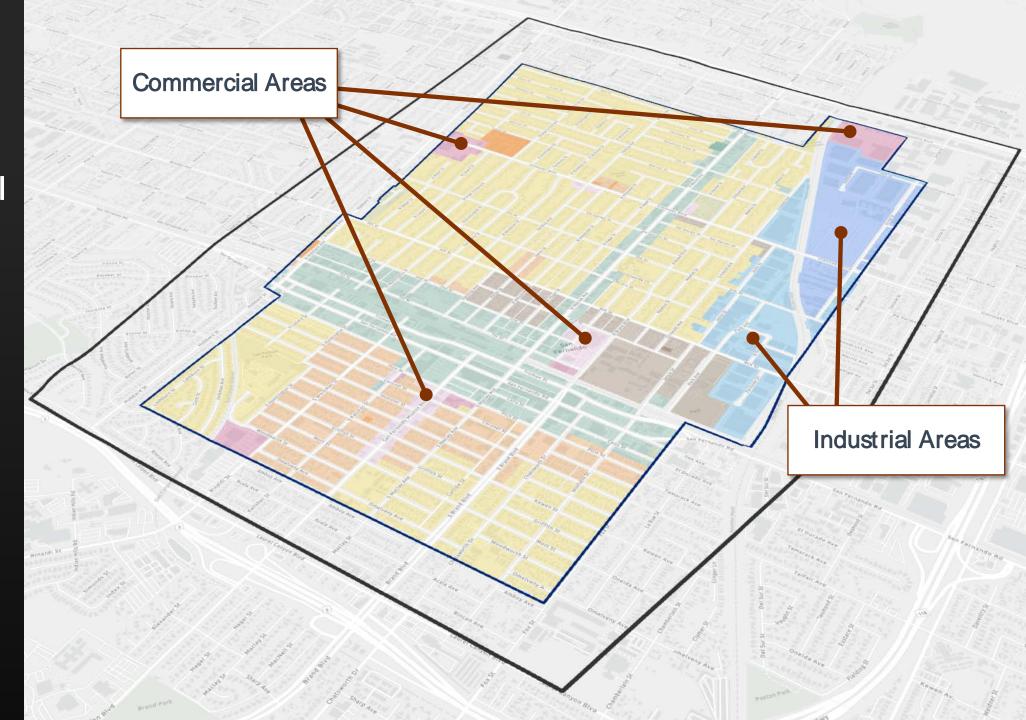
San Fernando's Existing Zoning



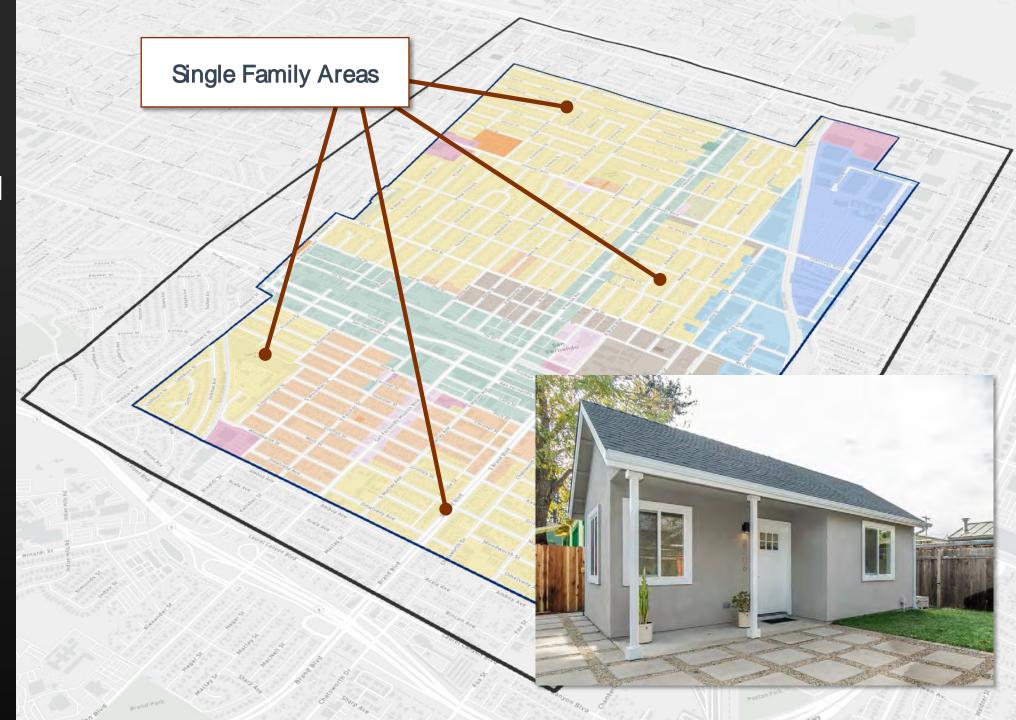
Areas with Residential Development Potential



Areas Zoned Commercial and Industrial



Single-Family Areas with ADU Potential



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)

