

MAYOR MARY MENDOZA
VICE MAYOR MARY SOLORIO
COUNCILMEMBER JOEL FAJARDO
COUNCILMEMBER VICTORIA GARCIA
COUNCILMEMBER PATTY LOPEZ



CITY OF SAN FERNANDO
CITY COUNCIL
MEETING AGENDA
ADJOURNED REGULAR MEETING
SPECIAL MEETING
TUESDAY, FEBRUARY 11, 2025 – 6:00 PM
CITY HALL COUNCIL CHAMBERS
117 MACNEIL STREET
SAN FERNANDO, CALIFORNIA 91340

PUBLIC PARTICIPATION OPTIONS

WATCH THE MEETING

Live stream with audio and video, via YouTube, at: <https://www.youtube.com/c/CityOfSanFernando>

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 City Clerk.

SUBMIT PUBLIC COMMENT VIA EMAIL

Members of the public may submit comments **by email** to cityclerk@sfcity.org no later than **12:00 p.m. the day of the meeting**, to ensure distribution to the City Council prior to consideration of the agenda. Comments received via email will be distributed to the City Council and made part of the official public record of the meeting.

CALL-IN TO PROVIDE PUBLIC COMMENT LIVE DURING THE MEETING

Members of the public may **call-in between 6:00 p.m. and 6:15 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 Mayor. Note: This is audio only and no video.

Call-in Telephone Number: (669) 900-6833
Meeting ID: 833 6022 0211
Passcode: 924965

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.

Staff Contact Nick Kimball, City Manager

SAN FERNANDO CITY COUNCIL

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CALL TO ORDER **6:00 P.M.**

ROLL CALL

TELECONFERENCING 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 City Clerk Julia Fritz

APPROVAL OF AGENDA

Recommend that the City Council approve the agenda as presented and move that all ordinances presented tonight be read in title only as authorized under Government Code Section 36934.

DECORUM AND ORDER

The City Council, elected by the public, must be free to discuss issues confronting the City in an orderly environment. Members of the public attending City Council 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 the City Council or while attending the City Council 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 Council.

PUBLIC STATEMENTS

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Members of the public may submit comments by email to cityclerk@sfcity.org no later than **12:00 p.m. the day of the meeting** to ensure distribution to the City Council 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 6:00 p.m. and 6:15 p.m. CALL-IN INFORMATION: Telephone Number: (669) 900-6833; Meeting ID: 833 6022 0211; Passcode: 924965**

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ADMINISTRATIVE REPORTS

1) DISCUSSION AND CONSIDERATION TO APPROVE A SECOND READING TO ADOPT ORDINANCE NO. 1728 AMENDING CHAPTER 106 (ZONING) OF THE SAN FERNANDO MUNICIPAL CODE TO ESTABLISH THE MIXED USE OVERLAY ZONE; AND ORDINANCE NO. 1730 AMENDING THE ZONING MAP TO ADD THE MIXED-USE OVERLAY TO CERTAIN PROPERTIES IN THE C-1 AND C-2 ZONE DISTRICTS AND ADOPT A CALIFORNIA ENVIRONMENTAL QUALITY ACT MITIGATED NEGATIVE DECLARATION ADDENDUM

Recommend that the City Council:

- a. Adopt Ordinance No. 1728 that was introduced for first reading at the City Council meeting of January 21, 2025, in title only, and waive all further reading, “An Ordinance of the City Council of the City Of San Fernando, California amending Chapter 106 (Zoning) of the San Fernando Municipal Code to establish the Mixed Use Overlay Zone”;
- b. Adopt Ordinance No. 1730 that was introduced for first reading at the City Council meeting of January 21, 2025, in title only, and waive all further reading, “An Ordinance of the City Council of the City Of San Fernando, California amending the Official City Zoning Map of the City of San Fernando to add the Mixed Use Overlay to certain properties in the C-1 and C-2 Zone Districts”; and adopting a California Environmental Quality Act Mitigated Negative Declaration Addendum; and
- c. Provide staff direction, as necessary.

STAFF COMMUNICATION INCLUDING COMMISSION UPDATES

GENERAL CITY COUNCIL/BOARD MEMBER COMMENTS AND LIAISON UPDATES

RECESS TO CLOSED SESSION

A) CONFERENCE WITH LABOR NEGOTIATOR PURSUANT TO G.C. §54957.6:

Designated City Negotiators: City Manager Nick Kimball
Employees and Employee Bargaining Units:
San Fernando Management Group (SEIU, Local 721)
San Fernando Public Employees’ Association (SEIU, Local 721)
San Fernando Police Officers Association
San Fernando Police Officers Association Police Management Unit
San Fernando Police Civilian Association
San Fernando Part-Time Employees’ Bargaining Unit (SEIU, Local 721)
All Unrepresented Employees

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B) CLOSED SESSION PURSUANT TO GOVERNMENT CODE SECTION 54957 – INFORMAL PUBLIC EMPLOYEE PERFORMANCE EVALUATION PER CITY MANAGER EMPLOYMENT CONTRACT

Title: City Manager

ADJOURNMENT

The meeting will adjourn to its next regular meeting on February 18, 2025.

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 website www.sfcity.org. These are also available for public reviewing prior to a meeting in the City Clerk Department. Any public writings distributed by the City Council to at least a majority of the Councilmembers regarding any item on this regular meeting agenda will also be made available at the City Clerk Department at City Hall 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 website 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 City Clerk Department at (818) 898-1204 or cityclerk@sfcity.org at least 48 hours prior to the meeting.



Adjourned Regular Meeting San Fernando City Council

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AGENDA REPORT

To: Mayor Mary Mendoza and Councilmembers

From: Nick Kimball, City Manager
By: Erika Ramirez, Director of Community Development

Date: February 11, 2025

Subject: Discussion and Consideration to Approve a Second Reading to Adopt Ordinance No. 1728 Amending Chapter 106 (Zoning) of the San Fernando Municipal Code to Establish the Mixed Use Overlay Zone; and Ordinance No. 1730 Amending the Zoning Map to Add the Mixed-Use Overlay to Certain Properties in the C-1 and C-2 Zone Districts and Adopt a California Environmental Quality Act Mitigated Negative Declaration Addendum

RECOMMENDATION:

It is recommended that the City Council:

- a. Adopt Ordinance No. 1728 (Attachment "A") that was introduced for first reading at the City Council meeting of January 21, 2025, in title only, and waive all further reading, "An Ordinance of the City Council of the City Of San Fernando, California amending Chapter 106 (Zoning) of the San Fernando Municipal Code to establish the Mixed Use Overlay Zone";
- b. Adopt Ordinance No. 1730 (Attachment "B") that was introduced for first reading at the City Council meeting of January 21, 2025, in title only, and waive all further reading, "An Ordinance of the City Council of the City Of San Fernando, California amending the Official City Zoning Map of the City of San Fernando to add the Mixed Use Overlay to certain properties in the C-1 and C-2 Zone Districts"; and adopting a California Environmental Quality Act Mitigated Negative Declaration Addendum; and
- c. Provide staff direction, as necessary.

BACKGROUND:

1. 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.
2. In 2022, the State Legislature passed Assembly Bill (AB) 1398, which requires jurisdictions to implement actions in their Housing Plan and provides appropriate zoning for these housing opportunity sites no later than October 2024.

Discussion and Consideration to Approve a Second Reading to Adopt Ordinance No. 1728 Amending Chapter 106 (Zoning) of the San Fernando Municipal Code to Establish the Mixed Use Overlay Zone; and Ordinance No. 1730 Amending the Zoning Map to Add the Mixed-Use Overlay to Certain Properties in the C-1 and C-2 Zone Districts and Adopt a California Environmental Quality Act Mitigated Negative Declaration Addendum

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3. On September 9, 2024, staff prepared a presentation for the Planning and Preservation Commission and community to facilitate a workshop discussion. The Planning and Preservation Commission discussed the Mixed Use Overlay/Specific Plan projects, providing their feedback for the ordinances.
4. On October 14, 2024, a public hearing was held before the Planning and Preservation Commission to consider and provide a recommendation to the City Council on the proposed Mixed Use Overlay ordinance and Specific Plan amendment. There were no public speakers.
5. On November 18, 2024, a public hearing was held before the City Council to consider a Mixed Use Overlay ordinance and Specific Plan amendment. There were two (2) business owners that provided public comments in opposition of proposed Ordinance No. 1729, an amendment to Corridors Specific Plan (SP-5) Figure 4.1, that would, among other things, apply the Flex Use Overlay to properties along First Street to allow residential uses. The City Council directed staff to provide additional information and continued the public hearing to December 2, 2024.
6. On December 2, 2024, a public hearing was held before the City Council to consider a Mixed Use Overlay ordinance and Specific Plan amendment. The City Council directed staff to provide additional information and continued the public hearing to January 21, 2025.
7. On January 21, 2025, a public hearing was held before the City Council to consider a Mixed Use Overlay ordinance and Specific Plan amendment. The City Council voted 4-1 to approve a Zone Text Amendment to amend the San Fernando Municipal Code to Establish a Mixed Use Zone Overlay; approve to amend the San Fernando Zoning Map to Add the Overlay to Certain Properties; and to continue Ordinance No. 1729, Specific Plan amendment, to a date uncertain. City Council also directed staff to revise recitals in Ordinance No. 1728 and Ordinance No. 1730 as well as a finding in Ordinance No. 1728.
8. On February 3, 2025, the City Council continued this item to an adjourned regular meeting on February 11, 2025.

