



CHAIRPERSON DAVID BERNAL
VICE CHAIR YVONNE PEÑA
COMMISSIONER HECTOR A. PACHECO
COMMISSIONER MARVIN PEREZ
COMMISSIONER FRANCISCO SOLORIO

PLANNING & PRESERVATION COMMISSION

REGULAR MEETING NOTICE AND AGENDA

MONDAY, MARCH 13, 2023 – 6:30 P.M.

CITY HALL COUNCIL CHAMBER

117 MACNEIL STREET

SAN FERNANDO, CALIFORNIA 91340

TELECONFERENCE – PURSUANT TO PROVISIONS OF ASSEMBLY BILL 361

SPECIAL NOTICE REGARDING COVID-19

NOTICE OF TELECONFERENCE: Pursuant to Adopted Resolution No. 8098 by the City Council of the City of San Fernando, effective January 12, 2022, the City of San Fernando's Legislative Bodies may participate via teleconference and/or video in Accordance with Government Code Section 54953 as permitted under the provisions of Assembly Bill 361

PUBLIC PARTICIPATION OPTIONS

- 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 IN PERSON:** Members of the public may provide comments in the City Council Chambers during the Public Comments section of the Agenda by submitting a comment card to the Board Secretary.
- 3. SUBMIT PUBLIC COMMENT VIA EMAIL:** Members of the public may submit comments by email to communitydevelopment@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 read into the record, limited to three minutes, and made part of the official public record of the meeting.
- 4. 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, 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.

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CALL TO ORDER/ROLL CALL

PLEDGE OF ALLEGIANCE

Led by Vice Chair Yvonne Peña

APPROVAL OF AGENDA

Majority vote of the Commission to proceed with Commission business.

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 **provide comments in the City Council Chambers** during the Public Comments section of the Agenda by submitting a comment card to the Board Secretary.

Members of the public may submit comments by email to communitydevelopment@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 and read into the record.

Members of the public may provide a **live public comment by calling in between 6:30 p.m. and 6:45 p.m.** **CALL- IN INFORMATION: Telephone Number: (669) 900-6833; 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.

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1. CONSIDERATION TO APPROVE PLANNING AND PRESERVATION COMMISSION MEETING MINUTES FOR:

- a. March 14, 2022 – Regular Meeting

PUBLIC HEARING

2. DISCUSSION OF A PROPOSED TEMPORARY MORATORIUM ON THE INSTALLATION OF ARTIFICIAL TURF OR SYNTHETIC GRASS

Staff recommends that the Planning and Preservation Commission:

- 1. Discuss and provide feedback on establishing temporary moratorium on the installation of artificial turf or synthetic grass in the City of San Fernando.

3. DISCUSSION OF A PROPOSED ZONE TEXT AMENDMENT (ZTA 2023-001) TO SECTION 106-970, WALLS AND FENCES, TO UPDATE REGULATIONS FOR WALLS AND FENCES

Staff recommends that the Planning and Preservation Commission:

- 1. Discuss and provide feedback for proposed Zone Text Amendment (ZTA 2023-001) to Section 106-970 of the San Fernando Municipal Code to update regulations for walls and fences; and
- 2. Continue the proposed Zone Text Amendment (ZTA 2023-001) to the next regular Planning and Preservation Commission meeting on April 10, 2023.

ADMINISTRATIVE REPORTS

4. URBAN FOREST MANAGEMENT PLAN PROJECT UPDATE

Staff recommends that the Planning and Preservation Commission:

- 1. Receive and file the Urban Forest Management Plan (UFMP) update report.

5. GENERAL PLAN HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2022

Staff recommends that the Planning and Preservation Commission:

- 1. Receive and File the General Plan Housing Element Annual Progress Report for Calendar Year 2022.

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GENERAL COMMISSION COMMENTS

STAFF COMMUNICATION

ADJOURNMENT

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.

Kenya Marquez, Administrative Assistant

Signed and Posted: **March 9, 2023 (8:40 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
MARCH 14, 2022, MEETING
CITY HALL VIA ZOOM**

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

CALL TO ORDER/ROLL CALL: Chair Fajardo called to order at 6:31 p.m.

PRESENT:

Commission: Chair Joel Fajardo, Vice-Chair Marvin Perez, Commissioners Hector Pacheco and David Bernal

Staff: City Attorney Richard Padilla, Community Development Director Kanika Kith, Associate Planner Gerardo Marquez, and Community Development Technician Michelle De Santiago

ABSENT:

Commission: Commissioner Yvonne Peña

PLEDGE OF ALLEGIANCE

Led by Vice-Chair Perez

APPROVAL OF AGENDA

Commissioner Bernal moved to approve the March 14, 2022 agenda. Seconded by Vice-Chair Marvin Perez, the motion carried with the following vote:

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

PUBLIC STATEMENTS

None

CONSENT CALENDAR

- 1) CONSIDERATION TO APPROVE PLANNING AND PRESERVATION COMMISSION MEETING MINUTES FOR:

- a. May 10, 2021 – Regular Meeting

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b. June 14, 2021 – Regular Meeting

Recommend that the Planning and Preservation Commission approve the meeting minutes as presented.

Commissioner Bernal moved to approve the consent calendar as consented. Seconded by Vice-Chair Marvin Perez, the motion carried with the following vote:

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

PUBLIC HEARINGS

- Subject:** A continued public hearing to consider Zone Text Amendment 2022-001 (ZTA 2022-001) – Zone Text Amendment to establish regulations for urban lot splits and housing development in single-family residential (r-1) zone for implementation of Senate Bill 9 (SB9) (continued from February 14, 2022)

Recommendation: Continue consideration of Zone Text Amendment 2022-001 to April 11, 2022 to provide additional time for staff to conduct further study of other regulations for long-term implementation of SB9.

Community Development Director Kanika Kith presented staff recommendations to continue consideration for Zone Text Amendment 2022-001 to April 11, 2022.

Motion by Commissioner Bernal, seconded by Commissioner Pacheco to:

Continue the Public Hearing to consider Zone Text Amendment 2022-001 to establish regulations for urban lot split in the single family residential area zone for implementation for Senate Bill 9 for the next regularly scheduled meeting of April 11, 2022.

The motion carried with the following vote:

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

ADMINISTRATIVE REPORTS

- 3) GENERAL PLAN HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2021

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Recommend that the Planning and Preservation Commission:

- a. Receive and file the General Plan Housing Element Annual Progress Report for Calendar Year 2021.

Director of Community Development Kanika Kith introduced the staff report and Associate Planner Gerardo Marquez.

Associate Planner Gerardo Marquez provided a power point presentation outlining the General Plan Housing Element 2021 annual progress report. Both Director of Community Development Kanika Kith and Associate Planner Gerardo Marquez responded to Commissioner's questions.

4) REVIEW OF ROSENBERG'S RULES OF ORDER

Recommend that the Planning and Preservation Commission:

- a. Review a video on Rosenberg's Rules of Order prepared by the Institute of Local Government.

Planning and Preservation Commissioners watched a video on Rosenberg's Rules of Order prepared by the Institute of Local Government.

STAFF COMMUNICATIONS

Director of Community Development Kith informed the Commission that the Planning Division launched an online permit portal on the City webpage, the City Council will consider a draft ordinance for smoke-free multi-housing units on March 7th and staff will present three development options for City Parking Lot 3 on March 23rd.

GENERAL COMMISSION COMMENTS

None

ADJOURNMENT

Commissioner Bernal moved to adjourn. Second by Vice-Chair Perez.

8:04 p.m.

Planning Commission Secretary

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To: Planning and Preservation Commission Chair Bernal and Commissioners

From: Kanika Kith, Director of Community Development
Marina Khrustaleva, Associate Planner

Date: March 13, 2023

Subject: Discussion of a Proposed Temporary Moratorium on the Installation of Artificial Turf or Synthetic Grass

RECOMMENDATION:

Staff recommends that the Planning and Preservation Commission:

1. Discuss and provide feedback on establishing temporary moratorium on the installation of artificial turf or synthetic grass in the City of San Fernando.

BACKGROUND

1. In October 2015, Assembly Bill (AB) 1164 was enacted to prohibit local jurisdictions from enforcing any regulations permanently prohibiting the installation of drought-tolerant landscaping, synthetic grass, or artificial turf. However, jurisdictions may impose reasonable restrictions on the type and use of artificial turf or synthetic grass that do not substantially increase the installation cost or prohibit the installation of artificial turf and synthetic grass.
2. On July 8, 2021, Governor Gavin Newsom declared a drought emergency for most counties in the State of California, requesting a voluntary 15% water usage reduction for counties from their 2020 levels. This declaration excluded Los Angeles County.
3. On October 19, 2021, Governor Newsom issued a proclamation that extended his previous drought declaration to the entire state and included Los Angeles County.
4. On November 15, 2021, the City Council adopted Resolution No. 8105 declaring a multi-year drought emergency and implementing voluntary water conservation measures of 10 percent.
5. On April 13, 2022, the City shut down its highest producing groundwater well, Well No. 2A, as a result of elevated nitrate levels in the drinking water and started importing water from the Metropolitan Water District (MWD) to meet its water demand.