<u>Underutilization / Potential for Redevelopment</u>

- ☐ 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



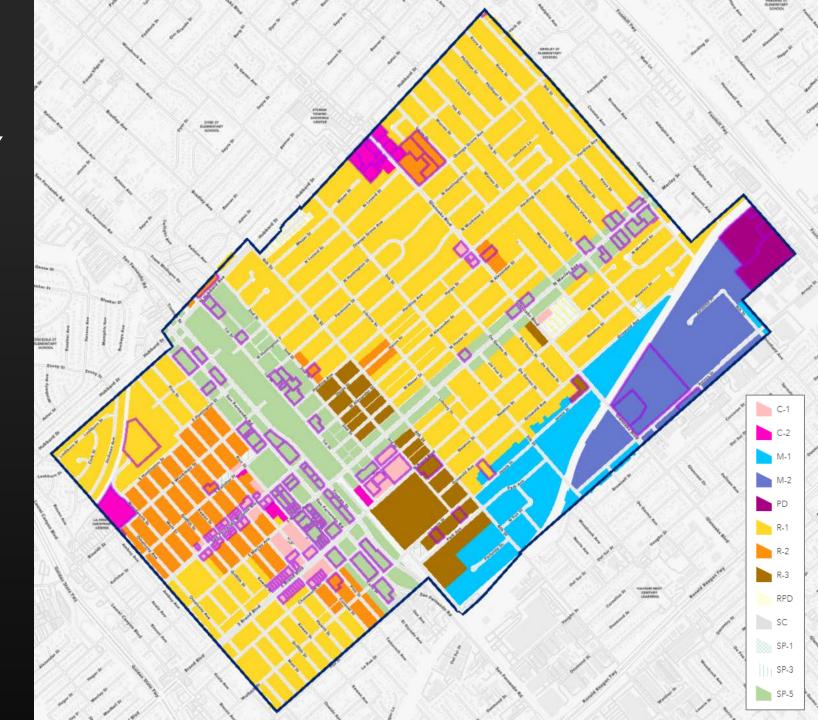




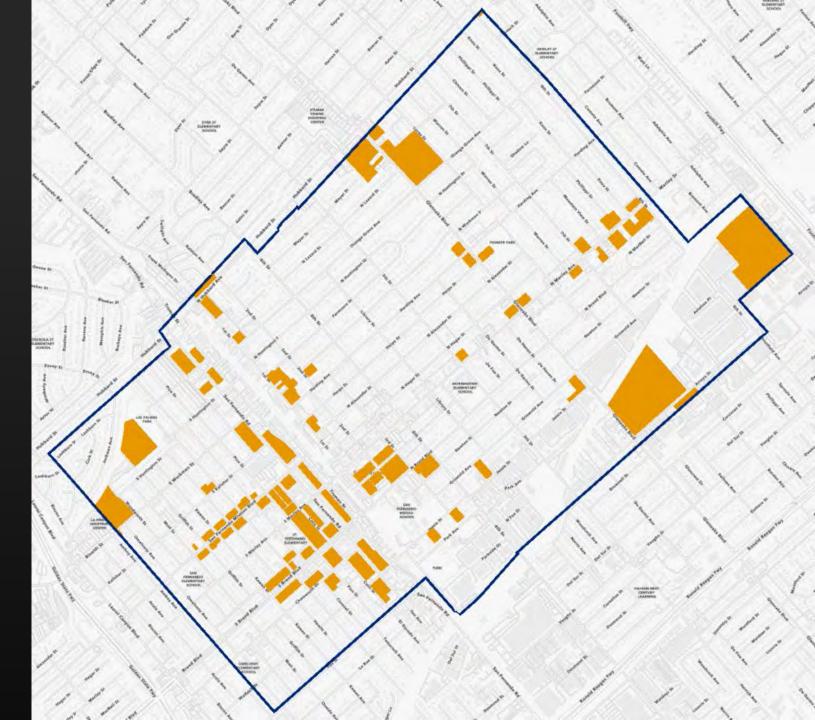




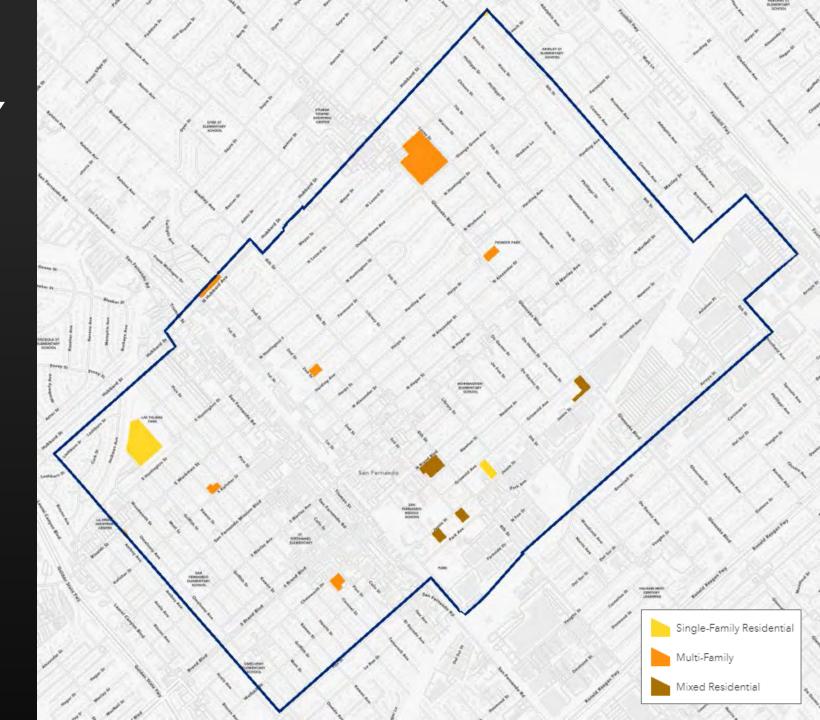
ZONING



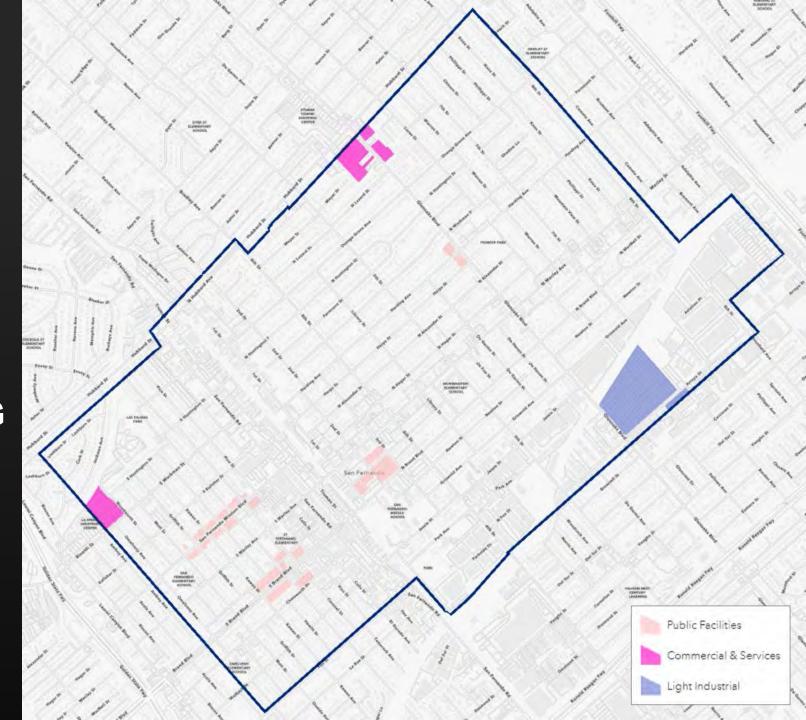
OPPORTUNITIES SITES



OPPORTUNITIES SITES RESIDENTIAL ZONING



OPPORTUNITIES SITES NON-RESIDENTIAL ZONING



OPPORTUNITIES SITES SPECIFIC PLAN ZONING



OPPORTUNITIES SITES

SAN FERNANDO ROAD CORRIDOR

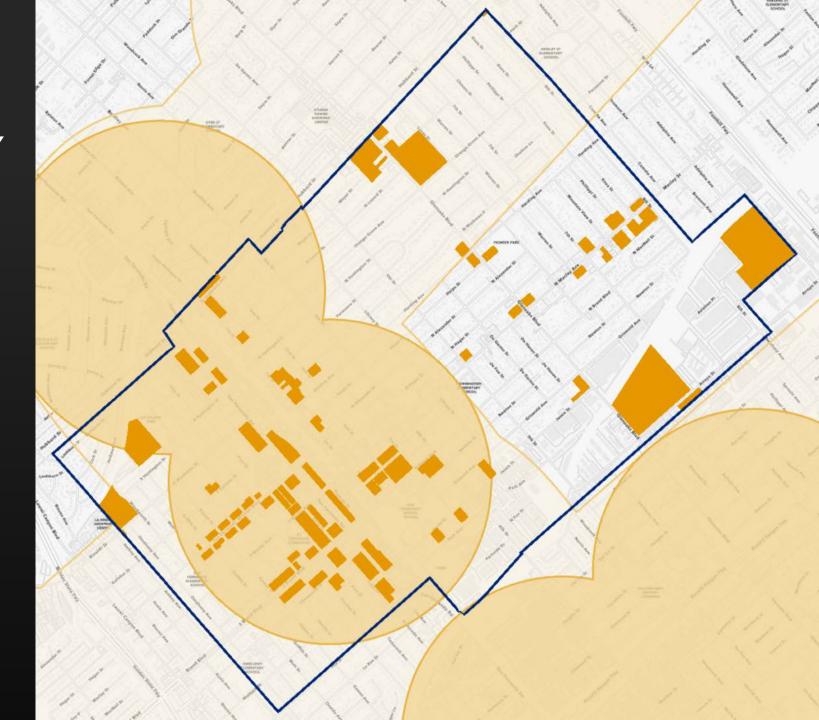


OPPORTUNITIES SITES

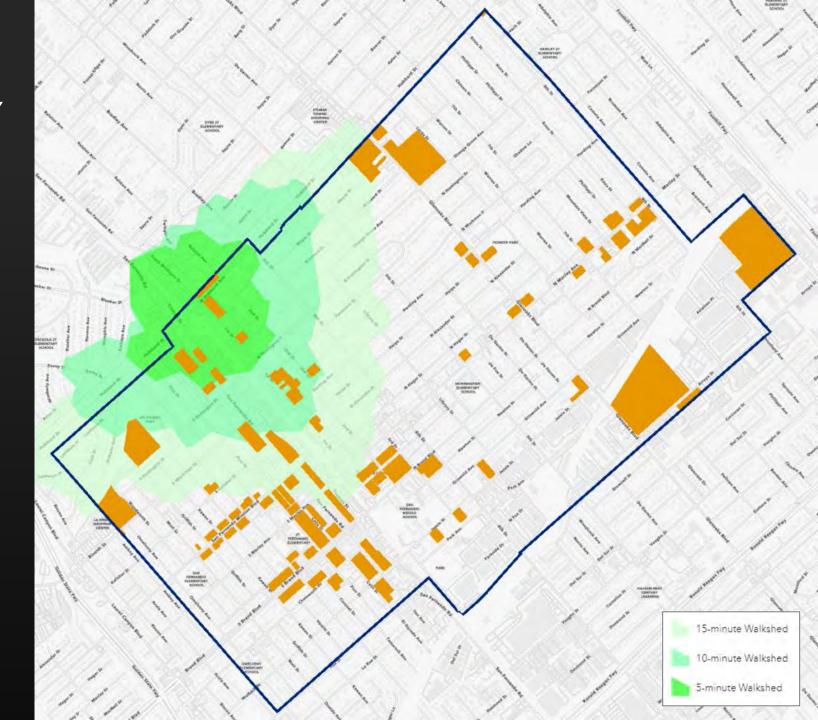
N. MACLAY AVENUE CORRIDOR



HIGH QUALITY TRANSIT

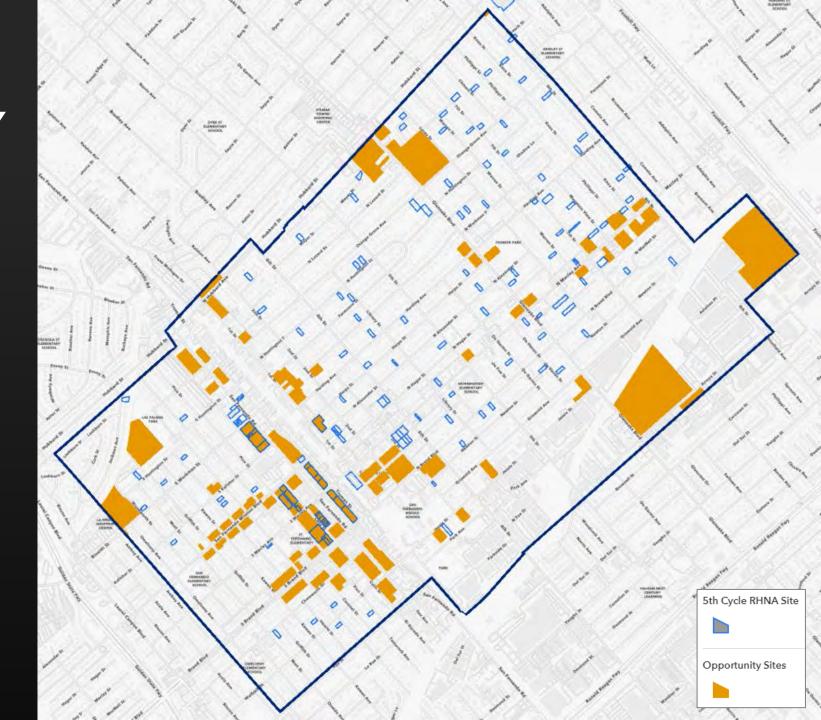


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OPPORTUNITIES SITES &

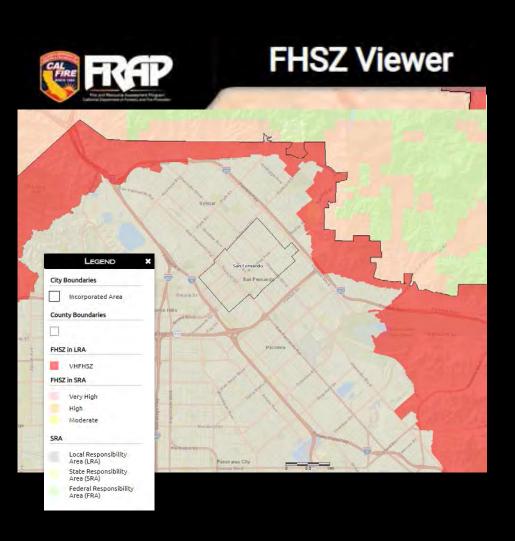
5TH CYCLE RHNA SITES







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))

Develop objectives and policies disadvantaged