ANALYSIS:

Since certification of the City's Housing Element in 2022, staff has been working to implement the policies and programs included in the Housing Element in accordance with state law. To that end, the City has held a number of Public Hearings to review and discuss adopting a Mixed Use Overlay and Zoning Amendment to certain commercial properties identified as opportunity sites in the Housing Element.

Discussion and Consideration to Approve a Second Reading to Adopt Ordinance No. 1728 Amending Chapter 106 (Zoning) of the San Fernando Municipal Code to Establish the Mixed Use Overlay Zone; and Ordinance No. 1730 Amending the Zoning Map to Add the Mixed-Use Overlay to Certain Properties in the C-1 and C-2 Zone Districts and Adopt a California Environmental Quality Act Mitigated Negative Declaration Addendum

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Ordinance No. 1728, which implements amendments to the Zoning Code (ZTA 2024-002) that establishes a Mixed-Use Overlay (MUO) that can be applied on top of the existing commercial zone, was approved by the City Council for introduction and first reading of the ordinance, by a vote of (4 ayes; 1 abstain) on January 21, 2025. The Ordinance will create flexibility for existing commercial properties by allowing 100% commercial development, 100% residential development, or mixed-use development. Commercial properties can continue with their current uses without changes to existing permitted uses or requirements. Additionally, the MUO permits 100% residential developments or mixed-use developments with a density range of 20-35 dwelling units per acre (du/ac).

The City Council also directed staff to revise the recitals for Ordinance No. 1728 as well as revising the findings for Section 3. Zoning Text Amendment. The following proposed recitals have been drafted and incorporated in Ordinance No. 1728:

WHEREAS, the City Council understands the pressing need to diligently address the State’s affordable housing challenges but continues to express its disapproval of the State’s heavy-handed curtailing of local zoning decision-making authority on the matter; and

WHEREAS, the City Council approves this ordinance in the interest of satisfying its legal obligations under current State housing laws and so as to avoid adverse penalties imposed by State regulators or costly litigation that would divert scares City funds away from other important City initiatives, especially at a time when incoming Federal authorities have suspended and also threatened to withhold federal funding in pursuit of the new administrations own heavy-handed policy objectives.

Section 3. Zoning Text Amendment Findings has also been revised as shown below. The red strikeout portion has been deleted and the underlined blue text has been added.

Section 3. Zoning Text Amendment Findings

b. The adoption of the proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare.

The proposed zoning text amendment (Exhibit “A”) will establish the MUO Mixed Use Overlay Zone to the zoning code. The MUO Mixed Overlay Zone will bring flexibility to existing commercial properties, allowing property owners and developers to add residential uses to their properties. The proposed amendment includes development standards that ensure compatibility with adjacent properties. Thus, the text amendment would not be detrimental to the public

Discussion and Consideration to Approve a Second Reading to Adopt Ordinance No. 1728 Amending Chapter 106 (Zoning) of the San Fernando Municipal Code to Establish the Mixed Use Overlay Zone; and Ordinance No. 1730 Amending the Zoning Map to Add the Mixed-Use Overlay to Certain Properties in the C-1 and C-2 Zone Districts and Adopt a California Environmental Quality Act Mitigated Negative Declaration Addendum

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interest, health, safety, convenience or welfare because the proposed MUO Mixed Use Overlay Zone will ~~encourage investment, redevelopment, and foster community interaction and create a walkable neighborhood, while ensuring compatibility.~~ require applicants to submit a copy of a sewer and water capacity analysis prepared by a licensed engineer that shows that existing or proposed sewer and water infrastructure is adequate to support operations of the mixed use development and a copy of a fiscal analysis that provides a detailed evaluation of the potential financial impacts on municipal services, including any projected increase in costs of providing municipal services like police, fire, public works, and code enforcement services.

If the City Council approves the second reading of Ordinance No. 1728 on February 3, 2025, it will be effective on March 6, 2025.

Ordinance No. 1730, which amends the Zoning Map (ZMA 2024-001) to add the MUO to identified opportunity sites in commercial zones (C-1 and C-2), was approved by the City Council for introduction and first reading of the ordinance, by a vote of (4 ayes; 1 abstain) on January 21, 2025. The revised map is included as Exhibit "A" to Attachment "B".

The following recitals have been added in Ordinance No. 1730 to match those of Ordinance 1728:

WHEREAS, the City Council understands the pressing need to diligently address the State's affordable housing challenges but continues to express its disapproval of the State's heavy-handed curtailing of local zoning decision-making authority on the matter; and

WHEREAS, the City Council approves this ordinance in the interest of satisfying its legal obligations under current State housing laws and so as to avoid adverse penalties imposed by State regulators or costly litigation that would divert scarce City funds away from other important City initiatives, especially at a time when incoming Federal authorities have suspended and also threatened to withhold federal funding in pursuit of the new administrations own heavy-handed policy objectives.

Section 3. Zoning Map Amendment Findings has also been revised as shown below. The red strikeout portion has been deleted and the underlined blue text has been added.

Section 3. Zoning Map Amendment Findings.

Discussion and Consideration to Approve a Second Reading to Adopt Ordinance No. 1728 Amending Chapter 106 (Zoning) of the San Fernando Municipal Code to Establish the Mixed Use Overlay Zone; and Ordinance No. 1730 Amending the Zoning Map to Add the Mixed-Use Overlay to Certain Properties in the C-1 and C-2 Zone Districts and Adopt a California Environmental Quality Act Mitigated Negative Declaration Addendum

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b. The adoption of the proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare.

The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare because applications for development in the overlay areas will require a copy of a sewer and water capacity analysis prepared by a licensed engineer that shows that existing or proposed sewer and water infrastructure is adequate to support operations of the mixed use development and a copy of a fiscal analysis that provides a detailed evaluation of the potential financial impacts on municipal services, ~~including any projected increase in costs of providing municipal services like police, fire, public works, and code enforcement services.~~

If the City Council approves the second reading of Ordinance No. 1730 on February 3, 2025, it will be effective on March 6, 2026.

BUDGET IMPACT:

The preparation of these ordinances was an enhancement approved by the City Council as part of the Fiscal Year 2024-2025 Adopted Budget.

CONCLUSION:

It is recommended that the City Council approve for a second reading, in title only, and waive all further readings to adopt Ordinance No. 1728 (Attachment "A") titled, "An Ordinance of the City Council of the City Of San Fernando, California amending Chapter 106 (Zoning) of the San Fernando Municipal Code to establish the Mixed Use Overlay Zone"; and adopt Ordinance No. 1730 (Attachment "B") titled, "An Ordinance of the City Council of the City Of San Fernando, California amending the Official City Zoning Map of the City of San Fernando to add the Mixed Use Overlay to certain properties in the C-1 and C-2 Zone Districts"; and adopting a California Environmental Quality Act Mitigated Negative Declaration Addendum.