6. On April 26, 2022, MWD adopted emergency measures that restrict irrigation of landscapes to one day a week, which applied to cities and water suppliers that receive State Project water from Northern California through MWD. These restrictions did not apply to San Fernando because the City receives water from Colorado River through MWD. However, the City was informed that the same restrictions may apply to the Colorado River source in the next few months.
7. On May 25, 2022, the State Water Resources Control Board adopted new regulations that require all urban water suppliers to consult their Water Shortage Contingency Plan (WSCP) and implement Level 2 mandatory water conservation measures. In order to meet this State mandate, the City's adopted WSCP Level 2 measures that require a mandatory 20 percent reduction in water consumption.

ANALYSIS:

Beginning October 16, 2022, the City implemented a new watering schedule allowing residents to use sprinklers only one time a week, and water throughout the week by hand or through a drip irrigation system. This limited watering schedule results in yellowing and dying of live turf that can lead to violation of San Fernando Municipal Code (SFMC). SFMC Section 106-1143(11)(b)(2) considers "lawns, plants, or other vegetation that are not maintained in a neat, orderly, and healthy manner as a result of lack of adequate mowing, grooming, trimming, pruning, fertilizing, watering, and/or replacement" a public nuisance condition. As a result, residents of San Fernando consider replacing live turf or other live landscaping with artificial turf and synthetic grass.

SFMC Section 106-967(4) requires that minimum of 50 percent of the front yard be maintained in live landscaping, but does not regulate the design, installation, or use of artificial turf and synthetic grass. The State Model Water Efficiency Ordinance (23 CA ADC § 492.6) considers artificial turf as hardscape, as it does not require irrigation and does not allow for groundwater infiltration. However, some municipalities treat artificial turf as live landscape. Many agencies promote artificial turf or synthetic grass as a viable option to reduce the amount of water spent on irrigation.

Environmental and Health Impacts

The City of San Fernando is located in the semi-arid steppe climate zone. Due to the climate change, over the next decades, the City is expected to experience increases in temperatures, more severe storms, changes in precipitation patterns, extended drought conditions, and increasing wildfire risk. According to the Safety Element of the San Fernando General Plan, the average maximum temperature is expected to increase in San Fernando throughout the century by up to 8.7°F. The number of extreme heat days per year is expected to increase from three extreme heat days to up to 33 extreme heat days. A study from Penn State University's Center for Sports Surface Research found that the maximum surface temperatures of artificial turf during hot, sunny conditions averaged from 140° F to 170° F, generating excess heat and creating

“heat islands.” Although homeowners may save water on irrigation, large amount of water is needed to cool these synthetic surfaces regularly.

Preliminary research indicates that artificial turf or synthetic grass appear to decrease biodiversity and pose certain health hazards. Certain types of artificial turf or synthetic grass create impenetrable barriers which prohibit or severely limit the absorption of ground water. When unmitigated, the resulting excess of ground water creates the serious risk of overwhelming the capacity of the City's storm water drainage system that has been designed under flow analysis, projections, and assumptions that did not take into account impermeable artificial turf or synthetic grass being installed throughout the City.

Numerous studies, including an on-going study by the California Office of Environmental Health Hazard Assessment, have identified that artificial turf or synthetic grass contain a wide range of chemicals depending on their source materials, which have the capability to leak into the environment and cause irreparable damage to the City' ecosystem and watershed. Toxic leakages and lack of filtration can reduce biodiversity and deplete the soil which will need a long time to recover.

There are other unknown health impacts that artificial turf or synthetic grass pose to residents, especially children, given the wide-ranging types of chemicals found in artificial turf and synthetic grass, including chemicals that are known to be toxic and cause cancer. If left completely unregulated, the discharge of such chemicals could pose health risks to residents.

The state is looking to impose a state-mandate program to discourage the use of artificial turf or synthetic grass due to environmental and health impact concerns relating to their use. Senate Bill (SB) 414 was introduced by Senator Allen on February 9, 2023. If enacted, SB 414 would prohibits local jurisdictions or special districts from issuing a rebate, voucher, or other financial incentive for the use of artificial turf or synthetic grass that contains contaminants, including zinc, plastic, or perfluoroalkyl and polyfluoroalkyl substances (PFAS).

Proposed Moratorium

State law prohibits local jurisdictions from enforcing any regulation permanently prohibiting the installation of artificial turf or synthetic grass on residential property; this includes any such regulation that would significantly increase the cost of installation of such materials (Gov. Code Section 53087.7.). However, cities may impose reasonable restrictions on the type of artificial turf or synthetic grass that may be installed and its installation. Additionally, the regulations may not substantially increase installation cost, or prohibit or significantly impede the installation of artificial turf and synthetic grass.

In the absence of regulations for artificial turf and synthetic grass, the City desires to ensure its residents are adequately protected from the health and safety impacts that unregulated artificial turf or synthetic grass pose to the City. Based on the findings above, the unregulated installation of artificial turf or synthetic grass poses a current and immediate threat to the public health, safety, and welfare of the residents of the City. Therefore, a temporary moratorium on the

installation of artificial turf or synthetic grass that apply to all land-use zones in the City is needed to provide staff with necessary time to research and prepare recommendations that will be compliance with State law.

A proposed Interim Ordinance establishing temporary moratorium will be presented to City Council for consideration on April 3, 2023. The proposed moratorium will prohibit the installation of artificial turf or synthetic grass in all land-use zones in the City.

ENVIRONMENTAL REVIEW:

Pursuant to the California Environmental Quality Act (CEQA), the adoption of this proposed Interim Ordinance is exempt under CEQA Guidelines Section 15061(b)(3) (the “common sense exemption”) and Section 15378 (“not a project”) since it can be seen with certainty that the adoption of the Interim Ordinance establishing temporary moratorium on the installation of artificial turf or synthetic grass will not have a significant impact on the environment.

CONCLUSION:

Staff recommends that the Planning and Preservation Commission discuss and provide feedback for establishing temporary moratorium on the installation of artificial turf or synthetic grass.

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To: Planning and Preservation Commission Chair Bernal and Commissioners

From: Kanika Kith, Director of Community Development
Marina Khrustaleva, Associate Planner

Date: March 13, 2023

Subject: Discussion of a proposed Zone Text Amendment (ZTA 2023-001) to Section 106-970, Walls and fences, to update regulations for walls and fences

RECOMMENDATION:

Staff recommends that the Planning and Preservation Commission:

1. Discuss and provide feedback for proposed Zone Text Amendment (ZTA 2023-001) to Section 106-970 of the San Fernando Municipal Code to update regulations for walls and fences; and
2. Continue the proposed Zone Text Amendment (ZTA 2023-001) to the next regular Planning and Preservation Commission meeting on April 10, 2023.

BACKGROUND:

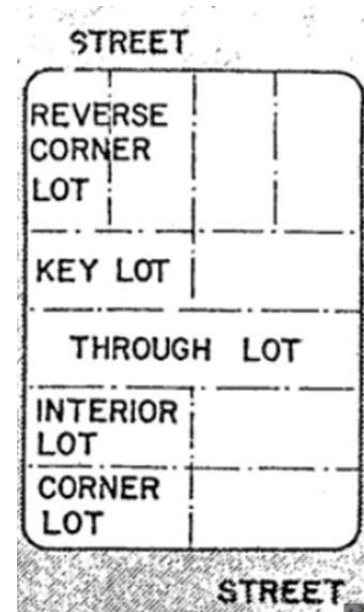
1. On December 2, 2002, San Fernando Municipal Code (SFMC) Section 106-970, Walls and fences, was amended.
2. In December 2015, application form for residential walls and fences (Form # CDD-024.1) containing permitted and non-permitted fence design diagrams was created.
3. In 2022, multiple residents requested approval for front yard walls and fences to be higher than three feet.
4. On August 15, 2022, the City Council adopted a Coyote Management and Co-Existence Plan that includes best management practices and strategies for managing coyotes in the City. The Coyote Management and Co-Existence Plan also includes a recommendation to consider revising the height limits for fences and walls on residential properties.
5. On November 14, 2022, the Planning and Preservation Commission (Commission) discussed potential modifications to fence and wall height for residential property. The Commission did not support increasing the height of side and rear yard fence and wall to be higher than six (6) feet, but was supportive of allowing the installation of coyote rollers above the permitted 6-foot high wall or fence. The Commission requested additional information for discussion relating to potential height increase for front yard fence and wall to be higher than three (3) feet.

ANALYSIS:

Per the Commission discussion on November 14, 2022, staff conducted additional research to evaluate recent applications to build a fence that deviates from the current code, explore the criteria for the Special Fence Review process outlined in SFMC Section 106-970(j)(3), and survey prevailing character of existing fences in residential neighborhoods of San Fernando.