Incorporating Environmental Justice

How to Identify Disadvantaged Communities

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

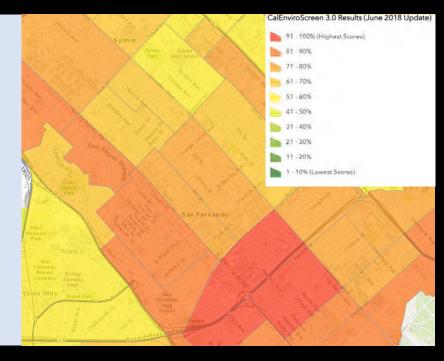


Reduce health risks in disadvantaged communities

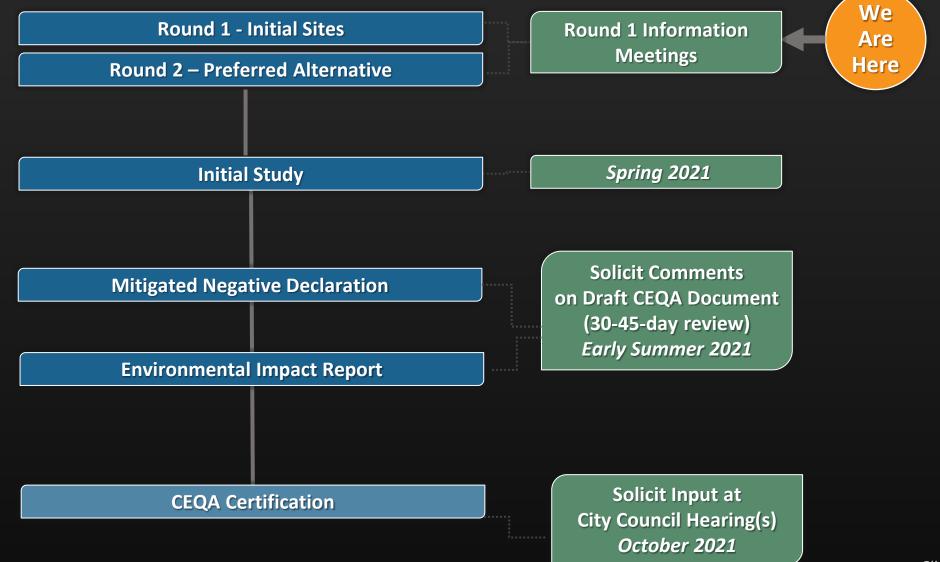
Promote civic engagement



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

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



EMAII

Email your feedback on the day of the meeting:

Community Development Staff @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

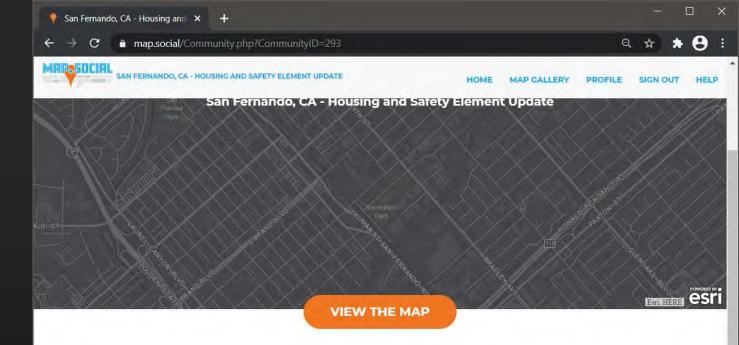
WWW.SFCITY.ORG

MAP YOUR FEEDBACK



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

hla.fyi/SanFernandoHEFeedback





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!

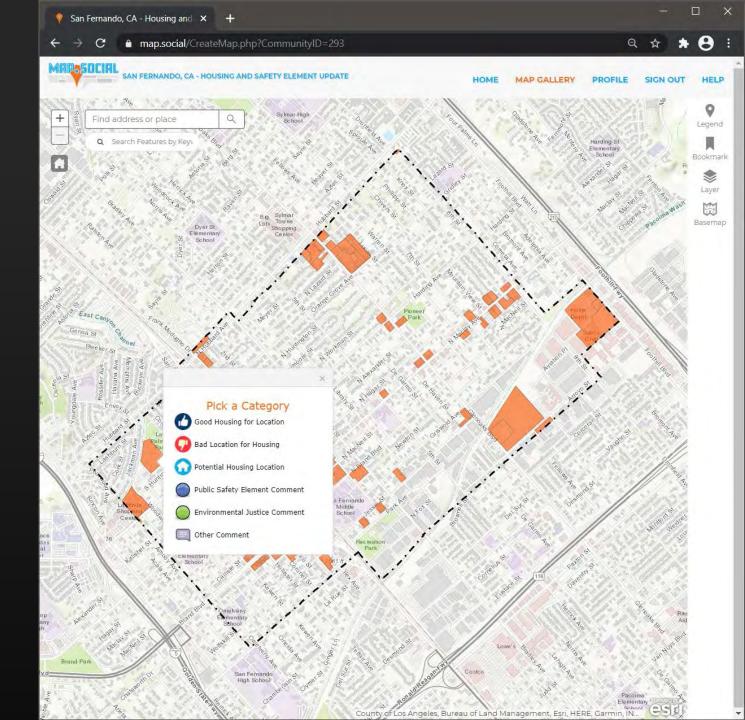
If this is your first time using map.social, we recommend doing the following:

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.



