



CHAIR SEAN M. RIVAS
VICE CHAIR CECILIA MARTINEZ
COMMISSIONER FRANCISCO SOLORIO
COMMISSIONER SYLVIA BALLIN

CITY OF SAN FERNANDO

PLANNING & PRESERVATION COMMISSION REGULAR MEETING AGENDA SUMMARY MONDAY, SEPTEMBER 9, 2024 – 5:30 PM

CITY HALL COUNCIL CHAMBERS
117 MACNEIL STREET
SAN FERNANDO, CALIFORNIA 91340

PUBLIC PARTICIPATION OPTIONS

Please visit the City's YouTube channel to live stream and watch previously recorded Planning and Preservation Commission meetings, which is also available with Spanish subtitles at: <https://www.youtube.com/c/CityOfSanFernando>

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 in-person translation services, or other services please call the Community Development Department at (818) 898-1227 or email at communitydevelopment@sfcity.org at least 2 business days prior to the meeting.

SUBMIT PUBLIC COMMENT IN PERSON:

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

SUBMIT PUBLIC COMMENT VIA EMAIL:

Members of the public may submit comments by email to communitydevelopment@sfcity.org no later than **12:00 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 made part of the official public record of the meeting.

CALL-IN TO PROVIDE PUBLIC COMMENT LIVE AT THE MEETING:

Members of the Public may **call-in between 5:30 p.m. and 5:45 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. Note: This is audio only and no video.

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.

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CALL TO ORDER/ROLL CALL

TELECONFERENCE REQUESTS/DISCLOSURE

Recommend consideration of requests received for remote teleconference meeting participation made by members of the City’s legislative bodies, as permitted under the provisions of Assembly Bill (AB) 2449, Government Code Section 54953, and the City of San Fernando adopted Resolution No. 8215, effective March 1, 2023.

PLEDGE OF ALLEGIANCE

Led by a Commissioner Solorio

APPROVAL OF AGENDA

Recommend that the Planning and Preservation Commission approve the agenda as presented.

DECORUM AND ORDER

City Commissioners are appointed by City Council and must be free to discuss issues confronting the city in an orderly environment. Member of the public 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

Members of the public may **provide comments in person 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 **12:00 p.m. the day of the meeting**, to ensure distribution to the Planning and Preservation Commission and made part of the official public record of the meeting.

Members of the public may provide a **live public comment by calling in between 5:30 p.m. and 5:45 p.m. CALL- IN INFORMATION: Telephone Number: (669) 900-6833; Meeting ID: 896 2370 9376; Passcode: 194996**

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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.

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

- a. December 11, 2023 – Regular Meeting
- b. June 10, 2024 - Regular Meeting

ADMINISTRATIVE REPORTS

2. RECEIVE AND FILE AN UPDATE REGARDING CITYWIDE GENERAL TREE MAINTENANCE AND ACTIVITIES

Recommend that the Planning and Preservation Commission:

Receive and file an update regarding Citywide general tree maintenance and activities.

3. DISCUSSION REGARDING AMENDMENTS TO THE CITY OF SAN FERNANDO MUNICIPAL CODE RELATED TO LANDSCAPE STANDARDS

Recommend that the Planning and Preservation Commission:

- a. Discuss proposed landscape standards; and
- b. Provide direction to staff as appropriate.

4. DISCUSSION REGARDING MIXED USE AND SPECIFIC PLAN OVERLAY DISTRICTS

Recommend that the Planning and Preservation Commission:

- a. Discuss proposed overlay districts; and
- b. Provide direction to staff as appropriate.

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STAFF COMMUNICATION

COMMISSIONER UPDATES/REQUESTS TO AGENDIZE ITEM FOR DISCUSSION AT A FUTURE MEETING

Commissioner(s) may request to agendize an item for discussion at a future meeting, subject to approval by the Commission. Requests should align with the commission's scope of responsibility, adhere to City Council policies, and consider the availability of staff resources and budget constraints.

ADJOURNMENT The meeting will adjourn to its next regular meeting.

AFFIDAVIT OF POSTING

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.

Dated: _____ at: _____

Signed By: _____

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 or communitydevelopment@sfcity.org at least 48 hours prior to the meeting.

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

**DRAFT MINUTES OF THE
DECEMBER 11, 2023, MEETING
CITY HALL**

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE PLANNING AND PRESERVATION 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: Commission Secretary began roll call at 6:32 p.m.

PRESENT:

Commission: Vice Chair F.Solorio, Commissioners S. Rivas and C. Martinez, S. Ballin

Staff: Community Development Director Erika Ramirez, City Attorney Richard Padilla, Associate Planner Marina Khrustaleva and Target Inc. Representative Beth Aboulafia

PLEDGE OF ALLEGIANCE

Led by Commission Secretary

APPROVAL OF AGENDA

Vice Chair Solorio motioned to approve the agenda. So Moved by Commissioner Rivas, Second Commissioner S. Ballin, motion carried with the following vote:

AYES:	S. Ballin, S. Rivas and C. Martinez, F. Solorio
NOES:	None
ABSENT:	D. Bernal
ABSTAIN:	None

CONSENT CALENDAR

Vice Chair Solorio motioned to approve the Meeting Minutes from the September 11, 2023 Planning and Preservation Meeting. So Moved by Commissioner Rivas, Second Commissioner C. Martinez, motion carried with the following vote:

AYES:	S. Rivas and C. Martinez, F. Solorio
NOES:	None
ABSENT:	D. Bernal
ABSTAIN:	S. Ballin

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PUBLIC HEARING

REVOCATION OF CONDITIONAL USE PERMIT (CUP) 1987-09 AND CONSIDERATION OF CONDITIONAL USE PERMIT 2023-001 AND A LETTER OF PUBLIC CONVENIENCE OR NECESSITY FOR A TYPE 21 LICENSE PERMITTING THE SALE OF BEER, WINE, AND DISTILLED SPIRITS FOR OFF-SITE CONSUMPTION AT TARGET STORE LOCATED AT 12920 FOOTHILL BOULEVARD (APN: 2514-001-062).