Field survey shows that the majority of existing fences in residential neighborhoods in the City do not comply with the current height limitation of three (3) feet for front yard fence. The Code provides a Special Fence Review process to a build a fence or wall that deviate from the standard requirements under certain circumstances as specified in SFMC Sections 106-970(a) and (i), summarized below:

1. A retaining wall not to exceed 30 inches.
2. A non-view obscuring fence not to exceed a height of six feet and located in the street facing side yard on a corner lot only.
3. A non-view obscuring fence not to exceed a height of six feet and located in the secondary front yard on a through lot (lot with street frontages on front and back of house) only.
4. A higher fence or wall where applicable building codes or other regulations require a fence or wall exceeding the height limitations such as a higher retaining wall on a hillside property.



Higher than three feet for Front Yard Fence or Wall

The Special Fence Review process does not allow for front yard fences to be higher than three feet and several requests have been received from residents to build a fence or a wall higher than three feet in the front yard. A list of the requests are provided as Attachment "B" and summarized below:

1. Four (4) to five (5) foot high front yard fences to address an ongoing trespassing issue or to prevent young children, elderly relatives, or dogs from leaving the property.
2. A side yard fence in a required front yard setback that is solid (view-obscuring), for privacy reasons.
3. A solid (view-obscuring) side yard fence on a corner lot that is higher than 36 inches (3 feet), for security and privacy reasons.

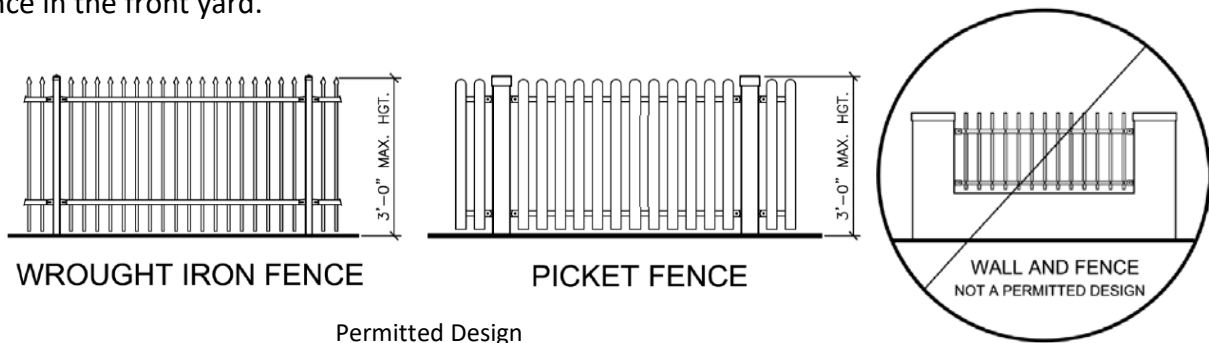
These requests do not meet the standard requirements for front yard fence and wall under SFMC Section 106-970. SFMC Section 106-970 allows for front yard fence or wall to be a maximum height of three (3) feet, including pillars, spikes, lights or similar ornamentation. All front yard fence or wall must be non-view obscuring, which is defined as “a fence or wall whose solid component portions are evenly distributed and do not constitute more than 10 percent of the total surface area of the face of the fence or wall.”

Corner lots have the same requirements as a regular interior lots which prohibits fence or wall along the street to be higher than three (3) feet. The fence and wall must also be non-view obscuring (not solid fence or wall). Thus, corner lots cannot build a six (6) foot high wall to create a private back yard.

Additionally, these requests do not qualify for consideration under the Special Fence Permit process because they do not meet the special circumstances under SFMC Sections 106-970(a) and (i).

Design conflict between the Code and the Application form

Several requests have been received to build a wall and fence combination design. The wall and fence combination design is identified as non-permitted on the application form as illustrated below. This conflicts with SFMC Section 106-970(a)(1) which allows a combination of wall and fence in the front yard.



Options to Address the Issue

Two options are available to address this issue:

- **Option 1:** Update regulations for standard height, design, and materials for walls and fences. This option will allow staff to approve the majority of requests ministerially and will bring less cost and burden on the applicants.
- **Option 2:** Extend the list of circumstances that make a project eligible for the Special Fence Review. This option will allow staff to approve the request, but additional cost and time will be required because the Special Fence Review process requires a 7-day public notification period prior to taking action.

Based on staff research and field survey, staff recommends Option 1, update the regulations for standard height, design, and materials. The prevailing front yard fence type in residential zones in San Fernando is a combination of a brick or plastered wall and a wrought iron or tubular iron fence about 4-5 feet high, usually with protruding pillars. Fences demonstrate a wide range of decorative elements – radial elements, spikes, cones, lights, lions, etc. These fences have been built over the decades, many of them prior to adoption or revisions of SFMC Section 106-970 (in 1985, 1987, and 2002).

These elaborate fences constitute the neighborhood character of residential zones of the City. While many of single-family homes in San Fernando are relatively modest, the fences represent aesthetical preferences of the residents and serve as the face of their household. The Historic Preservation Element of the City of San Fernando General Plan adopted on April 5, 2005, and the City of San Fernando Design Guidelines adopted on November 17, 2008, mention the importance of protecting and preserving historic resources, maintaining quality of life and neighborhood character. This local tradition of ornamental fences deserves to be recognized and respected.

James Rojas, author of “Latino Urbanism” concept, notes that in Latino communities, fences allow residents to personalize their front yard without physically interfering with the neighbors and define a barrier between the public and private spaces of the home. According to Rojas, “the enclosed front yard acts as a large foyer, and becomes an active part of the “housescape.”

Proposed Modification to SFMC Section 106-970

Staff recommends updating regulations for walls and fences to allow ministerial approval of the most typical applications, without involving a lengthy and potentially costly Special Fence Review process, while maintaining the prevailing neighborhood character in San Fernando. Staff recommends the following modifications to SFMC Section 106-970:

1. Allow 4 foot high non-view obscuring front yard fences and street-facing side yard fences on corner lots.
2. Allow 4 foot high front yard vegetative hedges and hedges along a street-facing side yard on a corner lot (excluding a sight clearance triangle that is not to be obscured).
3. Define a non-view obscuring fence as a fence with solid components constituting not more than 50 percent of the total surface area of the face of the fence.
4. Allow a combination of a fence and a wall in the front yard where a wall does not constitute more than 1/3 of the total height.
5. Allow the installation of coyote rollers above the permitted 6-foot high wall or fence in a side or rear yard.

6. Prohibit vinyl fences.

These changes would allow staff to approve the majority of fence applications ministerially without creating an additional burden on the applicants. The Special Fence Review process can be retained for exceptional circumstances.

Additionally, this will bring a majority of existing front yard fences to be in compliance with the Code and will also allow many homeowners to replace existing 4-foot high chain-link fence with a higher-quality fence.

ENVIRONMENTAL REVIEW:

Pursuant to the California Environmental Quality Act (CEQA), the adoption of proposed Zone Text Amendment will be exempt under CEQA Guidelines Section 15061(b)(3) (the “common sense exemption”) and Section 15378 (“not a project”) since it can be seen with certainty that the adoption of the Zoning Code Amendment for Section 106-970, Walls and fences, will not have a significant impact on the environment.

CONCLUSION:

Staff recommends that the Commission discuss and provide feedback for update to the height, design, and materials for walls and fences, and continue this item to the next meeting on April 10, 2023 to allow staff to draft revised regulations for consideration.

ATTACHMENTS:

- A. San Fernando Municipal Code (SFMC) Section 106-970, Walls and fences
- B. Pending Fence Review applications

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City of San Fernando Municipal Code, Section 106-970. Walls and fences.

- (a) *Residential zones.* The following standards shall apply to all walls and fences within the R-1, R-2 and R-3 zones. Height limits for all walls and fences in residential zones are as follows:
- (1) In a required front yard setback, a fence, wall or combination thereof, shall not exceed a maximum height of 36 inches (including pillars, spikes, lights or similar ornamentation) as measured from existing finish grade, and shall be non-view obscuring. Permitted structures in lieu of such a fence are as follows:
 - a. A retaining wall not to exceed a height of 18 inches, or not to exceed a height of 30 inches if permitted pursuant to a special fence review.
 - b. A vegetative hedge not to exceed 30 inches in height.
 - (2) In a side or rear yard, no fence or wall shall exceed a height of six feet as measured from existing finish grade.
 - (3) On a reverse corner lot within a required front yard or street-facing side yard setback, a fence, wall or combination thereof, shall not exceed a maximum height of 36 inches (including pillars, spikes, lights or similar ornamentation) as measured from existing finish grade, and shall be non-view obscuring. Permitted structures in lieu of such a fence are as follows:
 - a. A retaining wall not to exceed a height of 18 inches, or not to exceed a height of 30 inches if permitted pursuant to a special fence review.
 - b. A vegetative hedge not to exceed 30 inches in height.
 - c. A non-view obscuring fence not to exceed a height of six feet and located in the street facing side yard only, if permitted pursuant to a special fence review.
 - (4) On a through lot within the front yard setback facing either of the lot's street frontages, a fence, wall or combination thereof, shall not exceed a maximum height of 36 inches (including pillars, spikes, lights or similar ornamentation) as measured from existing finish grade, and shall be non-view obscuring. Permitted structures in lieu of such a fence are as follows:
 - a. A retaining wall not to exceed a height of 18 inches, or not to exceed a height of 30 inches if permitted pursuant to a special fence review.
 - b. A vegetative hedge not to exceed 30 inches in height.
 - c. A non-view obscuring fence not to exceed a height of six feet and located in the secondary front yard only, if permitted pursuant to a special fence review.
 - (5) For a wall retaining a fill above existing finish grade in a setback area, the combined height of the wall retaining a fill and a freestanding fence or wall built above the