ATTACHMENTS:

- A. Ordinance No. 1728, including:
 - Exhibit "A": Proposed updates to San Fernando Municipal Code (SFMC) Chapter 106 (Zoning)
- B. Ordinance No. 1730, including:
 - Exhibit "A": Proposed City Zoning Map
 - Exhibit "B": List of Parcels
- C. Addendum to Mitigated Negative Declaration (SCH 2021120390) for the San Fernando Housing Element Update

ORDINANCE NO. 1728

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN FERNANDO, CALIFORNIA, AMENDING CHAPTER 106 (ZONING) OF THE SAN FERNANDO MUNICIPAL CODE TO ESTABLISH THE MIXED USE OVERLAY ZONE IN DESIGNATED AREAS OF THE CITY

WHEREAS, California Constitution Article XI, Section 7, enables the City of San Fernando (the "City") to enact local planning and land use regulations; and

WHEREAS, the authority to adopt and enforce zoning regulations is an exercise of the City's police power to protect the public health, safety, and welfare; and

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, in 2022, the State Legislature passed Assembly Bill 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; and

WHEREAS, pursuant to San Fernando City Code Section 106-19(c), an official amendment to the zoning text may be adopted by the City Council only if the following findings of fact can be made in a positive manner: 1) the proposed amendment is consistent with the objectives, policies general land uses and programs of the City's General Plan; and 2) the adoption of the proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare; and

WHEREAS, the Planning and Preservation Commission, as part of its regular meeting of October 14, 2024, conducted a duly noticed public hearing on the proposed code amendment, and all testimony was received and made part of the public record and

WHEREAS, the City Council understands the pressing need to diligently address the State's affordable housing challenges but continues to express its disapproval of the State's heavy-handed curtailing of local zoning decision-making authority on the matter; and

WHEREAS, the City Council approves this ordinance in the interest of satisfying its legal obligations under current State housing laws and so as to avoid adverse penalties imposed by State regulators or costly litigation that would divert scarce City funds away from other important City initiatives, especially at a time when incoming Federal authorities have suspended and also threatened to withhold federal funding in pursuit of the new administrations own heavy-handed policy objectives.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN FERNANDO, AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein by reference.

SECTION 2. Environmental Addendum Findings. This project is subject to an addendum under the California Environmental Quality Act (CEQA) Guidelines Section 15164, since it can be seen with certainty that potential amendments to the municipal code are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

SECTION 3 Zoning Text Amendment Findings. Pursuant to San Fernando City Code Section 106-19 (Zoning Text Amendments) the following findings for adoption of the proposed amendment can be made in a positive manner as follows:

- a. The proposed amendment is consistent with the objectives, policies, general land uses and programs of the city's general plans.

The proposed zoning text amendment (Exhibit "A") will establish the Mixed Use Overlay (MUO) Zone in designated areas of the city. The proposed amendment will satisfy Policy 5.1 of the San Fernando General Plan Housing Element. Policy 5.1 calls for the reduction and removal of government barriers, to reduce costs of housing production and facilitate ownership and rental opportunities for all residents. The proposed amendment will add residential uses to existing-residential uses and encourage investment and redevelopment in commercial areas with residential uses. The proposed amendment will preserve general land uses and allow flexibility in existing commercial properties.

- b. The adoption of the proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare.

The proposed zoning text amendment (Exhibit "A") will establish the MUO Mixed Use Overlay Zone to the zoning code. The MUO Mixed Overlay Zone will bring flexibility to existing commercial properties, allowing property owners and developers to add residential uses to their properties. The proposed amendment includes development standards that ensure compatibility with adjacent properties. Thus, the text amendment would not be detrimental to the public interest, health, safety, convenience or welfare because the proposed MUO Mixed Use Overlay Zone will require applicants to submit a copy of a sewer and water capacity analysis prepared by a licensed engineer that shows that existing or proposed sewer and water infrastructure is adequate to support operations of the mixed use development and a copy of a fiscal analysis that provides a detailed evaluation of the potential financial impacts on municipal services, including any projected increase in costs of providing municipal services like police, fire, public works, and code enforcement services.

SECTION 4. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the Ordinance would be subsequently declared invalid or unconstitutional.

SECTION 5. Certification. The City Clerk shall certify the passage of this Ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause the same to be published as required by law, in a local newspaper of general circulation and which is hereby designated for that purpose.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of San Fernando at its Adjourned Regular Meeting held this 11th day of February, 2025.

Mary Mendoza, Mayor of the City of San Fernando, California

ATTEST:

Julia Fritz, City Clerk

APPROVED AS TO FORM:

Richard Padilla, City Attorney

CERTIFICATION

I, City Clerk of the City of San Fernando, do hereby certify that the above and foregoing is a full, true, and correct copy of Ordinance No. 1728 which was introduced on January 21, 2025, and adopted by the City Council of the City of San Fernando, California at an adjourned regular meeting duly held on the 11th day of February, 2025 by the following vote of the City Council:

AYES:

NOES:

ABSENT:

ABSTAIN:

IN WITNESS WHERE OF, I have hereunto set my hand and affixed the official seal of the City of San Fernando, California, this _____ day of February 2025.

Julia Fritz, City Clerk

EXHIBIT "A"**Proposed updates to San Fernando Municipal Code (SFMC) Chapter 106 (Zoning)****City of San Fernando Municipal Code, Chapter 106, Article II, Division 6.****Subdivision III. – MUO Mixed Use Overlay****Sec. 106-173. – Intent and purpose.**

The MUO mixed use overlay zone is established to provide development opportunities for integrated, complementary residential and commercial development on the same parcel or a contiguous group of parcels. The MUO zone may be applied as an additional zone classification to land zoned C-1 limited commercial zone or C-2 commercial zone.

Sec. 106-174. – Uses permitted.

- A. Property may be developed solely for residential uses at a density range of 20-35 units per acre.
- B. Property may be developed solely for uses permitted or conditionally permitted in accordance with the provisions of the underlying zoning district.
- C. Uses mandated by state law to be permitted in mixed use zone districts are permitted in the Mixed Use Overlay (Transitional and Supportive Housing, Low Barrier Navigation Centers and Accessory Dwelling Units).
- D. If property is developed with a mix of residential and non-residential uses within the same project area, the following are required:
 1. For the commercial component, property may be developed with uses permitted or conditionally permitted in accordance with the provisions of the underlying zoning district, except for the specific limitation identified in Section 106-673-(3)j.
 2. Commercial uses are required on the ground floor adjacent to arterial streets and at all corners adjacent to arterial streets.
 3. On corner parcels, the non-residential use shall turn (wrap around) the corner for a distance of at least 30-feet, or at least 50% of the building façade, whichever is less. The termination of use shall occur at an architectural break in the building.
 4. For buildings located within 20 feet of a public street, the non-residential component of a mixed-use project shall contain at least 60% pedestrian-oriented commercial uses intended to increase pedestrian activity on the adjacent streets. Other non-residential uses may be substituted for commercial uses, if authorized by a resolution of the Planning and Preservation Commission, provided, it can be demonstrated that such non-residential use will increase pedestrian activity on the adjacent streets and is not a prohibited use listed below.
 5. All commercial tenant spaces on the ground floor shall have a minimum depth of 30 feet.

6. Overall commercial floor area shall be a minimum of 25% of the project's total gross floor area.
7. Residential uses shall occupy a minimum of 50% of the project's total gross floor area.
8. The minimum residential density permitted is 20 units per acre.
9. The permitted residential component of the mixed-use project includes:
 - a. Multiple-family dwellings;
10. A live-work unit, defined as a dwelling unit that combines residential and commercial or office space within the same space, shall be considered a residential unit or development in the Mixed Use Overlay. A live-work unit or development must comply with all building code requirements which may require size, separation and use requirements and limitations.
11. The following uses and activities shall not be permitted within the Mixed Use Overlay zone when a mixed use project is proposed:
 - a. Vehicle maintenance or repair (e.g., body or mechanical work, including boats and recreational vehicles), vehicle detailing and painting, upholstery, or any similar use.
 - b. Storage of flammable liquids or hazardous materials beyond that normally associated with a residential use.
 - c. Manufacturing or industrial activities, including but not limited to welding, machining, or any open flame work.
 - d. Any activity or use, as determined by the responsible review authority to not be compatible with residential activities and/or to have the possibility of affecting the health or safety of live/work unit residents due to the potential for the use to create dust, glare, heat, noise, noxious gases, odor, smoke, traffic, vibration or other impacts, or would be hazardous because of materials, processes, products, or wastes.
12. After approval, a mixed-use building shall not be converted to entirely residential use.
13. A City-approved covenant shall be executed by the owner of each residential unit within a mixed use development for recording in the land records of Los Angeles County, and shall include statements that the occupant(s) understand(s) and accept(s) the person is living in a mixed use development, and that commercial activities are permitted pursuant to the regulations in the SFMC. If the project includes rental residential units, the project owner shall execute such covenant and a copy of the recorded covenant shall be provide to each new occupant of the rental units.

Sec. 106-175. – Development standards.