City Attorney R. Padilla advised Vice Chair, if there are no objections to move, to then open the public hearing and then commence with presentation of staff. Vice Chair moved forward with request of confirming affidavit of publication to receive and file.

Vice Chair Solorio motioned to receive and file the affidavit, Second by Commissioner S. Ballin, motion carried with the following vote:

AYES:	S. Ballin S. Rivas and C. Martinez, F. Solorio
NOES:	None
ABSENT:	D. Bernal
ABSTAIN:	None

Vice Chair requested Director E. Ramirez to please provide the staff presentation. E. Ramirez introduced Planning Associate M. Krhustaleva for the staff presentation detailing the application for review/approval for CUP 2023-001 and a Letter of Public Convenience or Necessity for a Type 21 license permitting the sale of beer, wine, and distilled spirits for off-site consumption at Target store located at 12920 Foothill Boulevard. Upon concluding the presentation, Vice Chair F. Solorio opened up the discussion for questions or comments from the Commissioners

C. Martinez had a question regarding the self check out option for purchasing alcohol using the Self Check out registers. She mentioned that it may be considered against the law. R. Padilla also commented that it does make sense due to having the security measure preventing minors from purchasing alcohol. E. Ramirez followed up by advising that Target will have employees who will verify and complete the purchase for the purchase of alcohol beverages at the self check out. S. Balling asked if the number of employees are all full time or both part time. E. Ramirez did clarify about the Targets self check out combination of both registers and self check out. Also question about the C2 Zoning code analysis, E. Ramirez clarified that C2 allows for an array of service oriented and retail oriented services. Meaning that the next Zone up allows for light manufacturer in addition to commercial services: So in this zone it does not allow for those light manufacturing uses. Another question, Page 6 of 12 what is Targets procedure if someone is caught stealing. What is the process if an individual is caught stealing. Target has security who will gauge the incident. How long is Targets Lease?

After verifying no further questions or comments from the Commission, meeting now open for public comments. Secretary verified there weren't any public comments. R. Padilla advised the commission that if there were any questions it would be at this time to present them for the applicant to answer. Continued to open the discussion to the applicant who joined via Zoom. Representative for Target, Beth Aboulafia joined us to answer the specific questions:

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1. Does Target employ only Full time employees? Beth answered that Target employees are both Part time and Full time
2. What is the process if there is a shoplifting incident? Beth indicated that she didn't have the specific answer to that question. No further detail was relayed to the Commission.
3. How long is the Target Lease? Beth answered that she was not sure of the specific terms for the Target lease. Mentioned that Target does make a large investment and they ensure to have a long term lease, but no specifics at this time.

S. Balling thanked Beth for the responses and mentioned that we are all looking forward to the exciting opportunity to have Target in our City. Reiterated that she appreciates the responses and asked that if Beth could provide those answers when she does have them to our Community Development staff.

B. Aboulafia wanted to discuss the issue that was raised during the staff report in respect to condition #12 (display area of Alcohol beverages) the current lay out of the store indicates 740sq ft within the grocery area, she would like to for flexibility with the area being 900sq ft which would still make it 1.5% of the sales floor area.

Commissioner Rivas, asked the question to Beth about having youth employed at Target and checkout protocols on the sale of alcohol. Are there any safety protocols in place to cope with that? Beth answered that cashiers are required to log into the register. If the Cashier is under age the system will block the ability to sell alcohol, requiring the cashier to request a supervisor to complete the sale.

No further questions from commissioners, but S. Balling asked about how to move forward with revising the request to increase the designated sales space as discussed. R. Padilla mentioned that it would be incorporated in a motion to modify condition #12 to substitute 740sq ft to 900sq ft. If desired to make a motion it would be at this time. S. Ballin Motioned for the requested modification and Second by S. Rivas.

Vice Chair Solorio motioned to adopt the resolution Revocation Of Conditional Use Permit (Cup) 1987-09 And Consideration Of Conditional Use Permit 2023-001 And A Letter Of Public Convenience Or Necessity For A Type 21 License Permitting The Sale Of Beer, Wine, And Distilled Spirits For Off-Site Consumption At Target Store Located At 12920 Foothill Boulevard (Apn: 2514-001-062. S. Balling d that she has already motioned and Second by Commissioner S. Rivas, motion carried with the following vote:

AYES:	S. Ballin S. Rivas and C. Martinez, F. Solorio
NOES:	None
ABSENT:	D. Bernal
ABSTAIN:	None

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STAFF COMMUNICATION

Director of Community Development Erika Ramirez asked the Commission all received their invitation to the employee luncheon tomorrow (12/12/23) at 11:45am at Rec Park. Also advised that the next scheduled Planning and Preservation Commission meeting is January 8, 2024 and would be cancelled as we do not have anything on the calendar. Happy Holidays to all and thanked the commission for allowing to serve.