- retained earth level shall not exceed the maximum height allowed for a freestanding fence or wall within the setback area.
- (6) For a wall retaining a cut below existing finish grade in a setback area, the combined height of the wall retaining a cut and a freestanding fence or wall built above the existing finish grade shall not exceed the maximum height allowed for a freestanding fence or wall within the setback area.
- (b) *Commercial and industrial zones.* The height limit for non-view obscuring fences in commercial and industrial zones shall be eight feet, except that the director may approve a height of up to ten feet for security fencing. The height limit for opaque fences or walls shall be six feet.
- (c) *Construction materials.* Construction materials shall conform to the following:
- (1) In residential zones, all fences and walls shall be made of materials generally used for fencing such as masonry, vegetative hedges, wood, brick, or ornamental tubular steel or wrought iron, and must have a finished appearance. Acceptable finish treatments include colored stucco, wood stain, natural or polished stone, slump stone, split-faced concrete block, prefabricated finish texture, color-coated tubular steel or wrought iron, or a combination thereof. Plain or colored concrete block masonry shall be permitted only if coated with colored stucco or other coating finish approved by the director or designated staff. No chain link, razor wire, barbed wire, concertina ribbon, electrified fence, protruding fragments of broken glass or similar materials shall be permitted. All proposed fence or wall material shall be compatible with the architectural style and treatment of the primary residential structure.
 - (2) In industrial zones, barbed wire, razor wire and similar materials must be at least eight feet from grade at the public right-of-way with vertical supports for the barbed wire slanting inward away from the property line.
 - (3) Where feasible, solid walls shall be painted with graffiti-resistant paints.
- (d) *Sight clearance.* Sight clearance for visibility of pedestrians and vehicles shall be maintained as follows:
- (1) On corner lots in all zones, a sight clearance distance triangle permitting pedestrian and vehicular visibility at intersecting streets shall be maintained for a minimum distance of 20 feet measured along the street right-of-way from the point of intersection of the two streets. Sight distances at alleys intersecting with streets shall be ten feet.
 - (2) In all zones, sight clearance for automobiles emerging from adjacent driveways shall be maintained for a minimum distance of 20 feet for commercial and multifamily driveways and ten feet for single-family driveways, measured from the property line. An open fence that does not impede visibility will be permitted in this area.

- (e) *Permits.* All persons erecting or substantially altering or repairing a fence, wall or security gate shall first obtain a building permit. As part of the application process, the applicant shall submit a scaled site plan indicating property lines and the height, location, building materials and finish treatment of the proposed fence, wall or security gate. However, no permit shall be required for temporary construction or security fencing.
- (f) *Inspection.* The building inspector must approve all construction or substantial alteration or repair of fences, walls and security gates. An initial inspection of the footings or pole holes shall be conducted before the wall, fence or security gate is erected, and a final inspection shall be conducted upon completion of the construction.
- (g) *Hedges and shrubs.* If hedges, shrubs and similar vegetation are maintained at the property line and are of sufficient density to block vision, they shall comply with the height limit for fences and walls within the required front, rear and side yard setbacks.
- (h) *Determination of height.* The height of a fence or wall shall be measured from existing finish grade of the subject property. However, when a fence or wall is proposed to be located along a property line separating two lots with a difference in pad elevations of more than 18 inches for a length of more than 50 percent of the common property line, it may be permitted only if approved pursuant to a special fence review.
- (i) *Conflicting fence or wall height requirements.* Where applicable building codes or other regulations require a fence or wall exceeding the height limitations specified in this section, a higher than standard fence or wall may be permitted if approved pursuant to a special fence review.
- (j) *Definitions.* The following definitions shall apply to this section:
 - (1) *Non-view obscuring fence* is defined as a fence or wall whose solid component portions are evenly distributed, and do not constitute more than ten percent of the total surface area of the face of the fence or wall.
 - (2) *Existing finish grade* is defined as the natural or existing grade of the property prior to excavation, construction or grading of undisturbed soil.
 - (3) *Special fence review* is defined as an administrative procedure required under certain circumstances as specified in this section prior to issuance of a building permit for a fence or wall. When required, a special fence review shall be conducted by the director or designated staff subject to the following procedure and criteria:
 - a. *Application and fee.* An application for a building permit shall be submitted. A special fence review fee may be established by resolution of the city council.
 - b. *Public notice.* Upon a tentative determination by the director that the proposed fence or wall height should be approved, a notice of such shall be mailed to the owners of all properties adjoining the project site. The notification shall describe the proposed fence or wall, and indicate that prior to a final determination there

will be a comment period of at least seven days from the date of mailing the notice.

- c. *Determination.* In order to approve or approve with conditions a proposed fence or wall, the director or designated staff must make the following findings:
 - 1. The project site is of a suitable size, shape and topography to accommodate the proposed fence or wall.
 - 2. The proposed fence or wall will not be detrimental to the character of the subject property or surrounding neighborhood, and will be compatible with the architectural treatment of any existing or planned buildings on the subject property.
 - 3. The proposed fence or wall will not unreasonably interfere with the use, possession, and enjoyment of the surrounding and adjacent property owners.
 - 4. There is a demonstrated need for the proposed fence or wall.
 - d. *Appeal.* The director's final determination may be appealed within seven days to the planning commission, pursuant to section 106-76. The appeal shall be made in written form and addressed to the director.
- (k) *Applicability.* Nothing in this section shall be deemed to set aside or reduce the requirement for fences and walls as required by applicable federal, state, and local statutes designed to protect the health, safety and welfare of the community.
- (Ord. No. 1270, § 30.565, 9-30-1985; Ord. No. 1305, 6-15-1987; Ord. No. 1532, § 2, 9-3-2002; Ord. No. 1542, § 1, 12-2-2002)

Pending Fence Review applications

#	Address	Date	Project
1.	563 S Huntington St	07/16/2022	Legalization of the 4' front yard fence and wall combination built without a planning approval and building permit to address an ongoing trespassing issue.
2.	1227 Hollister St	1/24/2023	Application for a 4' front yard vinyl fence, to address ongoing trespassing issue and protect a resident with a medically proven anxiety and insomnia.
3.	1926 Seventh St	2/28/2023	Legalization of the 5' front yard non-view obscuring fence built without a planning approval and building permit to prevent a single elderly resident from leaving the property.
4.	401 N Hagar St	3/8/2023	Application for a 5' front yard and side non-view obscuring fence within a street-facing side yard setback for an existing public-use building in a residential zone to protect the parking area from trespassing.

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To: Planning and Preservation Commission Chair Bernal and Commissioners

From: Kanika Kith, Director of Community Development
Kenneth Jones, Management Analyst

Date: March 13, 2023

Subject: Urban Forest Management Plan Project Update

RECOMMENDATION:

Staff recommends that the Planning and Preservation Commission:

1. Receive and file Urban Forest Management Plan (UFMP) update report.

BACKGROUND:

1. On June 21, 2022, City Council approved Contract No. 2082 with TreePeople for \$273,775.53 for the development of the City of San Fernando Urban Forest Management Plan (UFMP).
2. On August 4, 2022, the UFMP kick-off meeting was held to discuss project timeline and start a citywide tree inventory assessment in the public right of way (first phase of project).
3. On November 17, 2022, West Coast Arborist (WCA) commenced the citywide assessment of the City's tree inventory.

ANALYSIS:

By developing a UFMP and strategically implementing it, the City envisions a 33 percent increase to its current tree canopy by 2027.

An effective UFMP plan is derived from the following elements:

- Vision for the urban forest;
- Inventories and assessments of the current status of the urban forest (***Phase One of Project***);
- Strategic Plan: goals, objectives, and actions based on the information analyzed and identified needs (***Phase Two of Project***);
- Implementation Plan with specific projects, budgets, dates and assigned responsibilities (***Phase Three of Project***); and

- Monitoring Plan with a system or matrix to qualify the effectiveness of plan and allow revisions to the UFMP, as needed **(Phase Four of Project)**.

Phase One of Project (Assessment of City's Tree Inventory)

WCA has completed 65 percent of its assessment (4,686 tree sites) of the City's tree inventory, which consists of all public trees including trees along streets, in medians, parks, and public facilities. Once assessment is complete, an estimated 7,200 tree sites will have been evaluated. Data collected during assessment includes species, type of site, tree condition, recommendations, height, and diameter at shoulder height. Vacant sites will also be cataloged in an effort to identify suitable future tree planting locations. This phase of the project will be completed by mid-April 2023.

Phase Two of Project (Development of Strategic Plan)

Currently, TreePeople is scheduling dates and locations for community engagement workshops. The goal of the community engagement efforts is to educate the community on the project allowing them to provide informed and creative input as the UFMP is being developed.