Any project developed pursuant to this division shall comply with the following, and any permit issued shall be subject to such provisions established as conditions of approval. Please note if residential uses are not proposed, only the Development Standards of the underlying zone district apply:

| TABLE: DEVELOPMENT STANDARDS – MIXED-USE OVERLAY (MUO) | | | | |
|---------------------------------------------------------------|-----------------------|------------------------|---------------|------------------------|
| District | MUO (100% Commercial) | MUO (100% Residential) | MUO Mixed-Use | Additional Regulations |
| Density (du/acre) | N/A | 20-35 | 20-35 | |
| Floor Area Ratio (FAR) | [1] | N/A | [1] [6] | |
| Yards/ setbacks (ft.) | | | | |
| Front (min./max.) | [1] | 5/10 [3][4] | 0/15 [2][4] | |
| Street side (min./max.) | [1] | 5/10 [3][4] | 0/0 [2][4] | |
| Interior Side (min.) | [1] | 5 [5] | 0 [5] | |
| Rear | [1] | 5 [5] | 0 [5] | |
| Maximum height (ft.) | [1] | 45 [7] | 45 [7] | |
| Building site coverage (max. %) | [1] | 80 | 80 | |
| Open space standards (sq ft.) | | | | Sec. 106-175 C. |
| Private (min.) | N/A | 80 | 60 | |
| Common (min.) | N/A | 100 | 100 | |

[1] Follow the base zone district (Section C-1 & C-2) development standards.
 [2] A 0-15-foot setback is allowed to accommodate pedestrian-oriented outdoor uses and amenities which the Director of Community Development determines are appropriate to an urban setting, such as outdoor patio dining areas, plazas and courtyards, fountains, public art, entry forecourts, and landscaping. [3] A reduced setback may be permitted if the ground floor is used for non-living areas such as manager’s office, gym, etc.
 [4] A 15-foot setback is required when abutting single family residential uses to match front yard setback.
 [5] A 10-foot setback is required if proposed or existing uses will abut existing or proposed non-residential uses.
 [6] Applies to the non-residential components of the project only
 [7] Certain Roof mounted structures may exceed height. See section Division 6, of Article V.

A. General Standards

1. Screening. When a multi-story building is proposed and the second story or above is located within 50 feet of the side or rear yard of a single-family lot, screening measures should be applied to provide a reasonable degree of privacy.
 - a. Screening measures include, but are not limited to, landscaping, alternate window and balcony placements, placing windows at least six feet from the floor of the interior of the unit, incorporating wing walls or louvers, using glass block or other translucent material, and other such methods.
 - b. Sufficiency of Screening. The Planning and Preservation Commission shall determine the sufficiency of the proposed screening measures and may require additional measures.

2. Security Barriers.
 - a. Any security barriers installed on the windows or the doors of the premises shall be installed only on the interior of the building and in compliance with all City Building, Zoning, and Fire Codes.
 - b. Security barriers shall meet the following criteria:
 - i. Only open grill design security systems located on the inside of the building shall be permitted on elevations visible from the street.
 - ii. Open grill design security systems shall be primarily transparent with not less than seventy-five percent (75%) visibility from the street.
 - iii. Solid roll-down security doors are prohibited unless part of a vehicle loading bay.
 - iv. Interior security gates shall be opened and fully retracted during the hours of operation.

- B. Building Standards
 - a. Façade modulation and articulation.
 - i. Building Length Articulation. At least one projection or recess shall be provided for every 50 horizontal feet of wall in one of the following manners:
 1. Projections or recesses for buildings 50 feet wide or less shall be exempted from the building length articulation requirement; projections or recesses for buildings greater than 50 feet in width but less than 100 feet in width shall be no less than 12 inches in depth; or projections or recesses for buildings 100 feet wide or wider shall be no less than 24 inches in depth.
 2. The depth and width of the projection or recess shall be proportionate to the overall mass of the building.
 - ii. Building Height Articulation. In order to maintain a human scale for multi-story buildings, the height of façades shall be broken into smaller increments as follows:

1. Ground Floor. A substantial horizontal articulation of the façade shall be applied at the top of the first story. This element shall be no less than 18 inches tall, and should project from the adjacent wall plane. It shall be designed as a cornice, belt course, or a similar architectural element which is appropriate to the style of the building.
2. Top Floor. Buildings or portions of buildings which are three stories in height or taller shall also provide articulation for the top story of the building. This may be accomplished by a color change, material change, a cornice/belt course at the bottom of the uppermost story, by stepping the uppermost story back, or similar measures.

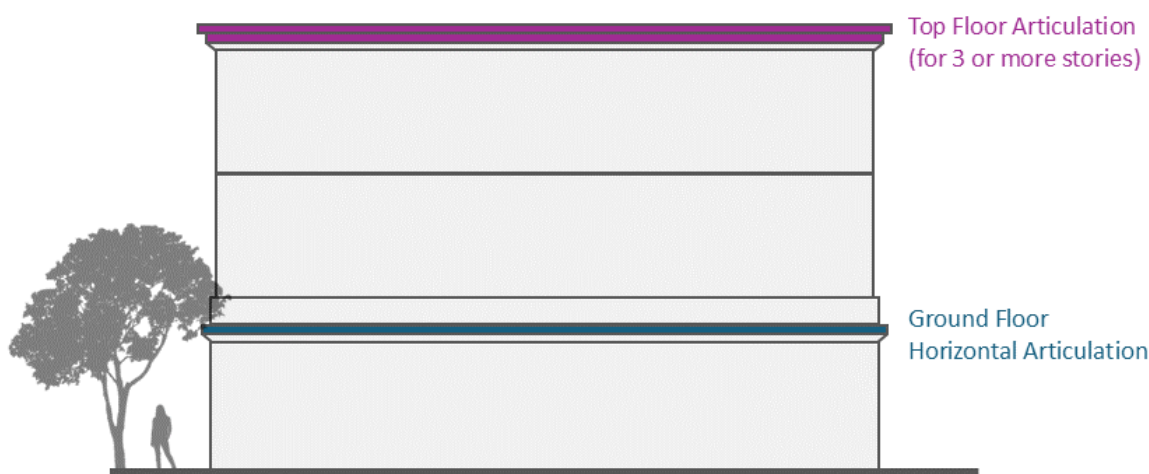


Figure. Building Height Articulation

- iii. Blank building facades shall be prohibited. Building facades without the use of windows or doors shall not span a continuous horizontal length greater than 20 feet across any story.

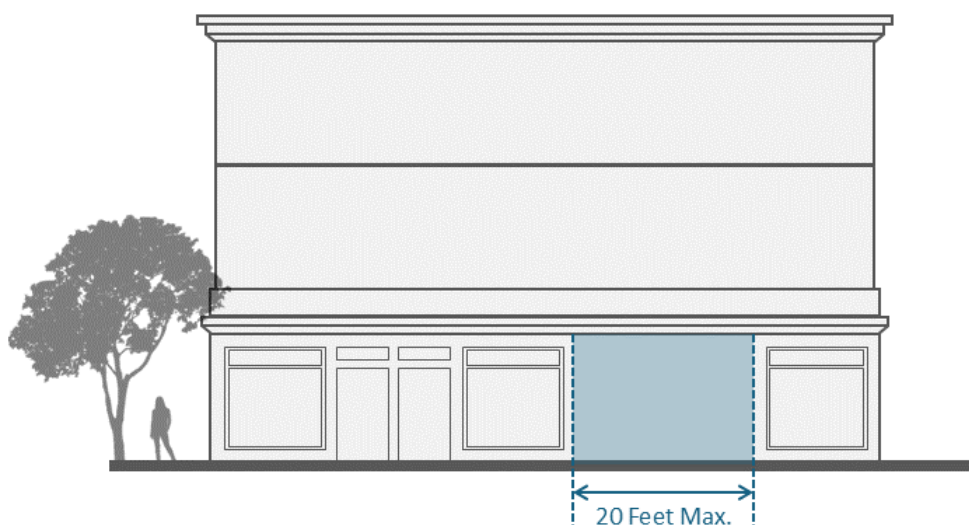


Figure. Blank Façade

- b. Materials and Colors.
 - i. The street-facing façade shall use at least two different façade materials and colors, each covering a minimum of 20 percent of the street-facing façade.
 - ii. All façade materials and colors, such as siding, window types, and architectural details, used on the street-facing façade shall be used on all other building façades.
- c. Transparency. Placement and orientation of doorways, windows, and landscape elements shall create strong, direct relationships with the street. Street-facing façades of all buildings shall incorporate windows and openings providing light to adjacent spaces, rooms, and uses.
 - i. Commercial ground-floor uses. Windows and openings facing streets shall constitute a minimum of 50% of street-facing building faces. Windows shall provide a clear and transparent view into ground floor-uses or shall display merchandise to reinforce a pedestrian scale. Film may be provided to protect from the sun or as required to satisfy State or local energy efficiency requirements as long as some level of transparency is maintained.
 - ii. Commercial upper-floor uses. Windows and openings facing streets shall constitute a minimum of 40% of street-facing building faces.
 - iii. Residential ground-floor uses. Windows and openings facing streets shall constitute a minimum of 30% of street-facing building faces.
 - iv. Residential upper-floor uses. Windows and openings facing streets shall constitute a minimum of 20% of street-facing building faces.
- C. Open Space Standards. Maintaining open space areas provides recreational opportunities, allows sunlight to enter into living spaces and provides a spacious and inviting feel. Open space requirements are as follows:
 - a. Private open space(s) attached to residential units shall be designed to avoid direct visibility into the interiors of adjacent units.
 - b. Any common open space shall measure at least 15 feet in length in any direction. A minimum of 25 percent of the total area of the common open space shall be landscaped.
 - c. The following regulations apply to required residential open space areas within all mixed-use zoned lots.
 - i. More than one open space area may be provided on a lot. The sum of square footages for all eligible open space areas on a lot shall comprise the total open space area for that lot.
 - ii. Required side or rear yard areas may be included in the calculated open space area but a required front yard area may not.
 - iii. All required open space shall be usable. Usable open space shall be improved to support residents' passive or active use. Such open space shall be located on the