S. Rivas wished all a Happy Holiday and is looking forward to seeing everyone in the New Year.

S. Ballin mentioned that this is a very exciting time for our City as we have been working on Target for several years. Thanked staff for all the work and mentioned it is a great time for a staff lunch as we should honor staff. Thanked all and looks forward to a great 2024.

PUBLIC COMMENT

None

ADJOURNMENT

Vice Chair Solorio moved and adjourned.

07:13 P.M.

Planning Commission Secretary



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

**DRAFT MINUTES OF THE
JUNE 10, 2024 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>

By Consensus, the meeting was chaired by Commissioner Sylvia Ballin.

CALL TO ORDER

Commissioner Sylvia Ballin called the meeting to order at 5:31 p.m.

PRESENT:

Commissioners Francisco Solorio, Sylvia Ballin, and Sean Rivas

STAFF PRESENT:

Community Development Director Erika Ramirez, Associate Planner Marina Khrustaleva, City Attorney Lloyd Pilchen (via Zoom) and, Community Development Technician Michelle De Santiago

ABSENT:

Vice Chair Cecilia Martinez

PLEDGE OF ALLEGIANCE

Led by Commissioner Rivas

Commissioner Ballin requested that Item No. 3. To be continued to a future meeting in August to allow Councilmember Garcia to appointment a Planning and Preservation Commissioner.

Commissioner Rivas asked for clarification on the subject and if it was agenized for discussion or an action item.

L. Pilchen stated that since there is a quorum the Commission could decide by majority of vote.

Commissioner Ballin recommended that we consider continuation to allow a full commission to be present during the re-organization. She stated that she respects the decision of the commission to proceed with the re-organization

APPROVAL OF AGENDA

Commissioner Ballin requested a motion to the agenda as presented.

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L. Pilchen stated that Commissioner Ballin could just ask if there are any objections.

No objections to the Agenda as presented.

DECORUM AND ORDER

L. Pilchen read the Decorum and Order.

PUBLIC STATEMENT

Commissioner Ballin open public statements and closed public statement since there were no audience member and no members of the public in the waiting room.

ADMINISTRATIVE REPORTS

1. Discussion Regarding The Department of Public Works' Fiscal Year 2024-2025 Proposed Work Plan
 - Public Works Director Wendell Johnson provided a Power Point Presentation recommending the Planning and Preservation Commission Receive and file the Department of Public Works' Fiscal Year 2024-2025 proposed work plan.

Commissioner Rivas asked if regular updates would be provided since the commission's duties include discussion/decisions on trees as well as to respond to resident's inquiries.

W. Johnson stated that he plans a standing agenda item every month to discuss to address any trees that may have some Maintenance consideration. Additionally i will be providing a Standard Operation Procedure or guidelines for the commission, which will solicit your input. Including introducing you to the resources, we have to manage the Urban Canopy program that includes the location, species and planned maintenance of trees citywide.

Commissioner Ballin thanked Mr. Johnson for his presentation and she asked about the resurfacing of 60% of city streets and when the remainder of the 40% is scheduled to be completed.

W. Johnson stated that the equivalents of 30 miles of streets have been resurfaced. He indicated that the remainder would be completed as part of the annual rehabilitation program, which has approximately \$2 million dollars, and this be on an on-going basis so that the streets are on a cycle and will be continuously maintained.

Commissioner Ballin asked about Mr. John to explain the permits issuance through the Public Works Department and he could elaborate of the Citywide Beautification that was included in the PowerPoint presentation.

W. Johnson indicated the Community Development issues permits on private properties and Public Works issued permits for anything in the public-right-of-way. Mr. Johnson indicated that there are some long-term maintenance that has been deferred including street striping and marking including curb painting. Additionally replacing the majority of the overhead mass arm signs that display

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street names. He also indicated that Public Works is in the process of going out to bid for the resurfacing of 12 City owned parking lots. This includes irrigation needs and vacant tree wells.

Commissioner Ballin thanked Mr. Johnson for his thorough presentation and proceeded to ask if the painting of addresses throughout the City.

W. Johnson indicated that the re-painting street numbers are part of the resurfacing projects but we are currently designing a program to utilize court appointed workers. He stated how essential it is to have your numbers painted not only on the curb but they should be on the house in case you experience an emergency and First Responder have to locate the property.

Commissioner Ballin asked Mr. Johnson if he could provide information on the Sewer Agreement with the City of Los Angeles.

W. Johnson confirmed that there are metered City of Los Angeles sewer lines that pass through the City and the agreement is to provide treatment to our sewage by Hyperion. City of Los Angeles recently announced their new sewer rates which will increase to almost double of their current rates which may affect our rates as well.

Commissioner Ballin asked who's department Vector Control falls under since she is the appointed liaison for the City.

W. Johnson stated that it falls under Public Works Department with monthly bulletins and correspondence.

2. Director's Determination Regarding Zoning Map Correction

- Community Development Director Erika Ramirez provided a PowerPoint presentation recommending that the Planning and Preservation Commission Receive and File the Director's Determination regarding a correction to the Zoning Map.

L. Pilchen provided an introduction to Director's Determination and clarified that it is not an action item.

Commissioner Solorio ask what type of structures currently exist in this area and how this will affect future development.