BUDGET IMPACT:

The \$288,753.53 in Urban and Community Forestry (UCF) grant funds were initially appropriated in the Fiscal Year 2021-22 approved budget. The project funds were carried over into the current FY 22-23 approved budget.

CONCLUSION:

It is recommended that Planning and Preservation Commission receive and file Urban Forest Management Plan update report.

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AGENDA REPORT

To: Planning and Preservation Commission Chair Bernal and Commissioners

From: Kanika Kith, Director of Community Development
Malinda Lim, Contract Planner

Date: March 13, 2023

Subject: General Plan Housing Element Annual Progress Report for Calendar Year 2022

RECOMMENDATION:

It is recommended that the Planning and Preservation Commission receive and file the General Plan Housing Element Annual Progress Report for Calendar Year 2022.

BACKGROUND:

1. Since 1969, the State has required all cities and counties in California to adopt a Housing Element to adequately plan to accommodate each jurisdiction's fair share of housing needs in California. The Housing Element is a chapter of the General Plan that serves as each jurisdiction's blueprint for how it plans to grow and develop during a particular "planning cycle."
2. The City of San Fernando is one of 197 local jurisdictions within the Southern California Association of Governments (SCAG). SCAG is responsible for assigning the Regional Housing Needs Assessment (RHNA) allocation in Los Angeles, Orange, Riverside, San Bernardino, Imperial, and Ventura counties. State law requires that the Housing Element be updated every eight years, including policies and programs to meet existing and future housing needs for the City, as established by the California Department of Housing and Community Development (HCD) and SCAG.
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 June 6, 2022, the City Council adopted the 2021-2029 (6th Cycle) Housing Element that established the City's strategy for meeting community housing needs for RHNA housing planning period 2021-2029.
5. On August 9, 2022, HCD certified the City's 2021-2029 Housing Element as being in full compliance with State housing law.

ANALYSIS:

The Housing Element Annual Progress Report provides the status and progress of each jurisdiction's implementation of its housing element on an annual basis. Government Code Section 65400 establishes the requirement that each jurisdiction prepare an annual report on the status of its Housing Element for the prior calendar year, and the actions taken towards completion of the programs and status of the jurisdiction's compliance with the deadlines in its Housing Element. Each jurisdiction is required to submit an Annual Progress Report to HCD and the Governor's Office of Planning and Research (OPR) no later than April 1 of each year, reporting data for the prior calendar year.

The 2022 Annual Progress Report (Attachment "A") reflects the City's progress during the first year of the 6th Cycle Housing Element, RHNA planning period from October 16, 2021 to December 31, 2022. Since 2021 was the last year in the planning period for the 5th Cycle Housing Element which ended on October 15, 2021, the 2022 Annual Progress Report does include the remaining units from the 2021 calendar year.

In 2022, the City received 38 planning applications for new housing units. As shown in Table 1 below, the City approved 41 new housing units (this number does not include 17 applications from the prior year), issued 49 building permits, and performed 19 final inspections¹.

¹ A certificate of occupancy is issued when a new unit completes construction and passes final inspection by the City.

Table 1: Summary of Planning Approvals, Building Permits, and Certificate of Occupancy 2022.

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	1
Low	Deed Restricted	0
	Non-Deed Restricted	22
Moderate	Deed Restricted	0
	Non-Deed Restricted	5
Above Moderate		10
Total Units		38
Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	3
Low	Deed Restricted	0
	Non-Deed Restricted	22
Moderate	Deed Restricted	0
	Non-Deed Restricted	13
Above Moderate		11
Total Units		49
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	16
Moderate	Deed Restricted	0
	Non-Deed Restricted	2
Above Moderate		1
Total Units		19

HCD has set an ambitious housing production goal for the 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. 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, the City's appeal was denied and the City was provided a final allocation of 1,795 units.

As presented in Table 2 below, the City was allocated a total RHNA of 1,795 units for the 6th Cycle planning period. During the first planning period, the City issued a total of 49 residential building permits. However, under Senate Bill 35 (SB 35) cities must meet the proportionate share of the

RHNA for each of the five income levels (extremely low, very low, low, moderate, and above moderate). The City has seven additional years to meet all income level categories.

Table 2: Regional Housing Needs Allocation (RHNA) Progress: 2022-2029.

Income Level	2022-2029 RHNA Allocation	Building Permits Issued Per Year								Total Units to Date	Remaining RHNA Target
		2022*	2023	2024	2025	2026	2027	2028	2029		
Extremely Low (0 to 30% of AMI)	230	0	-	-	-	-	-	-	-	0	230
Very Low (30% to 50% of AMI)	231	3	-	-	-	-	-	-	-	3	461
Low (50% to 80% of AMI)	273	22	-	-	-	-	-	-	-	22	273
Moderate (81% of AMI)	284	13	-	-	-	-	-	-	-	13	284
Above Moderate (> 80% of AMI)	777	11	-	-	-	-	-	-	-	11	777
Total	1,795	49	-	-	-	-	-	-	-	49	1,795

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 goals, policies and programs of the Housing Element. Furthermore, the adoption of the San Fernando Corridors Specific Plan (SP-5) in December 2017, the recent state legislation mandating jurisdictions to allow for Junior ADU's (JADU)², and the adoption of Ordinance No. 1714 for urban lot splits and two-unit development projects in single-family residential (R-1) zones for implementing Senate Bill 9 adopted by the City Council on February 6, 2023, will continue to foster housing and address the RHNA allocation targets for each income level.

The Housing Element Annual Progress Report will be presented to City Council on March 20, 2023 for authorization to submit to HCD and the Governor's Office of Planning and Research.

BUDGET IMPACT:

Preparation of the Housing Element Annual Progress Report is included in the annual work program for the Community Development Department. Therefore, funding for the effort is included in the Fiscal Year 2022-2023 Adopted Budget.

² A Junior ADU 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.

CONCLUSION:

Staff recommends that the Planning and Preservation Commission receive and file the Housing Element Annual Progress Report for Calendar Year 2022.

ATTACHMENT:

A. Housing Element Annual Progress Report for Calendar Year 2022

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General Information	
Jurisdiction Name	San Fernando
Reporting Calendar Year	2022
Contact Information	
First Name	KANIKA
Last Name	KITH
Title	DIRECTOR OF COMMUNITY DEVELOPMENT
Email	KKITH@SFCITY.ORG
Phone	8188987316
Mailing Address	
Street Address	117 N MACNEIL
City	San Fernando
Zipcode	91340

Import Last Year's Data

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. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

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Jurisdiction	San Fernando	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	3
Low	Deed Restricted	0
	Non-Deed Restricted	22
Moderate	Deed Restricted	0
	Non-Deed Restricted	13
Above Moderate		11
Total Units		49

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

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	0
SFD	1	2	0
2 to 4	3	4	0
5+	0	0	0
ADU	34	43	19
MH	0	0	0
Total	38	49	19

Housing Applications Summary	
Total Housing Applications Submitted:	39
Number of Proposed Units in All Applications Received:	41
Total Housing Units Approved:	41
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