Tips for using Map. Social

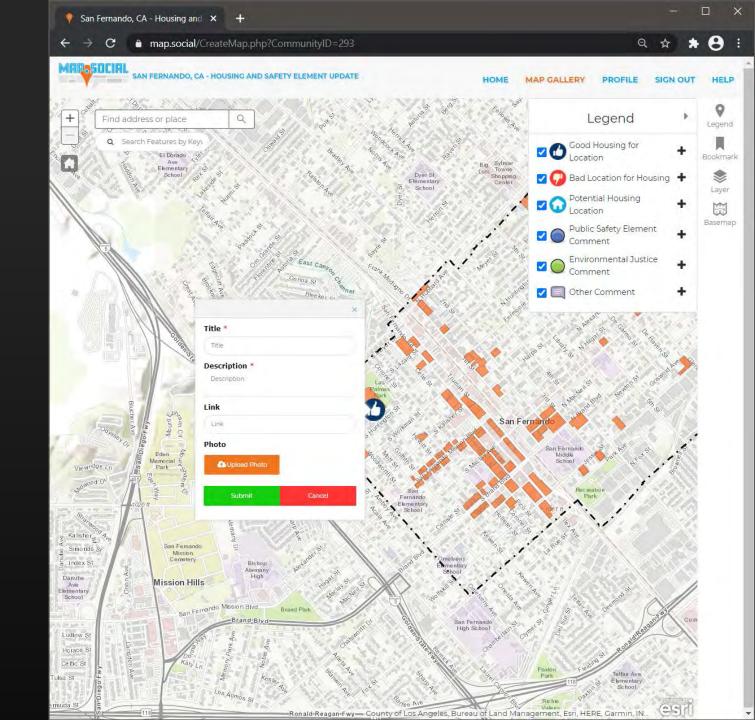
- Pan and zoom the map to see more detail
- Click on an area of interest then pick a category for your comment





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







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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

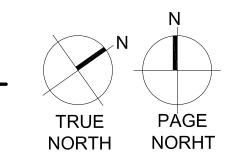
PROPOSED WATER METER LOCATION -PROPERTY LINE: 208.71' PROPOSED GAS METER LOCATION $oldsymbol{ o}$ LANDSCAPING C 120 SQ FT. -BLOCK WALL 9'-0" ∠(N) ASPHALT PARKING LOT (N) NATIVE DROUGHT-TOLERANT -LANDSCAPE WITH AUTOMATIC IRRIGATION CONTROLLER. (TYP.) LANDSCAPING B 510 SQ. FT. 24'-0" MAIN ENTRY 4'-0" (N) NATIVE DROUGHT-TOLERANT— LANDSCAPE WITH AUTOMATIC IRRIGATION CONTROLLER. (TYP.) METAL AWNING — ∠(N) ASPHALT PARKING LOT¬ ROOF PARAPET LINE ------BLOCK WALL ROLL-UP ENTRY TO _____JESSE STREET ______ └ METAL AWNING ROOF PARAPET LINE -14'-0" SLD. DOOR SETBACK" 10'-0" PROPERTY LINE: 208.71' 20'-0" LANDSCAPING A 1,932 SQ. FT. (N) SIDEWALK (E) SIDEWALK (N) PROPERTY LINE ---AFTER STREET DEDICATION (N) CURB CUT (N) CURB CUT LANDSCAPING A 1,932 SQ. FT. ENTRANCE/EXIT ENTRANCE/EXIT LANDSCAPING B LINE OF STREET DEDICATION LINE OF STREET DEDICATION 510 SQ. FT. LANDSCAPING C 120 SQ. FT. TOTAL LANSCAPING 2,562 SQ. FT.