E. Ramirez indicated that the reason for the finding was discovered since we have an application for development that will be presented to the Planning and Preservation Commission at a future meeting.

Commissioner Ballin asked if any projects were approved during this oversight and their status.

M. Khrustaleva stated that there was a project that was approved in 2018 as 6-units as Medium Density which was not affected by the oversight.

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3. Planning and Preservation Commission Reorganization

- Community Development Director Erika Ramirez provided presentation on the Planning and Preservation Commission By-Laws and recommended that the commission after discussion appoint a Chair and Vice Chair to reside over the commission for the remainder of 2024 calendar year.

L. Pilchen reiterated that the By-Laws indicate that Chair and Vice Chair are selected amongst commissioners to serve at the pleasure of the commission and therefore the majority of the commission has the power to change the Chair and Vice Chair during the term.

Commissioner Ballin asked if there were any nominations for Chair.

Commissioner Solorio move to nominate Commissioner Rivas as Chair.
Seconded by Commissioner Rivas.

Commissioner Ballin stated that out of respect of the City Council member who requested that the item be continued, she will abstain from the vote, and requested that City Attorney Pilchen provide direction.

L. Pilchen stated that this action requires a majority of vote, with two affirmative votes and then roll call.

Commissioner Solorio moved to appoint Rivas as Chair.
Commissioner Rivas Seconded the vote, the motion carried with the following vote:

AYES:	F. Solorio and S. Rivas
NOES:	None
ABSENT:	C. Martinez
ABSTAIN:	S. Ballin

Chair Rivas assumed the duties of chairing the meeting.

STAFF COMMUNICATIONS

Community Development Director Erika Ramirez provided a presentation of the Fiscal Year 2024-2025 Budget Study Session.

Commissioner Ballin asked if the staff can elaborate on the Solar Permit portal, if there is a list of Solar Panel contractors to use, a list of what to avoid and if there are any incentives to residents.

E. Ramirez indicated that we do not have a list of contractors and if there is concern of existing contractors staff always recommends that the resident check their license and contact the Better Business Bureau. Additionally E. Ramirez stated that the City does not have any incentive for the installation of Solar Panels.

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Chair S. Rivas asked about the possibility of outdoor dining for an existing business or a new business and what are the regulations. And requested that staff look into incentives for solar installation with Southern California Edison

E. Ramirez indicated that if the proposed outdoor dining in on Private property then staff will consider that on a case-by-case basis but for outdoor dining on the Public Right of Way applicant will have to wait for the new regulations to be established.

E. Ramirez provided the commissioner with announcements of the upcoming events

- Habitat LA 20th Annual Power Women and Power tool event; and
- Home Again LA; and
- Downtown Masterplan workshop

COMMISSION COMMENTS

Commissioner Ballin stated that she is looking forward to a full Commission and she has enjoyed her time on the commission, she thanked staff for their hard work and congratulated Chair Rivas.

Commissioner Solorio – No comment

Chair Rivas stated he looks forward to the leadership and thanked the commission in trusting his leadership, and thanked staff for their work.

ADJOURNMENT

Chair adjourned the meeting, no objections.

6:45 P.M.

Planning Commission Secretary

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To: Planning and Preservation Commission Chair Rivas and Commissioners

From: Wendell Johnson, Director of Public Works,
Rodrigo Mora, Public Work Operations Manager

Date: September 9, 2024

Subject: Presentation of Citywide Tree Maintenance and Activities

RECOMMENDATION:

It is recommended that the Planning and Preservation Commission:

- a. Receive and file this informational report.

BACKGROUND:

1. On April 19, 2024, the City Council adopted Resolution No. 8301, approving and adopting the 2024 Urban Forest Management Plan.
2. On August 12, 2024, the Planning and Preservation Commission received and filed a presentation of the Standard Operating Procedures (SOP) for tree removals on the public right of way based on the recommendations of the UFMP.

ANALYSIS:

The Urban Forest Management Plan (UFMP) provides guidelines for tree maintenance, tree preservation and tree planting throughout the City. The UFMP makes recommendations for tree removals and tree replacement. In the event a tree has to be removed the City will plant two (2) trees in its place. The UFMP identifies different tree species that can be planted based on the width of the parkway.

Standard Operating Tree Removal Procedures.

The Standard Operating Procedures (SOP) for tree removals based on the recommendations of the UFMP establishes criteria for removal of trees, which may be based on one of the following criteria:

- Posed an imminent danger to human life or injury.
- Posed an imminent danger to property damage.
- A tree is dead.
- A tree has reached an over-mature condition and is in declining health which will result in its death within the year.

- A tree is infected with a disease which cannot be treated successfully and/or there is a strong potential that the pathogen could spread to other trees in the immediate vicinity.
- A tree has been determined through a Risk Assessment Report to be a hazard because of its high potential for failure due to considerable dead or dying foliage, branches, roots or trunk.
- A tree requires extensive root pruning because of excessive hardscape damage resulting in the severe reduction of its capacity to support itself, thereby creating a potential safety hazard.

Notification of potential tree removal is placed on the tree with a red tag. The resident may appeal the decision by contacting the Public Work Department within 14 days.

West Coast Arborist Activities.

The City contracts with West Coast Arborist (WCA) to provide various tree services. The services include tree maintenance, tree removals and tree planting. WCA does grid pruning on an annual basis per pre-designed districts, grids or prune routes on a set cycle to include all trees regardless of size.