- same parcel as the dwelling units for which it is required. The computation of such open space shall include no obstructions other than devices and structures designed to enhance its usability, such as swimming pools, changing facilities, fountains, planters, benches, and landscaping.
- iv. Open space areas shall have no parking, driveway or right-of-way encroachments.
 - v. Usable open space does not need to be located on the ground. Rooftop gardens and rooftop landscaping, including rooftops above parking structures, may be used to satisfy the open space requirement. Rooftop open space features and vertical projections such as sunshade and windscreen devices, open trellises, and landscaping shall not exceed 16-feet in height beyond the maximum permitted height.
- d. Landscaping. A landscaping plan for all common open areas shall be submitted with the other plans. Approval of the landscape element shall include approval of an acceptable watering system, and assurance of continued maintenance.
- a. All new development projects shall provide a minimum one 15-gallon, native canopy tree within a street facing setback when feasible, in accordance with Division 4 of article III. If a street facing setback cannot contain a tree, the tree shall be provided on other areas of the site.
 - b. The following standards shall apply to mixed use development with surface parking lots:
 - i. A minimum of 2 percent of parking lot area shall be landscaped and shall be so arranged as to emphasize visual attractiveness as viewed by the public from surrounding streets and walkways.
 - ii. A minimum 5-foot landscape buffer strip shall be provided between a parking lot and public right-of-way.
 - iii. Parking lot canopy trees shall be provided at the ratio of one (1) tree for every four (4) parking spaces.
 - iv. The total area of any project not devoted to lot coverage and paving shall be landscaped, irrigated, and maintained in compliance with the requirements of this section.
 - v. All areas of a project site not intended for a specific use, including pad sites held for future development, shall be landscaped, unless it is determined by the community development director that landscaping is not necessary to fulfill the purpose of this section.
- e. Fences, walls, and hedges.
- i. Whenever a mixed-use zoned lot shares a side or rear property line with a residentially zoned lot, and non-residential uses are located within 15 feet of that side or rear property line, a six-foot tall solid masonry wall shall be provided, along

or adjacent to all such side and rear lot lines. The wall shall conform to the height regulations applicable to front yard areas of the residentially zoned lot having the common lot line. A landscape buffer shall also be provided along the shared lot lines.

- ii. Roll down security gates or fencing may not be on the exterior of buildings.

D. Parking Standards

- a. Applicable Standards. The applicable standards and requirements, including number of minimum parking stalls, required in Division 3 of article V of this chapter shall apply, with the following additional standards in this subsection.
- b. Parking reduction in proximity to transit. Pursuant to Government Code § 65863.2, the required off-street vehicular parking may be waived for certain projects within one-half mile distance of public transit, as applicable.
- c. Parking reduction for mixed-use and residential projects. A reduction in off-street parking requirements may be granted pursuant to Division 3 of article V.
- d. Screening.
 - i. Screening. Any parking structure with at least one floor of parking at grade or above, and which contains primary property frontage along a primary street, shall incorporate wrapped residential uses or retail businesses with shopping windows viewable from the sidewalk along the ground floor, or two or more of the following features:
 - 1. Display or shopping windows;
 - 2. Landscape material (e.g., foundation plantings, vertical trellis with vines, planter boxes with cascading landscape material) that results in the parking structure being adequately screened from adjoining parcels;
 - 3. Architectural detailing and articulation that provides texture on the façade or structure openings and effectively integrates the parking structure into the basic building design.
 - ii. Surface parking. Surface parking shall be located on the interior side or rear of the site to the greatest extent practicable. Surface parking between the sidewalk and buildings shall be prohibited unless no alternatives are feasible.

E. Site Standards

- a. Access and circulation.
 - i. Building entrances.
 - 1. Street-facing primary entrances for non-residential uses shall be accessible to the public during business hours. Residential and non-residential entries shall be clearly defined features of front façades, and of a scale that is in proportion to the size of the building and number of units being accessed. Larger buildings shall have a more prominent building entrance, while maintaining a pedestrian scale.

2. When non-residential and residential uses are located in the same building, separate exterior pedestrian entrances, elevators and lobbies shall be provided for each use. The entrances for non-residential uses shall be designed to be visually distinct from the entrances for residential uses.

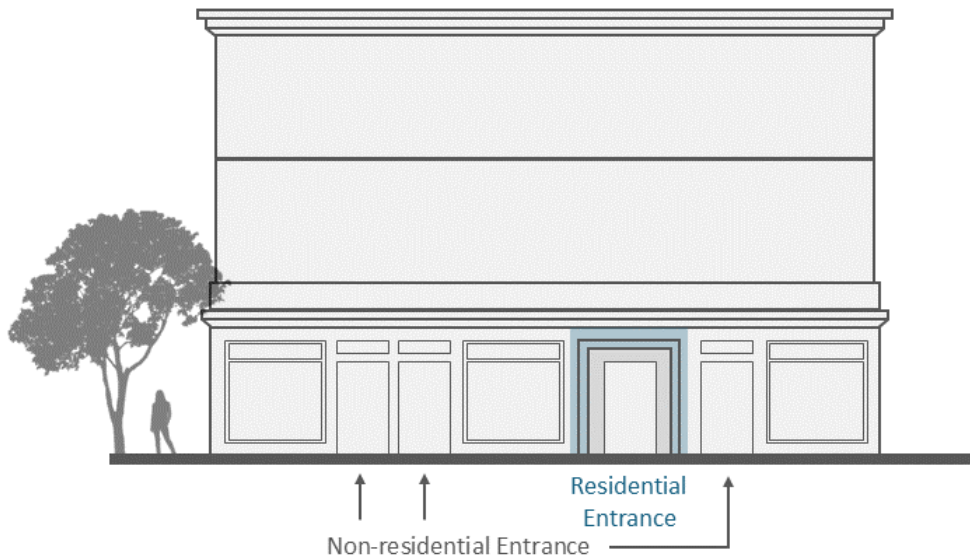


Figure. Building Entrances

- ii. Pedestrian access. Pedestrian access from the adjacent street public right-of-way shall be incorporated into all ground floor uses within the MUO zone.
- iii. Development projects shall promote walkability and connectivity to include design and orientation standards including:
 1. A system of pedestrian walkways shall connect all buildings on a site to each other, to on-site automobile and bicycle parking areas, and to any on-site open space areas and pedestrian amenities.
 2. Lighting shall be incorporated along sidewalks or other pedestrian walkways to enhance the pedestrian environment and provide for public safety. Lighting shall be low mounted and downward casting in a manner that reduces light trespass onto adjacent properties.
 3. Connections between on-site walkways and the public sidewalk shall be provided. An on-site walkway shall connect the primary building entry or entries to a public sidewalk on each street frontage. Such walkway shall be the shortest practical distance between the primary entry and sidewalk, generally no more than 125% of the straight-line distance.
- b. Exterior lighting. Lighting for non-residential uses shall be appropriately designed, located, and shielded to ensure that they do not negatively impact the residential uses in the development nor any adjacent residential uses. All exterior lighting shall be 90 degrees

- cutoff downlight. The rays of any such lighting shall be confined to the property. No spillover shall be permitted.
- c. Trash and Recycling. Recycling and refuse storage facilities for non-residential uses shall be separate from residential uses, clearly marked, located as far as possible from residential units and shall be completely screened from view from the residential portion of the development. Recycling and refuse storage facilities for non-residential uses shall be compatible in architectural design and details with the overall project. The location and design of trash enclosures shall mitigate nuisances from odors when residential uses might be impacted. Trash areas for food service and sales uses, when occupying the same building as residential uses, shall be refrigerated to control odor.
 - d. Signs. The applicable provisions for signs of *Division 5 - Signs* shall apply.
 - e. Loading and unloading. Where applicable, the covenants, conditions, and restrictions of a mixed-use development shall indicate the times when the loading and unloading of goods may occur on the street, provided that, in no event, shall loading or unloading take place after 10:00 p.m. or before 7:00 a.m. on any day of the week.
 - f. Uses restricted to indoor. All non-residential uses must be conducted wholly within an enclosed building. The following uses or businesses are exceptions to this rule:
 - i. Outdoor dining and food service in conjunction with a cafeteria, café, restaurant or similar establishment;
 - ii. Other sales and display areas as approved through a conditional use permit or similar discretionary permit; and
 - iii. Other uses as approved by the Planning and Preservation Commission through a Conditional Use Permit process.
 - g. Outdoor sale and display location. No outdoor sale or display area shall occupy any required parking spaces or required yard areas.