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes							
1					2	3	4	5							6
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
Summary Row: Start Data Entry Below								0	1	0	23	0	6	11	41
	2521-029-002	1106 CORONEL ST		PL2103795	ADU	R	10/27/2021		1						1
	2516-007-005	921 N HUNTINGTON ST		PL2103814	ADU	R	10/28/2021				1				1
	2521-029-001	1100 CORONEL ST		PL2103809	ADU	R	10/28/2021		1						1
	2519-008-016	436 N MACNEIL ST		PL2103810	ADU	R	10/28/2021				1				1
	2515-020-021	853 NEWTON ST		PL2103818	ADU	R	10/29/2021				1				1
	2520-013-018	215 N WORKMAN ST		PL2103881	ADU	R	11/3/2021						1		1
	2516-002-014	1715 GLENOAKS BLVD		PL2103824	ADU	R	10/29/2021				1				1
	2518-016-008	545 HUNTINGTON ST		PL2104005	ADU	R	11/10/2021						1		1
	2516-016-040	1812 EIGHTH ST		PL2104129	ADU	R	11/18/2021						1		1
	2518-013-015	1520 FIFTH ST		PL2104164	ADU	R	11/22/2021				1				1
	2516-009-005	1614 SEVENTH ST		PL2104199	ADU	R	11/24/2021				1				1
	2518-003-022	448 FERMOORE ST		PL2104353	ADU	R	12/9/2021						1		1
	2613-005-033	1016 OMELVENY AVE		PL2104383	ADU	R	12/13/2021				1				1
	2517-022-069	467 FAYECROFT ST		PL2103032	ADU	R	12/15/2021				1				1
	2517-006-014	1948 PHILLIPPI ST		PL2104426	ADU	R	12/15/2021				1				1
	2516-019-007	1120 EIGHTH ST		PL2104411	ADU	R	12/15/2021							1	1
	2517-018-030	2005 FIFTH ST		PL2104413	ADU	R	12/15/2021				1				1
	2520-012-016	1715 SECOND ST		PL2200068	ADU	R	1/6/2022							1	1
	2521-009-005	1419 GRIFFITH ST		PL2200203	ADU	R	1/18/2022				1				1
	2515-028-009	901 SEVENTH ST		PL2200423	ADU	R	2/3/2022				1				1
	2521-036-005	1226 GRIFFITH ST		PL2200428	ADU	R	2/3/2022							1	1
	2516-008-004	1824 SEVENTH ST		PL2200450	ADU	R	2/7/2022							1	1
	2513-002-034	2041 EIGHTH ST		PL2200859	ADU	R	3/8/2022							1	1
	2522-022-013	710 HOLLISTER ST		PL2201072	ADU	R	3/24/2022							1	1
	2521-009-006	1425 GRIFFITH ST		PL2201090	ADU	R	3/25/2022						1		1
	2522-012-019	557 CHATSWORTH DR		PL2201258	ADU	R	4/5/2022						1		1
	2516-017-031	1521 KNOX ST		PL2201285	ADU	R	4/6/2022						1		1
	2516-026-014	1414 SEVENTH ST		PL2201403	ADU	R	4/15/2022				1				1
	2517-008-002	1011 ORANGE GROVE AVE		PL2201521	ADU	R	4/25/2022							1	1
	2518-007-011	446 N ALEXANDER ST		PL2201768	ADU	R	5/10/2022						1		1
	2517-027-019	512 N LAZARD ST		PL2201777	ADU	R	5/11/2022				1				1
	2520-014-003	1512 FOURTH ST		PL2201779	ADU	R	5/11/2022				1				1
	2517-002-009	1928 EIGHTH ST		PL2201946	ADU	R	5/23/2022				1				1
	2516-001-006	858 ORANGE GROVE AVE		PL2201949	ADU	R	5/23/2022				1				1
	2612-022-009	659 LASHBURN ST		PL2201982	ADU	R	5/25/2022				1				1
	2613-009-018	1233 OMELVENY AVE		PL2201998	ADU	R	5/27/2022				1				1
	2516-020-016	1327 PHILLIPPI ST		PL2202093	ADU	R	6/3/2022				1				1
	2518-014-014	515 N WORKMAN ST		PL2202174	ADU	R	6/8/2022				1				1
	2515-012-005	722 DE HAVEN ST		PL2202192	ADU	R	6/9/2022							1	1
	2520-014-014	1513 SECOND ST		PL2202193	ADU	R	6/9/2022				3				3
	2515-021-019	869 GRISWOLD AVE		PL2202284	ADU	R	6/14/2022				1				1
	2521-008-013	1416 HEWITT ST		PL2202282	ADU	R	6/15/2022							1	1
	2515-003-004	651 NEWTON ST		PL2202466	ADU	R	6/30/2022				1				1
	2516-029-031	1121 LUCAS ST		PL2202356	ADU	R	6/22/2022				1				1
	2517-004-011	1932 KNOX ST		PL2202461	ADU	R	6/30/2022		1						1
	2522-011-024	609 CHATSWORTH DR		PL2202482	ADU	R	7/5/2022				1				1
	2515-018-013	916 MACNEIL ST		PL2202639	ADU	R	7/18/2022						1		1

ATTACHMENT A

	2515-003-003	657 NEWTON ST		PL2203341	ADU	R	9/8/2022				1				1
	2518-008-010	412 N HAGAR ST		PL2202921	ADU	R	8/8/2022							1	1
	2520-014-020	225 HARDING AVE		PL2203876	ADU	R	9/15/2022				1				1
	2516-020-007	1312 KNOX ST		PL2203686	ADU	R	9/28/2022				1				1
	2516-031-007	823 ALEXANDER ST		PL2203998	ADU	R	10/21/2022							1	1
	2518-005-014	438 HARDING ST		PL2204052	ADU	R	10/26/2022						1		1
	2612-014-005	672 JACKMAN AVE		PL2204053	ADU	R	10/26/2022				1				1
	2613-001-026	616 MOTT ST		PL2204101	ADU	R	10/31/2022				1				1
	2519-021-011	671 FOURTH ST		PL2300084	ADU	R	12/22/2022							1	1

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction	San Fernando	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									
1					2	3	4							5	6	
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	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	Entitlement Date Approved	# of Units issued Entitlements	
Summary Row: Start Data Entry Below							0	1	0	22	0	5	10		38	
	2516-013-007	1620 Fermoore Drive		BS2104384	ADU	R				1				8/16/2021	1	
	2516-002-020	827 Fermoore Street		BS2200670	ADU	R						1		8/25/2021	1	
	2612-021-002	613 Jackman Street		BS2200975	ADU	R		1						11/22/2021	1	
	2518-029-021	755 Hagar Street		BS2201129	ADU	R						1		8/10/2021	1	
	2516-023-033	1020 Harding Avenue		BS2201234	ADU	R							1	6/3/2021	1	
	2522-019-025	703 Pico Street		BS2104152	ADU	R		1						6/9/2021	1	
	2515-014-022	755 N. Brand Blvd		BS2201532	SFD	R							1	6/17/2021	1	
	2518-005-016	445 Harps Street		BS2201728	ADU	R						1		8/17/2021	1	
	2518-005-016	443 Harps Street		BS2201589	2 to 4	R						4		8/17/2021	4	
	2521-023-023	1228 Hollister Street		BS2104304	ADU	R				1				10/11/2021	1	
	2516-009-005	1616 Seventh Street		BS2200549	ADU	R				1				11/24/2021	1	
	2521-009-005	1421 Griffith Street		BS2200881	ADU	R				1				1/18/2022	1	
	2518-009-010	528 Hagar Street		BS2103869	ADU	R				1				6/28/2021	1	
	2517-027-019	512 N. Lazard Street #A		BS2202694	ADU	R				1				7/4/2022	1	
	2612-023-011	811 Lashburn Street		BS222968	ADU	R				1				7/26/2021	1	
	2516-029-031	1121 Lucas Street #A		BS2203044	ADU	R				1				7/14/2022	1	
	2517-022-069	469 Fayecroft Street		BS2104190	ADU	R				1				12/15/2021	1	
	2517-004-006	1127 Orange Grove Avenue		BS2104097	ADU	R						1		6/24/2021	1	
	2518-016-008	547 N. Huntington Street		BS2200682	ADU	R						1		11/10/2021	1	
	2516-007-005	923 N. Huntington Street		BS2200842	ADU	R				1				10/28/2021	1	
	2521-036-005	1228 Griffith Street		BS2201095	ADU	R							1	2/3/2022	1	
	2516-014-013	1046 N. Workman Street		BS2104315	ADU	R				1				12/7/2021	1	
	2520-012-016	1717 Second Street		BS2201868	ADU	R							1	1/6/2022	1	
	2516-023-020	1408 Mountain View Street		BS2200491	ADU	R							1	10/5/2021	1	
	2520-013-018	217 N. Workman Street		BS2201913	ADU	R						1		11/3/2021	1	
	2613-002-035	615 O'Melveny Street		BS2104463	ADU	R				1				3/29/2021	1	
	2520-014-003	1514 Fourth Street		BS2201786	ADU	R				1				5/11/2022	1	
	2517-009-020	2019 Warren Street		BS2202605	ADU	R				1				12/14/2021	1	
	2517-017-023	725 N. Meyer Street		BS2104070	ADU	R				1				3/6/2019	1	
	2519-008-016	438 Macneil Street		BS2200690	ADU	R				1				10/28/2021	1	
	2522-012-019	559 Chatsworth Drive		BS2201841	ADU	R						1		4/5/2022	1	
	2516-021-009	1315 Mountain View Street		BS2203560	ADU	R							1	8/2/2022	1	
	2516-020-016	1329 Phillippi Street		BS2203557	ADU	R				1				6/3/2022	1	
	2515-012-015	721 De Garmo Street		BS2104206	ADU	R				1				4/26/2021	1	
	2515-020-021	855 Newton Street		BS2201041	ADU	R				1				11/2/2021	1	
	2515-021-027	829 Griswold Avenue		BS2104326	ADU	R				1				8/25/2021	1	
	2613-002-064	624 O'Melveny Avenue		BS2103740	ADU	R				1				7/26/2021	1	
	2516-017-011	1167 Harding Avenue		BS2201241	ADU	R				1				7/29/2021	1	
	2521-008-013	1418 Hewitt Street		BS2202115	ADU	R							1	7/28/2022	1	
	2516-002-014	1717 Glenoaks Blvd.		BS2202516	ADU	R				1				3/23/2022	1	
	2518-007-011	448 Alexander Street #B		BS2204642	ADU	R						1		5/10/2022	1	

Jurisdiction	San Fernando		
Reporting Year	2022	(Jan. 1 - Dec. 31)	
Planning Period	6th Cycle	10/15/2021 - 10/15/2029	