Other work from WCA includes stump removals. The areas where stumps are removed may be considered as future locations to replant trees as long as the criteria for tree replacements is met.

Tree Removals

As part of our ongoing efforts to make the City of San Fernando safer, the tree division has identified several dead trees that need to be removed promptly. To address this, staff has posted notices for the removal of 10 trees that have been designated for this purpose. A total of 14 postings have been displayed to notify the community. Once the required protest period has elapsed, staff will proceed with the removal of the trees. This work will be reported to the planning commission for this commission period.

1. 301 N. Huntington St.
2. 717 De Haven St.
3. 623 Newton St.
4. 1942 Phillippi St.
5. 1962 Chivers St.
6. 1942 Chivers St.
7. 1965 Warren St.
8. 1926 Lucas St.
9. 1601 Lucas St.
10. N Workman.
11. 1711 Warren St.
12. 924 N Huntington St.
13. 300 N Huntington St.

CONCLUSION:

Staff recommends that the Planning and Preservation receive and file this report.

ATTACHMENTS:

A. Tree Removals

ATTACHMENT "A"

Tree Removals

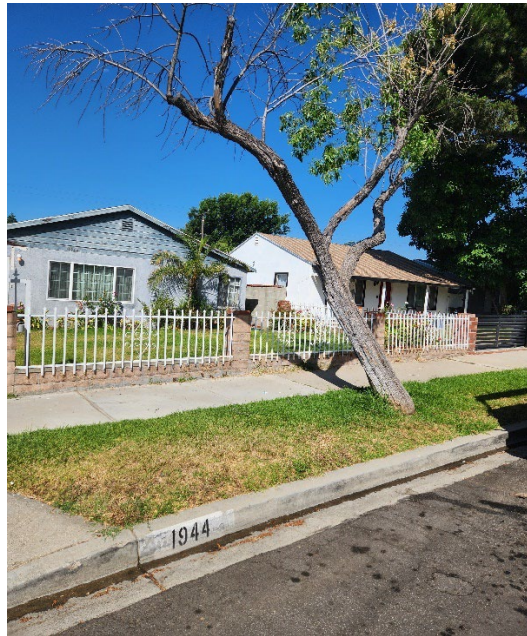


301 N Huntington St. Dead tree with fungus at the base of the tree. Modesto Ash.

ATTACHMENT "A"



623 Newton St. Dead Tree Modesto Ash.



1944 Phillippi.

ATTACHMENT "A"



1942 Phillippi St. Silver Maple



1926 Lucas. Liquid Amber.

ATTACHMENT "A"



1942 Chivers. Liquid Amber



1962 Chivers. Liquid Amber.

ATTACHMENT "A"



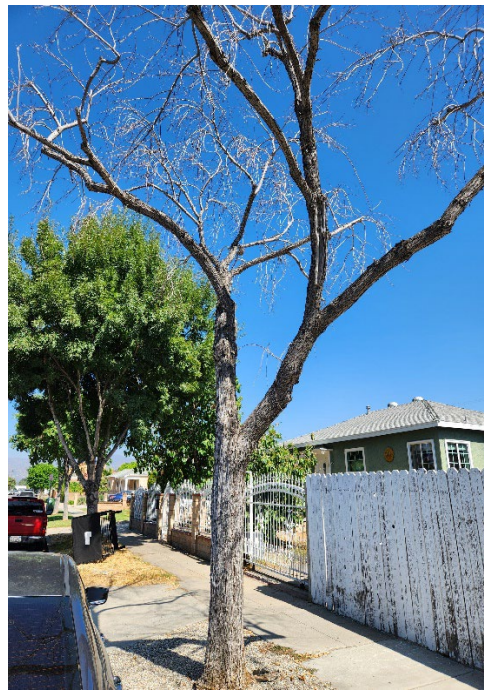
1601 Lucas. Liquid Amber.



ATTACHMENT "A"



1965 Warren. Liquid Amber



717 De Haven St.

300 N. Huntington. NO Picture.

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To: Planning and Preservation Commission Chair Rivas and Commissioners

From: Erika Ramirez, Director of Community Development

Date: September 9, 2024

Subject: Discussion Regarding Amendments to the City of San Fernando Municipal Code related to Landscape Standards

RECOMMENDATION:

It is recommended that the Planning and Preservation Commission:

- a. Discuss and provide feedback to staff regarding Municipal Code amendments related to landscape standards and application requirements.

BACKGROUND:

1. 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%.
2. 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 of Southern California (MWD) to meet its water demand.
3. 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 received State Project water from Northern California through MWD. These restrictions did not apply to San Fernando because the City received water from Colorado River through MWD. However, the City was informed that the same restrictions may apply to the Colorado River source at later date.
4. 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% reduction in water consumption.
5. Effective October 16, 2022, the City restricted sprinkler use to one day a week. The drought conditions and related watering restrictions led to greater interest by City residents to consider replacing live grass or other live landscaping with artificial turf and synthetic grass. However, the City did not currently have regulations for the design, installation and use of artificial turf and synthetic grass and numerous studies indicate that artificial turf and

Discussion Regarding Amendments to the City of San Fernando Municipal Code related to Landscape Standards

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synthetic grass can have negative effects on the environment and pose certain health hazards.