Sec. 106-176. – Procedure

- A. Development of land in a MUO mixed use overlay zone for mixed use development shall be approved with a site plan review procedure, unless proposed non-residential uses require a conditional use permit. In that case, a conditional use permit is required. Housing development projects with 20% affordable units shall be processed ministerially under the Zone Clearance, Streamlined Development process.
- B. As part of the Zone Clearance, Site Plan Review or Conditional Use Permit submittal for residential development, the applicant shall submit a copy of a sewer and water capacity analysis prepared by a licensed engineer that shows that existing or proposed sewer and water infrastructure is adequate to support operations of the mixed use development.

- C. As part of the Site Plan Review or Conditional Use Permit submittal, the applicant shall submit a copy of a fiscal analysis that provides a detailed evaluation of the potential financial impacts on municipal services, including any projected increase in costs of providing municipal services like police, fire, and code enforcement services.

ORDINANCE NO. 1730

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN FERNANDO, CALIFORNIA, AMENDING THE ZONING MAP OF THE CITY OF SAN FERNANDO TO ADD THE MIXED USE OVERLAY TO CERTAIN PROPERTIES IN THE C-1 AND C-2 ZONE DISTRICTS

WHEREAS, California Constitution Article XI, Section 7, enables the City of San Fernando (the "City") to enact local planning and land use regulations; and

WHEREAS, the authority to adopt and enforce zoning regulations is an exercise of the City's police power to protect the public health, safety, and welfare; and

WHEREAS, 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; and

WHEREAS, 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; and

WHEREAS, in 2022, the State Legislature passed Assembly Bill 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; and

WHEREAS, pursuant to San Fernando City Code Section 106-20(c), an official amendment to the zoning map may be adopted by the City Council only if the following findings of fact can be made in a positive manner: 1) the proposed amendment is consistent with the objectives, policies general land uses and programs of the City's General Plan; and 2) the adoption of the proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare; and

WHEREAS, the Planning and Preservation Commission, as part of its regular meeting of October 14, 2024, conducted a duly noticed public hearing on the proposed code amendment, and all testimony was received and made part of the public record and

WHEREAS, the City Council understands the pressing need to diligently address the State's affordable housing challenges but continues to express its disapproval of the State's heavy-handed curtailing of local zoning decision-making authority on the matter; and

WHEREAS, the City Council approves this ordinance in the interest of satisfying its legal obligations under current State housing laws and so as to avoid adverse penalties imposed by State regulators or costly litigation that would divert scarce City funds away from other important City initiatives, especially at a time when incoming Federal authorities have suspended and also threatened to withhold federal funding in pursuit of the new administrations own heavy-handed policy objectives.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN FERNANDO, AS FOLLOWS:

SECTION 1. Recitals. The above recitals are true and correct and incorporated herein by reference.

SECTION 2. Environmental Addendum Findings. This project is subject to an addendum under the California Environmental Quality Act (CEQA) Guidelines Section 15164, since it can be seen with certainty that potential amendments to the municipal code are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

SECTION 3 Zoning Map Amendment Findings. Pursuant to San Fernando City Code Section 106-20 (Zoning Map Amendments) the following findings for adoption of the proposed amendment can be made in a positive manner as follows:

- a. The proposed map amendment, attached herein as Exhibit "A", adding the overlay to the parcels identified in Exhibit "B", is consistent with the objectives, policies, general land uses and programs of the City's general plans.

The proposed map amendment will establish the MUO Mixed Use Overlay to certain properties in the C-1 and C-2 zone districts. The proposed amendment will satisfy Policy 5.1 of the San Fernando General Plan Housing Element. Policy 5.1 calls for the reduction and removal of government barriers, to reduce costs of housing production and facilitate ownership and rental opportunities for all residents. The proposed map amendment will allow residential uses in existing commercial properties, encouraging investment and development. The proposed map amendment will preserve the general land uses allow flexibility in existing commercial properties.

- b. The adoption of the proposed amendment would not be detrimental to the public interest, health safety, convenience, or welfare.

The proposed map amendment adds MUO Mixed Use Overlay to the existing Zoning map. These updates to the zoning map will increase residential development in C-1 and C-2 zone districts, increasing the housing capacity in those districts. The proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare because applications for development in the overlay areas will require a copy of a sewer and water capacity analysis prepared by a licensed engineer that shows that existing or proposed sewer and water infrastructure is adequate to support operations of the mixed use development and a copy of a fiscal analysis that provides a detailed evaluation of the potential financial impacts on municipal services, including any projected increase in costs of providing municipal services like police, fire, public works, and code enforcement services..

SECTION 4. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of any competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed this Ordinance, and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the Ordinance would be subsequently declared invalid or unconstitutional.

SECTION 5. Certification. The City Clerk shall certify the passage of this Ordinance and shall cause the same to be entered in the book of original ordinances of said City; shall make a minute passage and adoption thereof in the records of the meeting at which time the same is passed and adopted; and shall, within fifteen (15) days after the passage and adoption thereof, cause the same to be published as required by law, in a local newspaper of general circulation and which is hereby designated for that purpose.

PASSED, APPROVED, AND ADOPTED by the City Council of the City of San Fernando at its Adjourned Regular Meeting held this 11th day of February, 2025.

Mary Mendoza, Mayor of the City of San Fernando, California

ATTEST:

Julia Fritz, City Clerk

APPROVED AS TO FORM:

Richard Padilla, City Attorney

CERTIFICATION

I, City Clerk of the City of San Fernando, do hereby certify that the above and foregoing is a full, true, and correct copy of Ordinance No. 1730 which was introduced on January 21, 2025, and adopted by the City Council of the City of San Fernando, California at an adjourned regular meeting duly held on the 11th day of February, 2025 by the following vote of the City Council:

AYES:

NOES:

ABSENT:

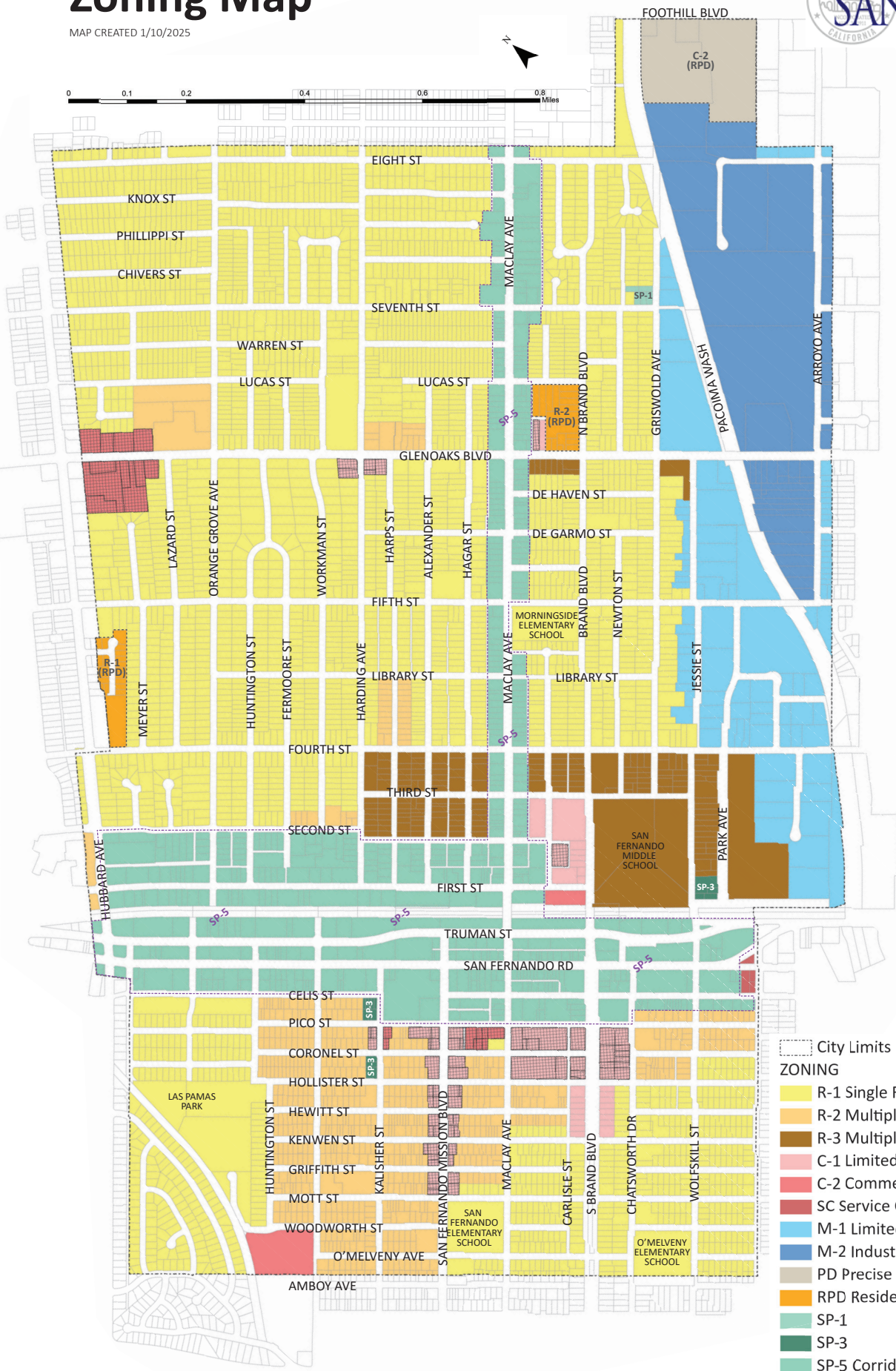
ABSTAIN:

IN WITNESS WHERE OF, I have hereunto set my hand and affixed the official seal of the City of San Fernando, California, this _____ day of February, 2025.

Julia Fritz, City Clerk

Zoning Map

MAP CREATED 1/10/2025



- 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 Overlay
- SP-1
- SP-3
- SP-5 Corridors Specific Plan
- Mixed Use Overlay

Assessor Parcel Numbers (APNs) of Properties

| | | |
|--------------|--------------|--------------|
| 2522-013-024 | 2521-026-009 | 2521-030-024 |
| 2515-016-016 | 2521-028-010 | 2522-013-802 |
| 2517-014-054 | 2521-028-027 | 2521-021-906 |
| 2517-013-014 | 2522-005-001 | 2521-027-011 |
| 2518-022-009 | 2522-013-011 | 2521-014-002 |
| 2517-019-006 | 2522-013-003 | 2521-030-030 |
| 2517-015-043 | 2522-013-012 | 2522-013-017 |
| 2517-015-030 | 2521-023-021 | 2521-028-011 |
| 2517-013-013 | 2521-026-010 | 2521-029-037 |
| 2518-025-800 | 2522-013-804 | 2521-036-019 |
| 2517-015-033 | 2521-030-026 | 2521-027-010 |
| 2517-015-034 | 2521-030-901 | 2522-005-003 |
| 2518-025-012 | 2521-021-027 | 2521-021-012 |
| 2518-025-025 | 2521-030-031 | 2521-035-009 |
| 2518-022-008 | 2521-024-024 | 2521-024-028 |
| 2521-021-905 | 2522-013-016 | 2522-005-006 |
| 2521-030-900 | 2521-030-037 | 2521-030-009 |
| 2521-030-039 | 2521-025-023 | 2522-013-019 |
| 2521-024-025 | 2521-021-032 | 2522-013-014 |
| 2521-025-022 | 2521-030-038 | 2517-015-032 |
| 2521-025-001 | 2521-023-002 | 2517-013-015 |
| 2521-036-001 | 2521-035-008 | 2517-015-042 |
| 2522-013-013 | 2521-014-001 | |
| 2521-027-008 | 2521-025-034 | |
| 2521-029-035 | 2522-005-002 | |
| 2521-030-027 | 2521-036-022 | |
| 2521-023-022 | 2522-006-002 | |
| 2521-023-001 | 2522-013-018 | |
| 2522-013-021 | 2521-021-026 | |
| 2522-013-015 | 2521-022-021 | |
| 2522-006-900 | 2519-003-901 | |
| 2521-027-009 | 2521-014-024 | |

**CITY OF SAN FERNANDO
ADDENDUM TO A MITIGATED NEGATIVE DECLARATION PREPARED FOR ENVIRONMENTAL
ASSESSMENT FOR SAN FERNANDO HOUSING ELEMENT UPDATE (SCH 2021120390)**

Addendum prepared in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines

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| <p>The full Initial Study and Mitigated Negative Declaration SCH No. 2021120390 are on file at the City of San Fernando Community Development Department, located at 117 North MacNeil Street, San Fernando, California 91340 (818) 837-1227</p> | <p>ENVIRONMENTAL ASSESSMENT NUMBER: _____</p> | <p>This addendum was not circulated for public review pursuant to Section 15164(c) of the CEQA Guidelines.</p> |
| <p>APPLICANT: City of San Fernando Community Development Department Attn. Erika Ramirez 117 North MacNeil Street San Fernando, California 91340</p> | <p>PROJECT LOCATION: The proposed zoning text amendment includes all of San Fernando’s incorporated lands (See Exhibit A - Vicinity Map), and the proposed rezone includes specific parcels (See Exhibit C).</p> | |
| <p>PROJECT DESCRIPTION (ORIGINAL):</p> <p>Overall, the proposed plan involves updates to the General Plan Housing and Safety Element as well as incorporation of new General Plan Environmental Justice policies. The 2021-2029 Housing Element is being driven by the following regulatory requirements:</p> <ul style="list-style-type: none"> • The Housing Element Update would update the City’s Housing Element as part of the 6th Cycle Regional Housing Needs Allocation (RHNA) and per compliance with California Government Code Sections 65580 to 65589.11. • The Safety Element Update would update the City’s Safety Element to integrate climate adaptation and resiliency strategies into the General Plan per Senate Bill (SB) 379, which amended California Government Code Section 65302. • Update of the Housing and Safety elements would include the addition of Environmental Justice-related goals, policies, and objectives per SB 1000, which amended Government Code Section 65302. <p>Therefore, the proposed plan entails the 2021-2029 Housing Element and updates to the Safety Element, as well as addition of new Environmental Justice policies within the Housing and Safety elements. The following extracts portions of the detailed description of the proposed plan that is related to the Addendum.</p> <p align="center"><u>Meeting Regional Housing Needs Assessment – Mixed Use Overlay</u></p> <p>As part of the 6th Cycle housing element update, cities are required to identify housing sites that provide the development capacity to accommodate build out of the City’s RHNA allocation at all income levels. The 2021-2029 Housing Element would introduce a new Zoning Code, Mixed Use Overlay, that would apply to Housing Opportunity Sites throughout San Fernando that are currently not zoned for residential uses. This includes commercially zoned properties where currently only retail or service establishments are allowed. The Mixed Use Overlay would allow for up to 35 dwelling units per acre, and would provide the possibility that the commercial uses could occur along with new residential uses, perhaps by repurposing large surface parking lots or by redeveloping existing structures to greater heights that would allow for residential units on the upper floors. These design decisions that would depend upon specific project design are not known at this time. As noted above, given that formal land use or zoning changes will not be adopted at this time, future land use and zoning changes would require separate environmental evaluation once specific sites to be rezoned are agreed upon within the 3-year period allowed by State law.</p> <p>The 2021-2029 Housing Element identifies 50 Housing Opportunity Sites, consisting of 135 parcels totaling 55.8 acres (See Exhibit B – Housing Opportunity Sites). These sites would accommodate for a total of 1,268 possible new dwelling</p> | | |

units on parcels currently zoned for lower density or not zoned for residential uses. By adding a Mixed-Use Overlay and adjusting specifics of the SP-5 zoning, dwelling units could be developed on sites that are not zoned for residential uses at this time.

PROJECT DESCRIPTION (REVISED):

For the environmental analysis, this addendum analyzes the change contemplated from the original Project. Since the time of the original environmental document was approved, the City has modified the Housing Opportunity Sites 1) remove 3 parcels totaling 0.4 acres from the Mixed-Use Overlay, 2) add 45 parcels totaling 13.8 acres to the Mixed-Use Overlay, and 3) remove 6 parcels totaling 4.2 acre within the SP-5 Work-Flex zoning from the rezoning list.. The Mixed-Use Overlay sites could accommodate a total of 688 dwelling units (realistic capacity assumption of 26 du/ac, per the Housing Element). This creates a capacity for **285** possible additional new dwelling units. (See Exhibit C – Revised Housing Opportunity Sites) compared to the original project. It should be noted that of the 45 additional parcels, 37 are developed, 6 are underutilized (i.e., paved parking), and 2 are vacant.