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

mary - New Construction, E																
Project Identifier					Unit Types		Affordability by Household Incomes - Building Permits									
1					2	3	7							8	9	
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	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	Building Permits <u>Date Issued</u>	# of Units Issued Building Permits	
Summary Row: Start Data Entry Below							0	3	0	22	0	13	11		49	
	2516-013-007	1620 Fermoore Drive		BS2104384	ADU	R				1				1/3/2022	1	
	2516-002-020	827 Fermoore Street		BS2200670	ADU	R						1		2/25/2022	1	
	2612-021-002	613 Jackman Street		BS2200975	ADU	R		1						3/17/2022	1	
	2518-029-021	755 Hagar Street		BS2201129	ADU	R						1		3/30/2022	1	
	2516-023-033	1020 Harding Avenue		BS2201234	ADU	R							1	4/5/2022	1	
	2522-019-025	703 Pico Street		BS2104152	ADU	R		1						4/7/2022	1	
	2515-014-022	755 N. Brand Blvd		BS2201532	SFD	R							1	4/25/2022	1	
	2518-005-016	445 Harps Street		BS2201728	ADU	R						1		5/11/2022	1	
	2518-005-016	443 Harps Street		BS2201589	2 to 4	R						4		5/11/2022	4	
	2521-023-023	1228 Hollister Street		BS2104304	ADU	R				1				12/9/2022	1	
	2516-009-005	1616 Seventh Street		BS2200549	ADU	R				1				2/15/2022	1	
	2521-009-005	1421 Griffith Street		BS2200881	ADU	R				1				3/10/2022	1	
	2518-009-010	528 Hagar Street		BS2103869	ADU	R				1				11/16/2021	1	
	2517-027-019	512 N. Lazard Street #A		BS2202694	ADU	R				1				8/4/2022	1	
	2612-023-011	811 Lashburn Street		BS222968	ADU	R				1				8/12/2022	1	
	2516-029-031	1121 Lucas Street #A		BS2203044	ADU	R				1				8/18/2022	1	
	2517-022-069	469 Fayecroft Street		BS2104190	ADU	R				1				11/29/2021	1	
	2517-004-006	1127 Orange Grove Avenue		BS2104097	ADU	R						1		11/22/2021	1	
	2518-016-008	547 N. Huntington Street		BS2200682	ADU	R						1		2/25/2022	1	
	2516-007-005	923 N. Huntington Street		BS2200842	ADU	R				1				3/8/2022	1	
	2521-036-005	1228 Griffith Street		BS2201095	ADU	R							1	3/28/2022	1	
	2516-014-013	1046 N. Workman Street		BS2104315	ADU	R				1				12/7/2021	1	
	2520-012-016	1717 Second Street		BS2201868	ADU	R							1	5/24/2022	1	
	2516-023-020	1408 Mountain View Street		BS2200491	ADU	R							1	2/10/2022	1	
	2520-013-018	217 N. Workman Street		BS2201913	ADU	R						1		5/25/2022	1	
	2613-002-035	615 O'Melveny Street		BS2104463	ADU	R				1				2/9/2022	1	
	2520-014-003	1514 Fourth Street		BS2201786	ADU	R				1				5/12/2022	1	
	2517-009-020	2019 Warren Street		BS2202605	ADU	R				1				8/9/2022	1	
	2517-017-023	725 N. Meyer Street		BS2104070	ADU	R				1				11/16/2021	1	
	2519-008-016	438 Macneil Street		BS2200690	ADU	R				1				2/25/2022	1	
	2522-012-019	559 Chatsworth Drive		BS2201841	ADU	R						1		5/17/2022	1	
	2516-021-009	1315 Mountain View Street		BS2203560	ADU	R							1	9/23/2022	1	
	2516-020-016	1329 Phillippi Street		BS2203557	ADU	R				1				9/27/2022	1	
	2515-012-015	721 De Garmo Street		BS2104206	ADU	R				1				12/5/2021	1	
	2515-020-021	855 Newton Street		BS2201041	ADU	R				1				3/29/2022	1	
	2515-021-027	829 Griswold Avenue		BS2104326	ADU	R				1				12/20/2021	1	
	2613-002-064	624 O'Melveny Avenue		BS2103740	ADU	R				1				10/25/2021	1	
	2516-017-011	1167 Harding Avenue		BS2201241	ADU	R				1				4/6/2022	1	
	2521-008-013	1418 Hewitt Street		BS2202115	ADU	R							1	11/14/2022	1	
	2516-002-014	1717 Glenoaks Blvd.		BS2202516	ADU	R				1				7/15/2022	1	
	2518-007-011	448 Alexander Street #B		BS2204642	ADU	R						1		12/7/2022	1	

Jurisdiction	San Fernando	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

	2521-009-006	1427 Griffith Street		BS2204741	ADU	R						1		12/15/2022	1
	2521-029-001	1102 Coronel Street		BS2204330	ADU	R		1						12/20/2022	1
	2522-011-024	611 Chatsworth Drive		BS2204813	ADU	R				1				12/21/2022	1
	2517-006-014	1950 Phillippi Street		BS2201155	ADU	R				1				4/7/2022	1
	2516-019-007	1122 Eighth Street		BS2204844	ADU	R						1		12/22/2022	1
	2516-026-014	1416 Seventh Street		BS2202358	ADU	R				1				6/22/2022	1
	2522-022-013	702 Hollister Street		BS2204826	SFD	R							1	12/27/2022	1
	2515-012-005	724 De Haven Street		BS2202638	ADU	R							1	7/19/2022	1
	2513-002-034	2039 Eighth Street		BS2202025	ADU	R							1	6/2/2022	1
	2517-002-009	1930 Eighth Street		BS2202839	ADU	R					1			8/3/2022	1
	2518-002-010	1707 Fourth Street		BS2204070	ADU	R					1			10/31/2022	1
	2518-013-015	1522 Fifth Street		BS2202410	ADU	R					1			8/10/2022	1
	2515-018-013	918 Macneil Street		BS2204385	ADU	R						1		11/28/2022	1

Jurisdiction	San Fernando	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Summary - New Construction, E																	
Project Identifier					Unit Types		Affordability by Household Incomes - Certificates of Occupancy									Streamlining	
1					2	3	10						11	12	13	14	
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	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	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N
Summary Row: Start Data Entry Below							0	0	0	16	0	2	1		19	0	0
	2516-013-007	1620 Fermoore Drive		BS2104384	ADU	R										0	N
	2516-002-020	827 Fermoore Street		BS2200670	ADU	R										0	N
	2612-021-002	613 Jackman Street		BS2200975	ADU	R										0	N
	2518-029-021	755 Hagar Street		BS2201129	ADU	R										0	N
	2516-023-033	1020 Harding Avenue		BS2201234	ADU	R										0	N
	2522-019-025	703 Pico Street		BS2104152	ADU	R										0	N
	2515-014-022	755 N. Brand Blvd		BS2201532	SFD	R										0	N
	2518-005-016	445 Harps Street		BS2201728	ADU	R										0	N
	2518-005-016	443 Harps Street		BS2201589	2 to 4	R										0	N
	2521-023-023	1228 Hollister Street		BS2104304	ADU	R				1				5/22/2022		1	N
	2516-009-005	1616 Seventh Street		BS2200549	ADU	R				1				6/21/2022		1	N
	2521-009-005	1421 Griffith Street		BS2200881	ADU	R				1				6/22/2022		1	N
	2518-009-010	528 Hagar Street		BS2103869	ADU	R				1				6/28/2022		1	N
	2517-027-019	512 N. Lazard Street #A		BS2202694	ADU	R										0	N
	2612-023-011	811 Lashburn Street		BS222968	ADU	R										0	N
	2516-029-031	1121 Lucas Street #A		BS2203044	ADU	R										0	N
	2517-022-069	469 Faycroft Street		BS2104190	ADU	R				1				8/25/2022		1	N
	2517-004-006	1127 Orange Grove Avenue		BS2104097	ADU	R						1		8/24/2022		1	N
	2518-016-008	547 N. Huntington Street		BS2200682	ADU	R										0	N
	2516-007-005	923 N. Huntington Street		BS2200842	ADU	R										0	N
	2521-036-005	1228 Griffith Street		BS2201095	ADU	R										0	N
	2516-014-013	1046 N. Workman Street		BS2104315	ADU	R				1				3/28/2022		1	N
	2520-012-016	1717 Second Street		BS2201868	ADU	R										0	N
	2516-023-020	1408 Mountain View Street		BS2200491	ADU	R							1	5/24/2022		1	N
	2520-013-018	217 N. Workman Street		BS2201913	ADU	R										0	N
	2613-002-035	615 O'Melveny Street		BS2104463	ADU	R				1				6/23/2022		1	N
	2520-014-003	1514 Fourth Street		BS2201786	ADU	R				1				7/29/2022		1	N
	2517-009-020	2019 Warren Street		BS2202605	ADU	R										0	N
	2517-017-023	725 N. Meyer Street		BS2104070	ADU	R				1				9/1/2022		1	N
	2519-008-016	438 Macneil Street		BS2200690	ADU	R				1				9/12/2022		1	N
	2522-012-019	559 Chatsworth Drive		BS2201841	ADU	R						1		9/12/2022		1	N
	2516-021-009	1315 Mountain View Street		BS2203560	ADU	R										0	N
	2516-020-016	1329 Phillippi Street		BS2203557	ADU	R										0	N
	2515-012-015	721 De Garmo Street		BS2104206	ADU	R				1				9/28/2022		1	N
	2515-020-021	855 Newton Street		BS2201041	ADU	R				1				9/29/2022		1	N
	2515-021-027	829 Griswold Avenue		BS2104326	ADU	R				1				10/4/2022		1	N
	2613-002-064	624 O'Melveny Avenue		BS2103740	ADU	R										0	N
	2516-017-011	1167 Harding Avenue		BS2201241	ADU	R				1				11/7/2022		1	N
	2521-008-013	1418 Hewitt Street		BS2202115	ADU	R										0	N
	2516-002-014	1717 Glenoaks Blvd.		BS2202516	ADU	R				1				11/23/2022		1	N
	2518-007-011	448 Alexander Street #B		BS2204642	ADU	R										0	N
	2521-009-006	1427 Griffith Street		BS2204741	ADU	R										0	N
	2521-029-001	1102 Coronel Street		BS2204330	ADU	R										0	N
	2522-011-024	611 Chatsworth Drive		BS2204813	ADU	R										0	N
	2517-006-014	1950 Phillippi Street		BS2201155	ADU	R				1				12/22/2022		1	N