6. On March 13, 2023, the Planning and Preservation Commission (Commission) discussed and supported a proposed temporary moratorium on the installation of artificial turf and synthetic grass on residential properties.
7. On April 3, 2023, the City Council adopted Urgency Ordinance No. U-1715 enacting a temporary 45-day moratorium on the installation of artificial turf and synthetic grass (Attachment "A"). Along with adoption of the Urgency Ordinance, the City Council directed staff to a) launch a community outreach campaign informing residents of the temporary moratorium and Turf Replacement Rebate Program through MWD (see "Report on Measures Taken" section below); b) request rebate program application assistance from MWD; and c) prepare a draft letter advocating against the state usurping the ability for local jurisdictions to enact regulations prohibiting installation of artificial turf.
8. On May 1, 2023, the City Council adopted Urgency Ordinance No. U-1716 extending a temporary moratorium on the installation of artificial turf and synthetic grass for 10 months and 15 days, until April 2, 2024 (Attachment "B").
9. On October 8, 2023, Governor Newsom signed Senate Bill 676 (SB 676), restoring the authority of local agencies to restrict synthetic grass and artificial turf installations. The new bill prohibited local jurisdictions from enacting or enforcing any ordinance or regulation that prohibits the installation of drought-tolerant landscaping using living plant material on residential property. The bill explicitly specified that drought-tolerant landscaping did not include the installation of synthetic grass or artificial turf.
10. On March 18, 2024, the City Council adopted Urgency Ordinance No. U-1725, extending by a period of one year an existing temporary moratorium on the installation of artificial turf and synthetic grass in the City of San Fernando pursuant to government code section 65858(A) (Attachment "C"). Along with the adoption of the Urgency Ordinance, the City Council directed staff to a) host a workshop with MWD to inform residents of rebate programs including the newly tree planting rebate and b) come back to Council within six months to report on the progress of developing a comprehensive residential landscape ordinance.
11. On May 6, 2024, the City Council adopted Resolution No. 8301, approving and adopting the 2024 Urban Forest Management Plan, which included private property recommendations for landscape standards and a tree preservation policy (Attachment "D").
12. In 2024, The State of California Model Water Efficient Landscaping Ordinance (MWELo) regulations were updated. MWELo is a statewide water efficiency law for new and renovated landscapes in California that provides guidelines for designing, installing, managing, and maintaining water-conserving landscapes. The MWELo regulations update included a landscape water budget component which establishes the maximum amount of water to be applied through the irrigation system based on the project's climate, landscape size, irrigation

efficiency, and plant needs. New requirements for a compliant residential landscape include the following:

- a. Landscape Documentation Plan (Landscape design plan and irrigation plan)
- b. Overall project information and plans including a soil management report and grading plan
- c. Water efficient landscape worksheet, including the hydro zone information table and water budget calculations

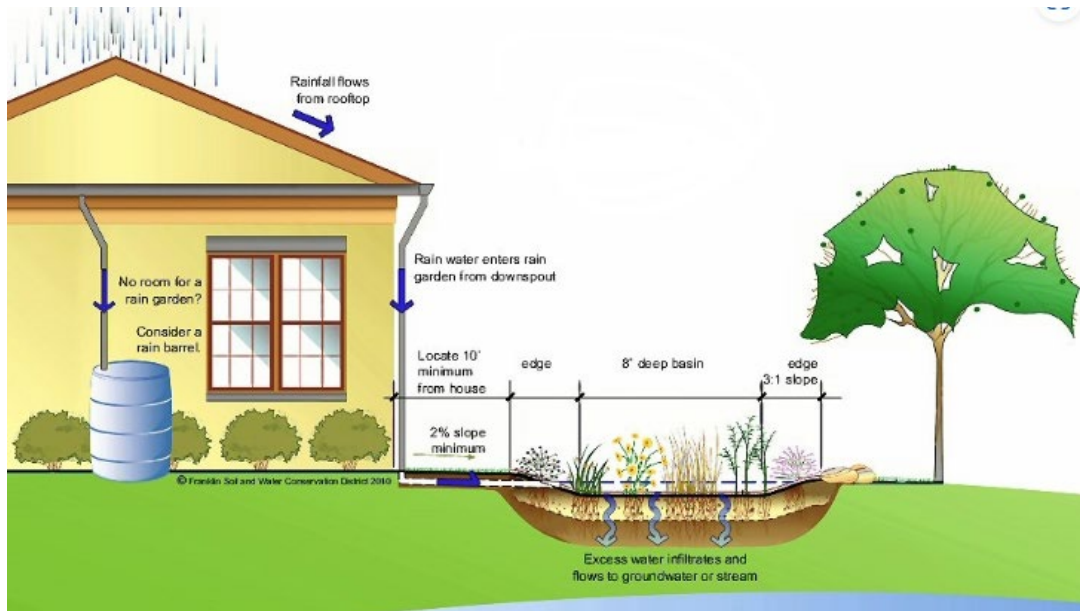


Image of rainwater runoff capture strategies as examples of MWELo compliance within the San Fernando Landscape Ordinance. Franklin Soil and Water District, 2010.

13. On August 12, 2024, the Planning and Preservation Commission (Commission) had an initial discussion regarding amendments to the City of San Fernando Municipal Code related to landscape standards and requested additional information and clarification from staff. A second discussion was scheduled for September 9, 2024.