JESSIE STREET

LINE OF STREET DEDICATION

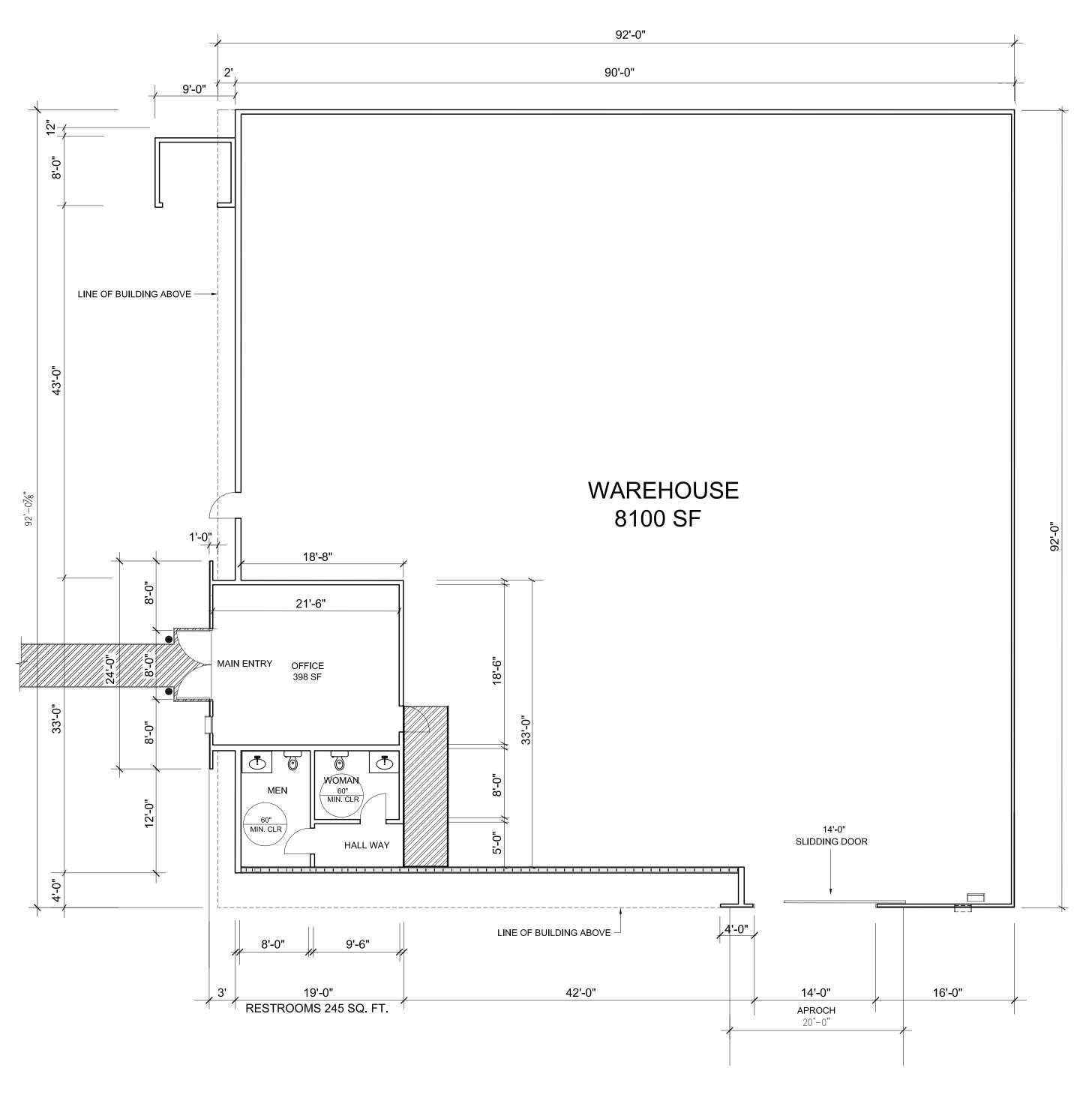
PROPOSED PLOT PLAN

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

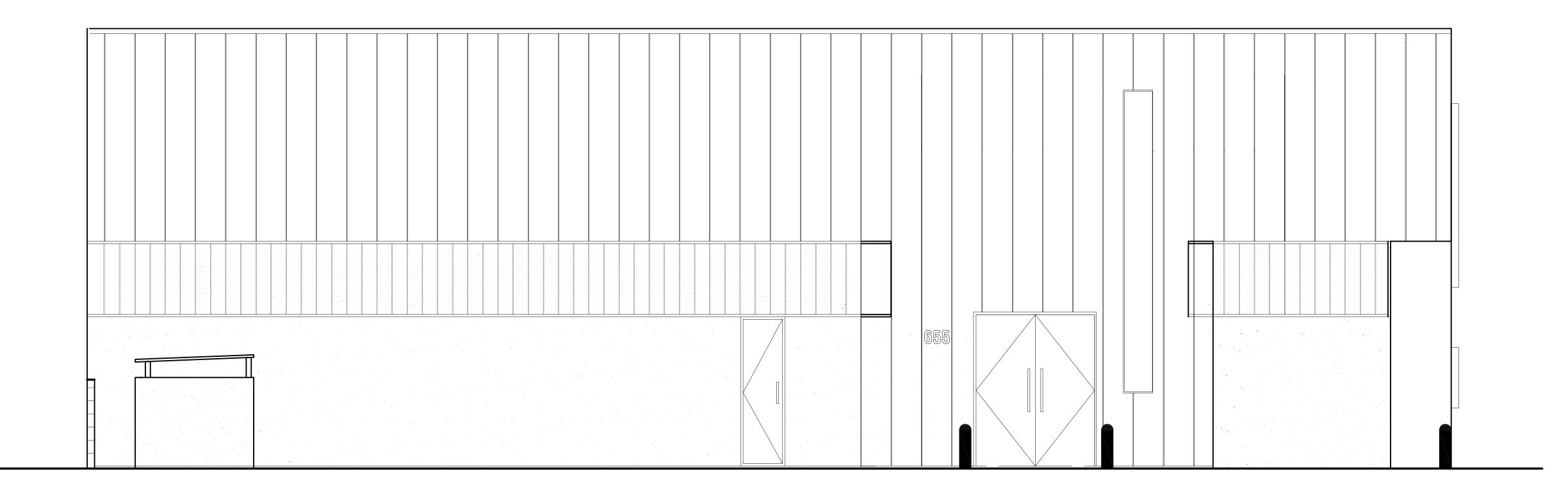


PROPOSED FLOOR PLAN

Scale 1/8"= 1'-0"

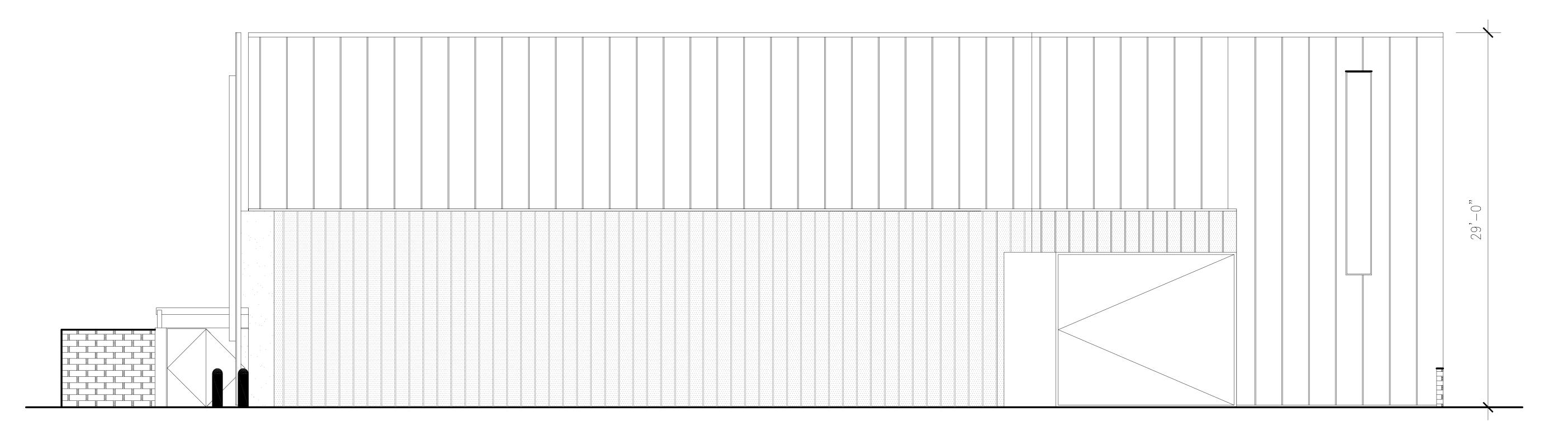
MACLAY DESIGN

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



BUILDING ELEVATION - EAST

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



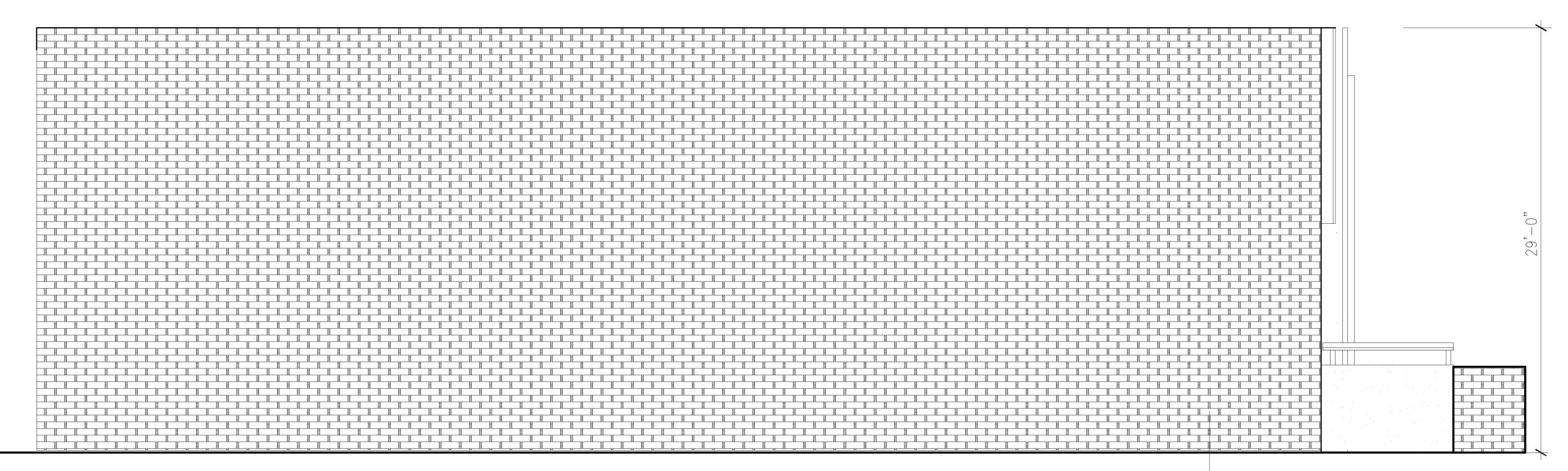
BUILDING ELEVATION - NORTH

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

MACLAY DESIGN

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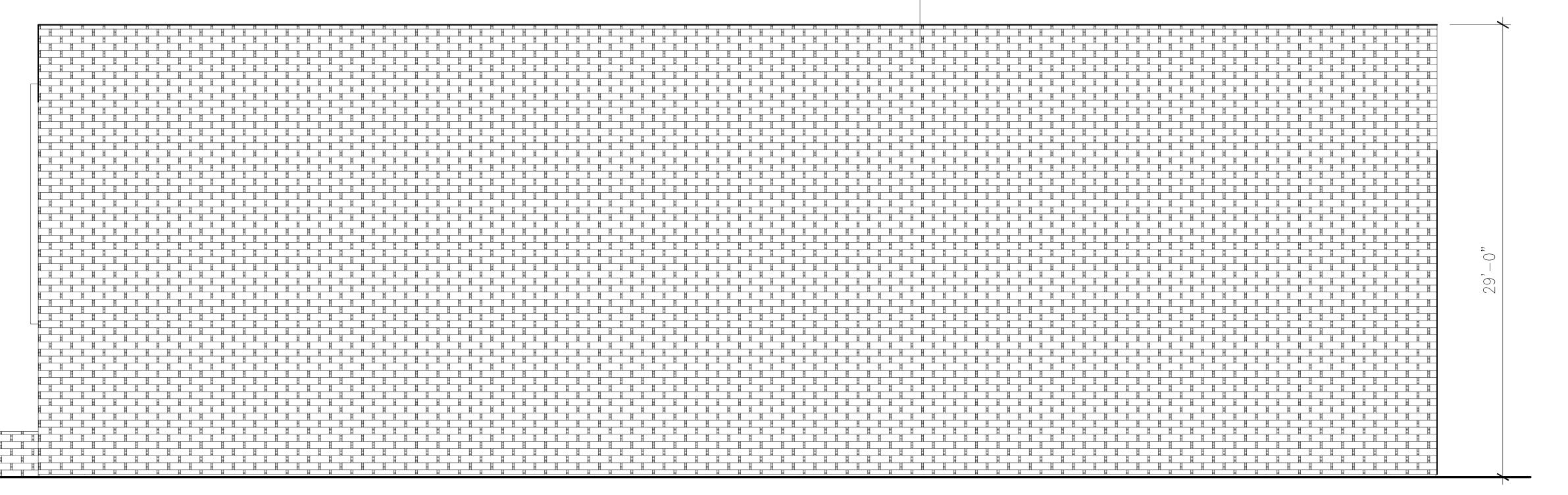
BINDITY