Jurisdiction	San Fernando	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

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	Projection Period - 06/30/2021- 10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	461	-	-	-	-	-	-	-	-	-	-	3	458
	Non-Deed Restricted		-	-	3	-	-	-	-	-	-	-		
Low	Deed Restricted	273	-	-	-	-	-	-	-	-	-	-	47	226
	Non-Deed Restricted		15	10	22	-	-	-	-	-	-	-		
Moderate	Deed Restricted	284	-	-	-	-	-	-	-	-	-	-	13	271
	Non-Deed Restricted		-	-	13	-	-	-	-	-	-	-		
Above Moderate		777	3	2	11	-	-	-	-	-	-	-	16	761
Total RHNA		1,795												
Total Units			18	12	49	-	-	-	-	-	-	-	79	1,716
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5										6	7	
		Extremely low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		231		-	-	-	-	-	-	-	-	-	-	231

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		San Fernando	
Reporting Year		2022	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
1. Residential Rehabilitation Loan Program	Assist 20 households during the planning period, subject to available funding.	Annually	As the Housing Funds balance continues to grow in residential loan repayments/refinancing, the City is considering re-initiating the Rehabilitation Loan Program. The City established a Housing Division and hired a Housing Coordinator to help re-initiate and implement the the home loan program and other affordable housing programs and services.
2. Lead Based Paint Awareness	Remediate lead cases. Coordinate with LA County and Pacoima Beautiful on educational programs and identification of funding sources.	Annually update contact	City will provide brochures to prospective building permit applicants in compliance with applicable lead based paint abatement procedures.
3. 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 new affordable and special needs housing units.	Annually information and review availability Federal and State financing subsidies from 2021-2029.	No additional deed restricted affordable housing was built in 2022. However, a total of 39 accessory dwelling units were issued planning approval with 62% of rentals falling within the level of affordability for low-income households (\$1,825/month). Therefore, the remaining 38% of San Fernando's ADU permits have been assigned as moderate income. A rent survey of guesthouses in San Fernando and surrounding areas and affordability matrix based on 2022 State Income Limits allowed to determine affordability level for new residentila uinits approved in October 2021 - December 2022.

4. 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.	Annually monitor the housing stock and at-risks from 2021-2029.	City continues to monitor existing deed restricted affordable units on an annual basis.
5. Removal of Governmental Constraints	Monitor changes in State and Federal laws and revised City policies, programs and regulations as necessary and appropriate.	Revise the Zoning Ordinance within two years (June 6, 2024) of adoption of the Housing Element.	The City will continues to update regulations to streamline approval process. City adopted Ordinance No. 1714 for urban lot splits and two-unit development projects in single-family residential (R-1) zones pursuant to Senate Bill 9. The Ordinance is effective 3/9/2023. The City will update provisions for accessory dwelling units in 2023 and apply for grant funding to develop objective design standards for infill residential development to comply with ministerial approval requirement under SB-5.
6. Community Development Department Expansion	Hire a Housing Coordinator to help re-establish the multifamily rental inspection, homeowner rehabilitation, and first time homebuyer programs.	Ongoing, 2021-2029	City established a Housing Division and hired a Housing Coordinator to develop programs for housing needs.
7. Section 8 Rental Subsidies	Coordinate with LA County Community Development Commission to expand the program.	12/31/2023	City provides links on its website, City Hall, and other public locations. The City continues to work with LA County Community Development Commission through a cooperative agreement.
8. Fair Housing	Contract with the FHCSFV, or another fair housing provider; disseminate brochures; coordinate fair housing education with community events.	Annually	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.
9. Affirmatively Futhering Fair Housing	Promote housing along with supportive services to meet the special housing needs of seniors, homeless individuals, and families, and the disabled.	Ongoing, 2021-2029	City continues to provide brochures and links on its website, City Hall, and other public locations.
10. Homeownership Program	Promote MCC, HOP, and SCHFA programs to expand homeownership.	Annually update County program information on City website.	City has prepared and distributed a bi-lingual program flyer and updated the City's social media channels with regularly updated resource information.

11. Adequate Housing Opportunity Sites for RHNA	Prepare and approve the required General Plan Amendments, Zoning Changes, and update the Corridors Specific Plan to allow for the development of mixed-use and/or residential developments to accommodate the City's 2021-2029 RHNA. In addition, establish and implement the Mixed-Use Overlay district.	10/15/2022	City will develop a mixed-use overlay to allow for development of housing in commercial corridors to accommodate the City's 2021-2029 RHNA.
12. By-Right Approval of Projects with 20% Affordable Units	Comply with AB1397 to further incentivize development of housing on sites that have been available over one or more planning period.	12/31/2024	City will draft an Ordinance to amend the Zoning Code to allow by-right approval of housing development that includes 20 percent of the units as housing affordable to lower income households, on sites being used to meet the 6th cycle RHNA that represent a "reuse" of sites previously identified in the 4th and 5th cycles Housing Element.
13. Monitor Residential Capacity	Monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the City's RHNA obligations and the requirements of Senate Bill (SB 166).	12/31/2023	City is actively tracking unit count and income/affordability assumed on parcels included in the sites inventory, actual units constructed and income/affordability when parcels are developed, net change in capacity and summary of remaining capacity in meeting remaining RHNA.
14. No Net Loss of Residential Capacity to Accommodate RHNA	Create and maintain opportunity for a minimum of 328 units of owner and rental housing units including Accessory Dwelling Units (ADUs) for lower-income households to be developed over the eight-year planning period from October 2021 to October 2029.	12/31/2023	City is developing a process to track unit compliance with SB 166.
15. Replacement Unit Program	Require new housing developments to replace all affordable housing units lost due to new development and comply with any applicable relocation benefits and assistance for displaced occupants.	12/31/2024	City will work on a policy requiring replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3) on sites identified in the site inventory when a new development (residential, mixed-use, or non-residential) occurs on a site that is identified in the inventory.

16. Lot Consolidation	Encourage lot consolidation of smaller parcels to accommodate viable projects at a density of at least 35 dwelling units per acre (du/ac) or higher.	12/31/2024	City is tracking trends and exploring incentives where appropriate to incentivize lot consolidation.
17. Density Bonus	Revise the City Density Bonus Ordinance to comply with amendments to the State Density Bonus Law and include objective design standards and incentives for community-focused designs in exchange for deviation from development standards to facilitate development of deed-restricted affordable housing units.	12/31/2024	City is using State Density Bonus legislation and will update the Zoning Code to provide incentive for development affordable housing units.
18. Accessory Dwelling Units	Revise the Accessory Dwelling Unit regulations to comply with current State law and to include objective design standards to facilitate production of ADU.	10/15/2023	City will update the Accessory Dwelling Units regulations and will facilitate ADU construction by informing eligible property owners of the potential to construct ADUs through updated handouts and information on the City's website.
19. Transitional and Supportive Housing	Amend the Zoning Code to clarify where transitional and supportive housing developments are permitted by right and eliminate parking requirements for supportive housing within 0.5 miles of a public transit stop by right.	12/31/2023	City is researching and and will amend the Zoning Code.
20. Low Barrier Navigation Centers	Amend the Zoning Code to allow Low Barrier Navigation Centers by right in areas zoned for mixed use and nonresidential zones permitting multi-family uses and to meet the parking requirements set out in AB 139.	12/31/2024	City is researching and and will amend the Zoning Code.
21. Employee and Farmworker Housing	Amend the Zoning Code to comply with the Employee Housing Act.	12/31/2024	City is researching and and will amend the Zoning Code.

[illegible]

Jurisdiction	San Fernando	
Reporting Year	2022	(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 region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

[illegible]

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	1
Low	Deed Restricted	0
	Non-Deed Restricted	22
Moderate	Deed Restricted	0
	Non-Deed Restricted	5
Above Moderate		10
Total Units		38

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	3
Low	Deed Restricted	0
	Non-Deed Restricted	22
Moderate	Deed Restricted	0
	Non-Deed Restricted	13
Above Moderate		11
Total Units		49

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	16
Moderate	Deed Restricted	0
	Non-Deed Restricted	2
Above Moderate		1
Total Units		19