ANALYSIS:

On August 12, 2024, the Planning and Preservation Commission (Commission) discussed the components of a comprehensive landscape ordinance related to landscape standards including the following components:

- Hardscape and landscape standards and requirements;
- Compliance with the State Model Water Efficient Landscaping Ordinance (MWELo);
- Compliance with the State Low Impact Development (LID) requirements for stormwater management;
- Prohibition of the installation of synthetic grass and artificial turf;
- Drought-tolerant planting standards compliant with MWD rebate program requirements;

Discussion Regarding Amendments to the City of San Fernando Municipal Code related to Landscape Standards

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- Private tree protection standards, as recommended by the San Fernando Urban Forest Management Plan. Currently, SFMP Article II - Comprehensive Tree Management Program - only protects mature trees on any street, parkway, park, playground, boulevard, alley or public right-of-way within the city;
- Maintenance standards;
- Requiring a certain percentage of landscaping, hardscape, and natural turf for front, side, and rear yard areas of new or renovated residential properties;
- Require pervious hardscape surfaces that would allow rain to drain into the ground where appropriate;
- Use native and drought-tolerant trees and plants to the extent feasible.
- Include tree planting and landscape maintenance requirements for private property.

Questions posed to the Commission were:

- Should the Landscape Ordinance include industrial and commercial standards or focus on residential landscaping?
- Do you agree with incorporating backyard residential planting standards into the Landscape Ordinance?
- What percentage of natural turf versus hardscape should be allowed or required in residential landscaped areas?
- What percentage of the front, street side, and rear yards of residential properties should be landscaped?
- Should Planning review be required for the removal or replacement of a mature tree? All trees? Or those on a protected trees list? (refer to page 86 of the UFMP)
- Should street trees be required for residential projects?
- What should be the threshold to require compliance with landscape requirements for residential, commercial, industrial zones?
- What should be the threshold to require compliance with landscape requirements for parking lots?

Commissioners provided preliminary comments and positions related to the questions posed to them, but requested that staff return with visual examples of landscape standards and additional information. Visual examples and additional will be provided via a power point presentation to the Commission.

ENVIRONMENTAL REVIEW:

This discussion is exempt from the California Environmental Quality Act (CEQA) 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 discussing potential amendments to the municipal code would not pose a negative effect on the environment and in that it has no potential for resulting in either a direct physical change, or reasonably foreseeable indirect physical change in the environment.

CONCLUSION:

Staff recommends that the Planning and Preservation accept and file this report and provide direction as to the questions related to the landscape ordinance.

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To: Planning and Preservation Commission Chair Rivas and Commissioners

From: Erika Ramirez, Director of Community Development

Date: September 09, 2024

Subject: Discussion Regarding Mixed-Use and Specific Plan Overlay Districts

RECOMMENDATION:

It is recommended that the Planning and Preservation Commission:

- a. Discuss and provide feedback to staff regarding the proposed overlay zone districts as appropriate.

BACKGROUND:

1. On December 20, 2017, the City Council adopted Ordinance No. 1671 adopting the San Fernando Corridors Specific Plan (SP-5) with the purpose of transforming Truman Street, San Fernando Road, Maclay Avenue, and First Street into attractive, livable, and economically vibrant districts.
2. On June 6, 2022, the City Council adopted Resolution No. 8153 approving and adopting the City of San Fernando 2021-2029 Housing Element, which includes a Housing Plan with Goals, Policies, and Programs aimed at addressing the City's housing needs.
3. In the Housing Element, the City considered potential development on suitable sites and identified how zoning and development standards on the sites will facilitate housing. From this inventory, the City identified commercial zoned sites and Specific Plan sites as "Opportunity Sites" for future housing development.
4. In 2022, the State Legislature passed AB 1398, which requires jurisdictions to implement actions in their Housing Plan which provides appropriate zoning for these housing opportunity sites no later than October 2024.

ANALYSIS:

Mixed-Use Overlay

The City has seen limited 100% commercial projects since 2019. Additionally, the City has received inquiries from property owners and developers regarding the possibility of adding residential uses to existing non-residential uses.

Allowing residential development on commercial zoned parcels will be addressed through the creation of a Mixed-Use Overlay District which would apply to identified C-1 and C-2 zoned properties (112 parcels totaling 37.95 acres) to facilitate and encourage investment and redevelopment of commercial areas with residential uses. The Overlay would create flexibility for existing commercial properties by allowing 100% commercial development, 100% residential development, or Mixed-Use development.

Commercial projects within the Mixed-Use overlay would see no change to requirements.

Residential projects within the Overlay would be required to comply with new development standards and would have a density of 24-35 dwelling units per acre.

Mixed-Use projects within the Overlay would be required to comply with new development standards and would have a minimum floor area of 25% non-residential uses and a density of 20-35 dwelling units/acre.

Specific Plan Overlays

The Corridors Specific Plan (SP-5) provides opportunities for residential development and allows the opportunity for increased housing capacity through the use of Overlay Districts. There are two existing overlays that allow housing, the Flex-Use Overlay and the Downtown Residential Overlay. The Flex-Use Overlay allows for a density of 24-37 dwelling units/acre and the Downtown Residential Overlay allows for a density of 24-50 dwelling units/acre.

Allowing residential development on additional parcels in the SP-5 will be addressed by adding existing overlay districts to specific properties within the Specific Plan area to increase housing capacity. The overlay districts will be added to 11 parcels totaling 7.25 acres within the Downtown, Workplace Flex, and General Neighborhood Zone districts.