BUILDING ELEVATION - SOUTH

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

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



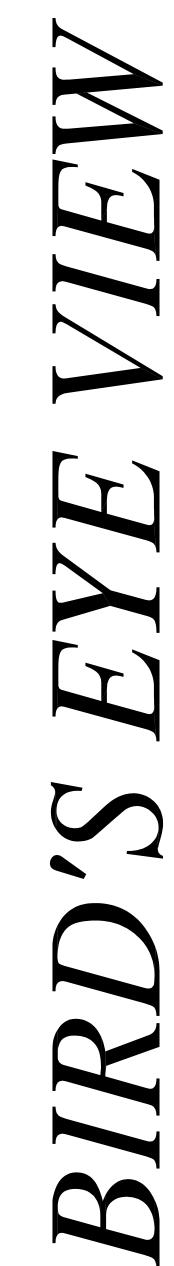
BUILDING ELEVATION - WEST

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

MACLAY DESIGN

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

SNOITHMAN









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

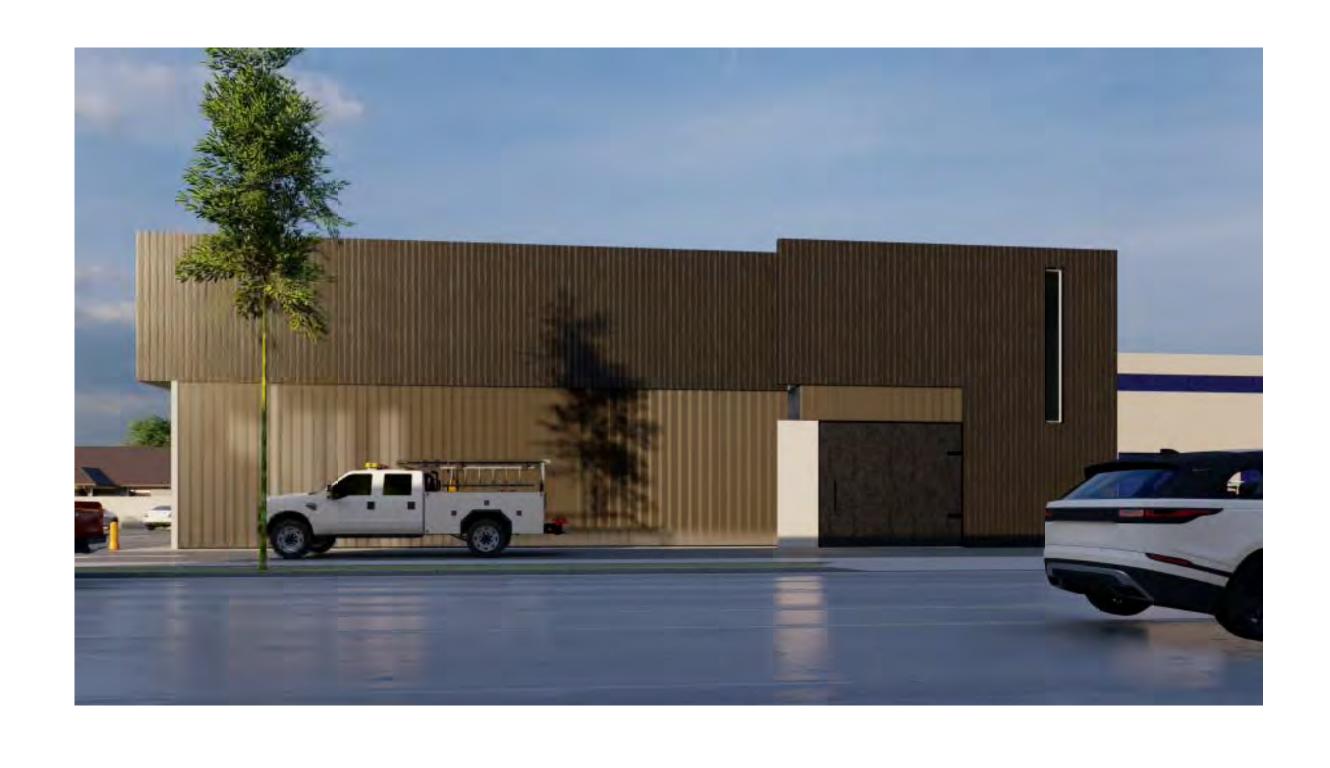


















MACLAY DESIGN
1108 5Th ST SUITE 103 SAN FERNANDO CA 91340
747 246 4338 ,818 554 0043
NOVEMBER 23 2020



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.

- 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.

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

Page 3 of 5

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 is 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.

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

Income Level	2014-2021 RHNA		Bu	ilding Per	mits Issue	d Per Yea	r		Remaining RHNA
	Allocation	2014	2015	2016	2017	2018	2019	2020	Target
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, multifamily 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.

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

Page 5 of 5

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

Gen	eral Information	
Jurisdiction Name	San Fernando	
Reporting Calendar Year	2020	
Cor	ntact Information	
First Name	Nick	
Last Name	Kimball	
Title	City Manager	
Email	Nkimball@sfcity.org	
Phone	8188981202	
M	ailing 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 2020 (Jan. 1 - Dec. 31) Reporting Year

2515-030-011

2517-013-049

2517-008-036

1065 Macneil Street

821 Fayecroft Street

1963 Seventh Street

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

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No

									Table A										
							Housing	g Developn		ications Su	ubmitted								
		Project Identifier			Unit Ty	pes	Date Application Submitted					bility by Hou	sehold Inc	omes		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 <u>APPROVED</u> Units by project	Total DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
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	2521-021-036	1221 Coronel Street	PR 2020-001		ADU	F	1/20/2020)			1	0			1	-1	0	No	
	2613-006-055	1032 Mott Street	PR 2020-004		ADU	F	1/7/2020)			1	1			1	1	0	No	
	2518-001-0019	551 Alexander Street	PR 2020-009		ADU	F	1/28/2020				1	1			1	1	0	No	
	2518-025-006	726 Harding Avenue	PR 2020-010		ADU	F	1/29/2020				1	1				1	0	No	
	2519-014-009	441 Griswold Avenue	PR 2020-016		ADU	F	2/18/2020				1	1			1	1	0	No	
	2520-006-016	209 N. Huntington Street	PR 2020-019		ADU	F	3/2/2020				1	1			4	1	0	No	
	2522-011-014	612 S. Brand Blvd	PR 2020-021		ADU	F	3/3/2020				1				1	1	0	No	
	2521-008-011	1424 Hewitt Street	PR 2020-022		ADU	F	3/10/2020				1				1	1	0	No	
	2515-018-011	928 Macneil Street	PR 2020-023		ADU	F	3/11/2020				1				1	1	0	No	
	2517-011-011	2009 Lucas Street	PR 2020-024		JADU	F	3/24/2020				-1				1	1	0	No	
	2521-005-002	1406 Pico Street	PR 2020-026		ADU	F	4/8/2020				1				1	1	0	No	
	2613-001-007	805 Kalisher Street	PR 2020-028		ADU	F	5/7/2020			-	1	0				1	0	No	
	2518-013-009	543 Harding Avenue	PR 2020-029			F	5/7/2020				1				1	1	0	No	
	2519-012-014		PR 2020-030		ADU	F	S 5/14/2020				1	1			1	1	0	No	
		520 N. Brand Blvd	PR 2020-034		ADU	F	6/11/2020				1				1	1	0	No	
	2522-032-022	635 Pico Street	PR 2020-036		ADU	F	6/15/2020				1	i			1	1	0	No	
	2518-007-011	446 Alexander Street	PR 2020-038		ADU	R	6/18/2020				1				1	1	0		
	2515-027-024	809 Seventh Street	PR 2020-041		JADU	R	R 6/22/2020						1		1	1	0		
		1319 Pico Street	PR 2020-041		ADU	R					1				1	1	0		
	2518-009-010	526 Hagar Street	PR 2020-042		ADU	R							1			1	0	No	
	2517-008-023	1949 Seventh Street			ADU	R					1		,			1	0	No	
		517 Fox Street	PR 2020-047		ADU	R	1 4 4 4 4						4			1	0		
	2518-022-007	774 N. Workman Street	PR 2020-052		ADU	R					-1					1	0	No	
	2612-014-010	624 Jackman Avenue	PR 2020-053		ADU											1	0	No	