One (1) parcel within the Downtown District will receive the Downtown Residential Overlay which would allow for a density of 24-50 dwelling units/acre, two (2) parcels within the General Neighborhood District will receive the Flex Use Overlay, and eight (8) parcels within the Workplace Flex District will receive the Flex-Use Overlay allowing for a density of 24-37 dwelling units/acre.

ENVIRONMENTAL REVIEW:

This discussion item is exempt from the California Environmental Quality Act (CEQA) 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 discussing potential amendments to the municipal code would not pose a negative effect on the environment and in that it has no potential for resulting in either a direct physical change, or reasonably foreseeable indirect physical change in the environment.

CONCLUSION:



Staff recommends that the Planning and Preservation accept and file this report and provide direction related to the Mixed-Use and Specific Plan Overlay Districts.

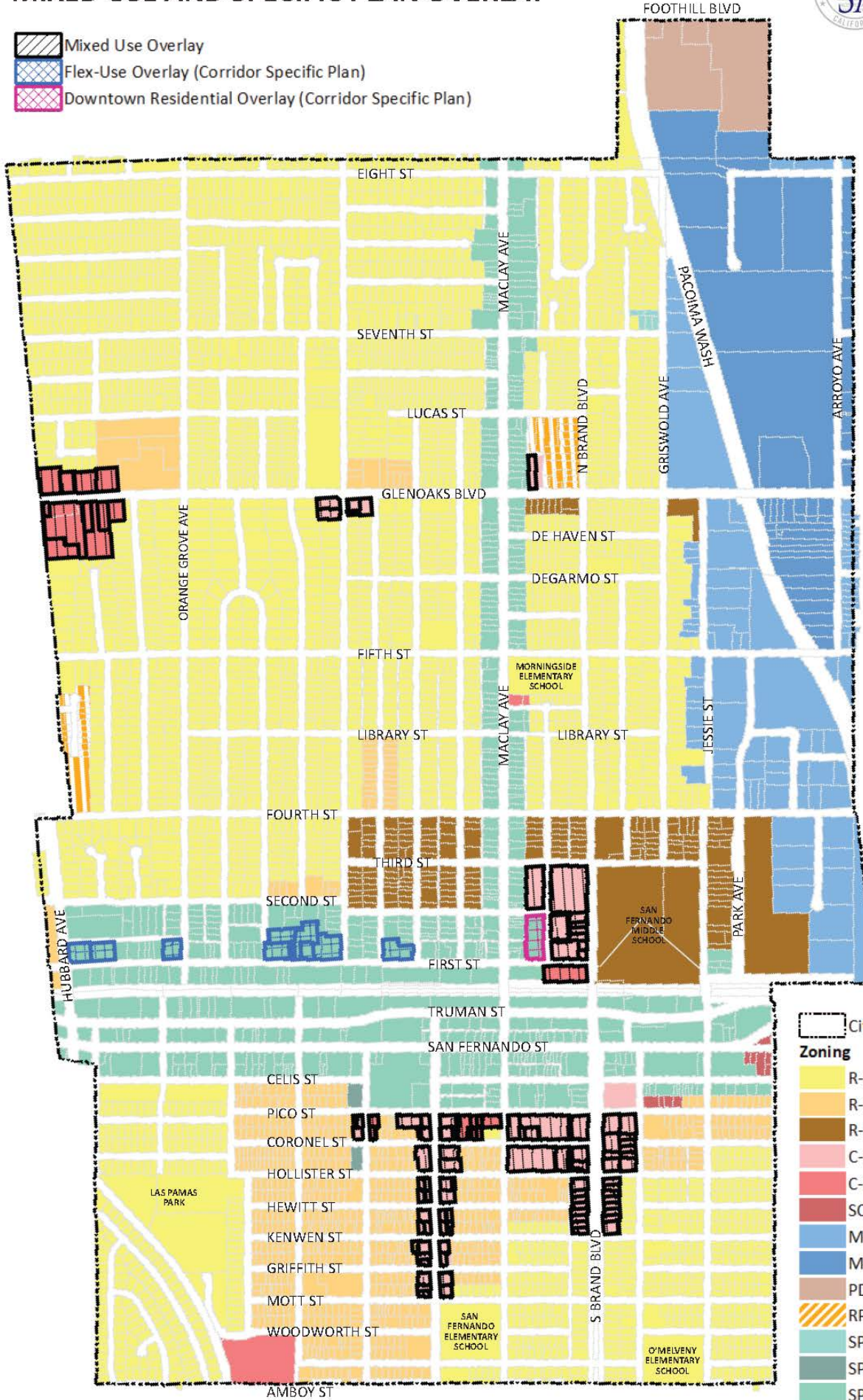
ATTACHMENTS:

- A. Project Site Map

MIXED USE AND SPECIFIC PLAN OVERLAY



-  Mixed Use Overlay
-  Flex-Use Overlay (Corridor Specific Plan)
-  Downtown Residential Overlay (Corridor Specific Plan)



-  City Limits
- Zoning**
-  R-1 Single Family Residential
-  R-2 Multiple Family Dwelling
-  R-3 Multiple Family
-  C-1 Limited Commercial
-  C-2 Commercial
-  SC Service Commercial
-  M-1 Limited Industrial
-  M-2 Industrial
-  PD Precise Development Overlay
-  RPD Residential Planned Development
-  SP-1
-  SP-3
-  SP-5 Corridors Specific Plan