7/27/2020

7/30/2020

7/30/2020

PR 2020-055

PR 2020-056

PR 2020-057

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Accordings Services

Beauting New 2020 plan (dec. 2n)

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

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2519-007-001	304 Macreil Street 1552 Coronel Street				ADU ADU							1		2/26	2020							1		2,06,2020	0			-					7		19/1 0020 10/1 0020		- 3		N.	ý				see attached rent survey see attached rent survey			0	
2517-005-007	2048 Philippi Street 728 Handing Avenue	-			ADU ADU	R				1	_			2/10	2020					1				2/10/2020	0	- 1					0		U				0		N	Y				see attached rent survey see attached rent survey see attached rent survey				
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2521-001-003 2515-018-011 2521-008-011					ADU ADU	R				1				950 3/11	2020	1		-		1				9/50/2020 5/11/2020	0	1		-	-							-	0		N-	y Y				see attached rent survey see attached rent survey			0	
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2517-011-016 2522-001-014	2039 Lucas Street				ADU ADU	R				- 1				360 300 301	120	1								19/200		1					0			U					N N	y Y				see attached rent survey see attached rent survey			0	-
2520-006-016	211 N. Huntington Street				ADU ADU	R				1				321	1020	1								3/5/7020		-					0					-	6		N N	, y			-	one attached rent survey			0	
2521-005-002 2518-007-011 2521-015-020	448 Alexander Street				ADU:	R				1				6/15	2020	-				1 1				479/2020 479/2020 6/16/2020	0			-	_		1				9/15/2020		-		N N	Y	_		-	see attached rent survey see attached rent survey			0	
					ADU ADU	R				1		0		6/17		0	-			1			-	8/18/2020 8/22/2020	0	1		-			1		0		8/51/2020	-	2		N.	Y							0	
2518-010-020	633 Pipo Street 521 N. Issour Street				ADU ADU	R				1	-		1	5/26	2020	1				1				7/31/2020 7/6/2020	0	1				-	f				11/17/0020		1			Y				see attached rent survey see attached rent survey			0	
2516-022-010 2517-008-023	1207 Mourtinview Drive 1949 Seventh Street				ADU ADU					- 1	-			7/1/ 7/28 7/13	2020	-1								7/09/2020 7/13/2020	0	+					0				anome		0		N.	Y				see attached rent survey see attached rent survey				
					ADU	R				1				8/24	2020					1		-1		8/27/2021	0	1					0		0				0		N N	Y		_		see attached rent survey see attached rent survey			0	
2622-029-021 2612-014-010	626 Jackman Street				ADU ADU	R				1				8/12	2020	1								8/26/2020	0	1		-	+		0		-			-	0		N N	Y				see attached rent survey			0	
2515-027-024 2522-027-003	809 Seventh Street 605 fox Street	-			ADU DU			-		1	-		-	8/20	2020	- 1				1				874/2020	0	1			-		0						Ģ		N	Y				see attached rent survey			0	
2517-013-049	823 Fayecroft Avenue	0			ADU ADU	R				1				8/4/	1020	4				1				8/24/2021	0	1					0				11/10/2000	- 1			N N	Y				see attached rent survey see attached rent survey			0	
2516-015-012	2007 Lucas Street 1050 N. Workman Street 1978 Knox Street				ADU ADU								1	8/19	2020	- 1	+	-	-	-			1	8/20/2020 8/20/2020	0	1			-					0			2		N N	Y				see attached rent survey see attached rent survey				
2517-008-036	1955 Seventh Street			-	ADU ADU					1		_		8/4/ 8/4/	020	- 1	-			1				6/13/2020 8/11/2020	0	- 1					0						-		N	,				see attached rent survey			C.	
2519-022-027	538 Griswold Avenue				ADU	R				1	_			9/16	7020	1				1				9/16/2021	0	-					1				11/19/2020		1		N	Y				see attached rent survey see attached rent survey			0	
	831 N. Huntington Street 209 N. Huntington Street				ADU ADU					1				6/24 9/15		-	1			1				9/16/2021 6/16/2021	0	- 1		-	-	-	1		-		11/19/2020	1	0		N N	Y		-		see attached rent survey see attached rent survey			0	-
2517-012-024 2515-002-002	1929 Lucas Street 914 De Garmo Avenue		_	-	ADU ADU	R	_	-		1				9/3/	1020					1				9/3/2020							1				11/10/2020		1		N	Y				see attached rent survey			0	
2818-025-010	762 handing Avenue				ADU	R				1				8/13	2020	1				1				9/3/2020 9/3/2020							0				11/19/25/25		2		N	Y				see attached rent survey see attached rent survey			0	
2519-021-010	1620 Pico Street 422 Griswold Avenue				ADU ADU	R						1		8/27 8/12	2020	-1						1		9/9/2020		- 1		-	-				0		11/18/2020		- 01	_	N N	Y		\rightarrow		see attached rent survey see attached rent survey	-		0	-
2517-009-026 2612-010-004	2014 Seventh Street				ADU ADU					1			-	9/17 9/3/	2020	1	-			1				9/17/2020	0	- 1					0						- 4		N	Y Y				see attached rent survey			0	
2519-009-024	415 Macneil Street				ADU	R				1				9/21	2020	1				1				9/3/2020 9/21/2020		1					0				10.05/0000		+		N N	Y		-		see attached rent survey see attached rent survey	1		0	
2518-013-008 2519-013-008	541 Harding Avenue 531 Griswold Avenue		_	-	ADU ADU	R	-	-		1			-	9/21 8/24	2020	1		-1		1				9/21/2020 9/23/2020	0	1					1				112/2020		1		N	Y				see attached rent survey			0	
2612-008-008 2521-011-003	531 Griswold Averse 1615 Pico Street 1312 Heartt Street				ADU	R						1		9.71	2020					,		1		9/23/2020	0		-				0		0				0		N N	Y				see affaithed rent survey see affaithed rent survey			C	
2521-011-003 2515-030-011 2519-022-027	1067 Macreil Street 538 Growold Aenue				ADU					1				900		1				1				9/30/2020 9/23/2020	0	1					0		_				- 6		N N	Y				see attached rent survey			0	
2516-001-021	831 N. Hurtington Street 757 N. Hurtington Street				ADU ADU	R				1				9/16 674	2020					1				9/16/2020	0	1					1	_			11/18/2020		1	-	N N	Y.	-	\rightarrow		see attached rent survey see attached rent survey			0	-
					ADU					- 1			1	100	2020					1			1	9/14/2020	0	1				-	0	_		Q			0		N N	Y				see attached rent survey see attached rent survey			0	
2570-003-001 2516-001-015	231 N. Mever Street 1717 Seventh Street				ADU ADU					1				2/20 10/5 10/15	2020	1	-			1				105/2020 10/7/2020 10/8/2020	0						0						- 1		N	Y							0	
2515-014-003 2518-018-009	1035 Handino Avenue 749 N. Huntinaton Street				ADU ADU	R				1				10/15	2020					1				10/15/202 10/15/202	0	1											-0		N N	Ý				see attached rent survey see attached rent survey			0	
2518-018-008	759 N. Hurtington Street				ADU	R				1		200	1	8/4/	1020	-				1			1.	10/19/202	10			-						0			6		N N	Y				see attached rent survey see attached rent survey			0	
2518-003-018 2612-017-010	426 Fermoore Street 728 Jackman Avenue				ADU ADU	R	-	-		1			1	10/15			+			1			1	10/21/202	10	- 1		-	-					0			0		N	Y				see attached rent survey			0	
2520-006-018	223 N. Hurtington Street				ADU	R				1	-			10/26	2020					1				10/19/202	0												0		N N	Y				see attached rent survey see attached rent survey			0	
2518-018-005	1114 Kewen Street 744 Otsmoe Grove Avenu	uit a			ADU ADU					1				10/26	2020		1			1				10/26/202	0	1					0					-	0		N N	Y				see attached rent survey see attached rent survey			0	
2613-010-026 2612-017-009	1309 O'Melveny Avenue 754 Jackman Avenue			-	ADU	R				-			1	11/18	2020								1	11/18/202	0	- 1				_				0			- 9		N	Y				see attached rent survey			0	
2519-006-007	1916 Philippi Street	_			ADU ADU	K								11/4	2020					1				11/5/2021	0												9		N N	Y				see attached rent survey see attached rent survey			0	
2516-023-005 2517-003-017	2005 Philippi Street				ADU ADU	R						- 1		11/4			+			1		1		11/4/2020	0	1							D				-		N.	Y				see attached rent survey see attached rent survey			0	
2612-017-003 2522-027-003	810 Jackmen Avenue 805 Fox Street #B			- 1	ADU	R				1				11/12	2020					1				11/12/202	0	1					0	10.1					0		N N	Y				see attached rent survey			0	
2518-013-033 2515-025-009	507 Harding Avenue				ADGI ADGI	R				1			1	11/5	2020	1				1			1	11/16/202	0					-	0			0			6		N N	Y				see altached rent survey see altached rent survey			0	
2515-011-016	1113 Newton Street 811 De Haven Street				ADU ADU	R							1	11/16	2020		-			1			1	11/16/202	0	- 1					0			0			0			Y				see attached rent survey			0	
2516-005-002	907 Harding Avenue 1310 Third Street				ADU ADU	R				1		_		11/10	2020					1				11/16/202	0	-					0			V					N	Y				see attached rent survey see attached rent survey			0	
2613-010-003	1315 O'Melveny Avenue				ADU ADU	R				1			1	11/16						1			1	11/18/202	0	5				-	0			1	11/19/2020	-	1		N N	Y			- 1	see attached rent survey see attached rent survey			0	-
2518-022-007 2613-001-007	776 N. Workman Street 603 Kaister Street				ADU ADU	R			_	1	-	1			2020					1		1		11/15/202	0	- 1		-					D		2,2020				N N	1				see attached rem survey			0	
	2011 Lucas Street 1504 Pico Street				ADU	R				-				3/25	2020					1				12/10/202 3/26/2020	0										5050000		1			Y				see attached rem survey see attached rem survey			0	
2613-001-027	624 Mott Street				ADU ADU	R				1		1		9/9/	1020					1		+		9/9/2020 3/2/2020					-		0		,		11/12/2000		C 1			Y.	-			see attached rent survey see attached rent survey			0	-
25174-009-032	2048 Seventh Street 927 De Haven Stree	et et		-		R				1	-			3/10	2020		-			3				3/10/2021	0						1				800000		- 1		N.	Y				see attached rent survey			0	
	1924 Warren Street 223 N. Hurtington Street				ADU ADU	15							1 1	7/9/	U2U	00000000								7/20/2020															N					see attached remisurvey			0	(

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 E	3						
					Regional Hou	using Needs	Allocation Pro	ogress					
					Permitted	Units Issued	by Affordabi	lity					
		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
	Deed Restricted		The state of the s	28		Leanne de la company de la com			The state of the s				
Very Low	Non-Deed Restricted	55		20								28	27
	Deed Restricted	32		4								202	
Low	Non-Deed Restricted	32			5	5	24	67	46	69		220	
	Deed Restricted	35										50	
Moderate	Non-Deed Restricted	33					3	27	16	12		58	
Above Moderate	е	95		27		9	2	2	4	18		62	33
Total RHNA		217									A.		
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)

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

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

2		element.	
Nome of Program	2 Objective	3	Status of Program Implementation
Name of Program 1. Residential Rehabilitation Loan Program	Objective Assist 20 households during the planning period, subject to available funding.	Timeframe in H.E Dec-21	Status of Program Implementation No monies were available during 2020 to fund the program due to dissolution of the city redevelopment agency. However, as the Housing Funds balance begins to grow from a projected \$2 million in residential loan repayments/refinancing, the city may be able to re-initiate the Rehabilitation Loan Program in the future.
2. Neighborhood Preservation and Revitalization Program	Implement CAPP within designated focus areas.	Dec-21	While the City no longer implements the CAPP program in designated focus areas, code enforcement is provided on a citywide basis. The City also implements an active grafitti abatement program.
(CAPP) 3. Housing Inspection Program	Complete inspections of approximately 200 aparatment units annually. Inspect ownership units upon resale.	Dec-21	While the inspection fee in the ordinance has not been implemented, Building & Safety conducts inspections on a complaint basis, and on apartment buildings with repeat violations. In 2020, Building & Safety conducted 75 inspections on Resale, with 69 retrofits completed and 6 units with repairs underway.
4. Lead Based Paint Awareness	Remediate lead cases. Coordinate with LA County and Pacoima Beautiful on educational programs and identification of funding sources.	Dec-21	City continues to provide brochures to prospective building permit applicants in compliance with applicable lead based paint abatement procedures.
5. Facilitate Affordable and Special Needs Housing Development	Coordinate 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.	Dec-21	No additional deed restricted affordable housing was built in 2020. However, a total of 86 accessory dwelling units were issued building permits. A rent survey of guesthouses in San Fernando and surrounding areas evidence 50% of rentals fall within the level of affordability for 1 person, low income households (\$1,461/month). Therefore, approximately 50% of San Fernando's ADU permits have been assigned as low income, with the remaining 50% assigned to moderate income (ADUs 600 sf and above).
6. Conservation of Existing and Future Affordable Units	Monitor the status of the existing and future affordable rental stock in San Fernando. Work with property owners, interest groups, and the State and Federal governments to conserve its affordable housing stock.	Dec-21	City continues to monitor existing deed restricted affordable units on an annual basis.
7. Monitor Residential Capacity	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.	Dec-21	City continues to monitor development in areas zoned for residential land uses on an annual basis and compares development sites to Housing Element land inventory, as well as a mix of housing types based on affordability level as specified in the RHNA. In December 2017, the City Council adopted a comprehensive update to the San Fernando Corridors Specific Plan, providing for up to 759 mixed use/multi-family units, compared to the 408 unit capacity identified within the Specific Plan in the City's 2013-2021 Housing Element. The San Fernando Corridors Specific Plan was awarded the 2018 Sustainability Award from SCAG.
Removal of Governmental Constraints	Monitor changes in State and Federal laws and revised City policies, programs and regulations as necessary and appropriate.	Dec-21	City has adopted new zoning regulations ensuring compliance with State mandated housing reuiqements including, but not limited to: provisions for accessory dwelling units, reasonable accommodation requests, density bonus provisions, supportive and transitional housing provisions, and accommodation of emergency shelters.
9. Housing Choice Voucher Assistance Program	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.	Dec-21	As of February 2020, total of 88 households are receiving Section 8 rental assistance through HaCOLA, including 45 standard housing vouchers; 38 project based vouchers; 2 continuum of care vouchers; and 3 VASH (veterans) vouchers. City continues to work with Affordable Housing developers to refer prospective tenants to HaCOLA to apply for and/or be placed on the Section 8 voucher waiting list. City also works with property owners recommending inclusion of their property on HaCOLA's list of registered units.
10. Fair Housing	Contract with the FHCSFV, or another fair housing provider; disseminate brochures; coordinate fair housing education with community events.	Dec-21	City provides links on its website and a list of housing resources at the public counter to property owners and renters, including a brochure for the Housing Rights Center with offices in San Fernando Valley.

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

ln.	come Level	Current Year
Very Low	Deed Restricted	0
very Low	Non-Deed Restricted	0
Low	Deed Restricted	0
Low	Non-Deed Restricted	69
Moderate	Deed Restricted	0
woderate	Non-Deed Restricted	12
Above Moderate		18
al 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

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	

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

Completed Entitlement Issued by Affordability Summary				
Income Level		Current Yea		
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		
N. C. C.	Deed Restricted	0		
Moderate	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		
14.1.7	Deed Restricted	0		
Moderate	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.