The revised Project would not have a significant impact. It may be determined that: (1) The revised Project does not significantly exceed the scope of *Environmental Assessment for San Fernando Housing Element Update*; (2) No substantial changes are proposed in the revised Project which require major revisions to the previous environmental finding due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; (3) No substantial changes will occur with respect to the circumstances under which the Project is undertaken; and, (4) No new information, which was not known and could not have been known, at the time the environmental finding for *Environmental Assessment for San Fernando Housing Element Update* was adopted, has become available. Analysis for this determination is detailed in the section below.

Therefore, the City of San Fernando has determined that an addendum to *Environmental Assessment for San Fernando Housing Element Update* is appropriate given that none of the conditions described in Section 15162 of the CEQA Guidelines calling for preparation of a subsequent negative declaration have occurred; and, new information added is only for the purposes of providing minor changes or additions, in accordance with Section 15164 of the CEQA Guidelines.

Section 15162 provides that when a negative declaration has been adopted for a project, no subsequent negative declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

FINDINGS PURSUANT TO SECTION 15162 OF THE CEQA GUIDELINES.

- (1) *Substantial changes are proposed in the project which would require major revisions of the previous negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;*

Finding (1):

The revised project adds overlays to 45 parcels totaling 13.8 acres, which could accommodate 285 possible additional new dwelling units, compared to the original project. This is not a substantial change and would not create new significant environmental effects as discussed below. It is also assessed that the revised project would not cause a substantial increase in the severity of previously identified significant effects, as demonstrated in **Table 1**.

Table 1: Assessment of New Significant Effects

| CEQA Impact Area | New Significant Effects (compared with the original project) |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Aesthetics | <i>No Impact.</i> The 2021-2029 Housing Element would facilitate increased density to accommodate the RHNA allocation. Development of the original and revised Housing Opportunity Sites are located along corridors within infill areas of the city, which is largely built out. The Project, as revised, would implement the MND’s mitigation measures, including Corridors Specific Plan design guidelines, lighting standards, and tree standards for mixed-use development, which would mitigate development aesthetics and light and |

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| | | glare to a less than significant level. Thus, there are no new significant impacts. |
| | Agriculture/ Forestry Resources | <i>No Impact.</i> The project is not located within areas zoned for agricultural or forestry uses and does not contain agricultural or forestry resources. Since these conditions remain the same, the revised Project would not result in additional or new impacts. |
| | Air Quality | <p><i>Less than Significant Impact.</i> Because the 2021-2029 Housing Element is a policy document and does not directly implement any development projects, it does not generate air quality impacts in and of itself. Furthermore, while the City identifies the Opportunity Sites and will encourage development of these sites to meet RHNA, there is no guarantee that market conditions or other factors will support full buildout since most of the sites are already developed. 37 out of 45 of the additional parcels proposed by the revised project are fully developed and 6 of the parcels are currently used as paved parking.</p> <p>According to the MND, potential population growth would exceed the Southern California Association of Governments (SCAG) population estimates for the 2030 planning horizon by up to 10 percent. The revised project would increase that number by up to 2 percent. However, the AQMD is currently being updated and will be brought into alignment with ongoing updates to SCAG population projections. This means that the measures used to reduce air quality impacts would also be updated.</p> <p>Additionally, goals and policies in the 2021-2029 Housing Element would apply to infill development associated on the Housing Opportunity Sites and would be required to adhere to local and regional ordinances and guidelines designed to reduce mobile and stationary sources of pollutants. This would reduce impacts to less than significant. As such, the revised Project would not result in substantial impacts.</p> |
| | Biological Resources | <p><i>No Impact.</i> The 2021-2029 Housing Element facilitates the development of new housing and infrastructure and would consist mostly of infill development and redevelopment on the Housing Opportunity Sites that are already developed with urbanized uses or located adjacent to existing development. Because San Fernando is largely built out, there is a very low likelihood that habitat for listed species would occur within San Fernando.</p> <p>The Project, as revised, would implement the MND’s mitigation measures, including pre-construction biological surveys, nesting bird protection, and mature tree preservation, which would mitigate potential impacts on biological resources to a less than significant level. Since these conditions remain the same, the revised Project would not result in additional or new impacts.</p> |
| | Cultural Resources | <p><i>Less than Significant Impact.</i> In addition to the two (2) Housing Opportunity Sites from the original project, the revised project does not add property listed as potentially historic resources. As such, the revised Project would not result in substantial impacts.</p> <p>In addition, the Project, as revised, would implement the MND’s mitigation measure to mitigate hidden or buried resources that may exist on site.</p> |
| | Energy | <i>Less than Significant Impact.</i> Energy use remains typical of residential use and the revised Project would comply with energy conservation requirements as stated in the MND. The additional parcels of the revised project are mostly previously developed areas already served by energy |

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| | <p>providers. While the overall energy consumption of the revised project could increase compared to the original project since it proposes more dwelling units, the energy per unit that is consumed is expected to decrease. This is because redevelopment of these sites could increase energy efficiency due to compliance with energy conservation requirements that were established recently. As such, the revised Project would not result in substantial impacts.</p> |
| <p>Geology/ Soils</p> | <p><i>No Impact.</i> Development projects proposed on the Housing Opportunity Sites would be subject to the City’s General Plan goals and policies listed below and the provisions in Article II, Section 18-31 of the San Fernando Municipal Code (SFMC), which reduce seismic impacts. The Safety Element, which is also part of the project, also contains policies that protect the community from damage from earthquakes and geologic hazards. In addition, additional parcels of the revised project are infill sites that have been previously developed and/or is surrounded by urbanized uses. Since all site conditions remain the same, the revised Project would not result in additional or new impacts.</p> |
| <p>Greenhouse Gas Emissions</p> | <p><i>No Impact.</i> The project, original and as revised, promotes infill development in high-quality transit corridors and increased use of alternative transportation (e.g., cycling and walking) because it proposes mixed-use development. In addition, as mentioned in the MND, increased density leads to fewer vehicle trips because people do not need to travel as far for services or work, and they may choose public or active transportation options. Additionally, future development would be required to comply with building code, CalGreen, and regulations to ensure that impacts are less than significant. Since all site conditions remain the same, the revised Project would not result in additional or new impacts.</p> |
| <p>Hazards/ Hazardous Materials</p> | <p><i>No Impact.</i> Since the revised Project proposes similar use and operations as the original Project (i.e., residential development), it is anticipated that the use, transport, and disposal of hazardous materials would be similar, and thus would not be the type or quantity that would pose a significant hazard to the public. In addition, the Project, as revised, would implement the MND’s mitigation measure to mitigate land that may be contaminated with hazardous materials. Since all site conditions and proposed operations remain the same, the revised Project would not result in additional or new impacts.</p> |
| <p>Hydrology/ Water Quality</p> | <p><i>Less than Significant Impact.</i> The revised Project could result in the increased residential capacity of 285 residential units, which would increase water demand compared to the original Project. However, while the revised Project could increase the rate or amount of surface runoff, future development would be subject to compliance with NPDES, General Plan policies, and SFMC Section 34-104, which includes runoff control measures. Additionally, since most parcels are developed, redevelopment would result in improved drainage and recharge possibilities consistent with City requirements. In addition, as regulated in Section 706-176 of the Zoning Code text amendment, future applications proposing residential development within the Mixed Use Overlay are required to submit a copy of water capacity analysis to show that water infrastructure is adequate to support operations of the proposed development. As such, the revised Project would not result in substantial impacts.</p> |
| <p>Land Use/ Planning</p> | <p><i>No Impact.</i> The Project is considered “infill” since parcels are in an urban neighborhood surrounded by existing developments, roadways, and utility lines. No physical division would occur. Since site conditions and the</p> |

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| | proposed use and operations remain the same, the revised Project would not result in additional or new impacts. |
| Mineral Resources | <i>No Impact.</i> The Project is not located in an area designated for mineral resource preservation or recovery. Since site conditions remain the same, the revised Project would not result in additional or new impacts. |
| Noise | <i>Less than Significant Impact.</i> As discussed in the MND, future development projects of the Housing Opportunity Sites would be subject to development plan review to determine potential concerns related to noise based on site-specific locations and development design. These developments would also be subject to compliance with the General Plan Noise Element and SFMC. Since these conditions remain the same, the revised Project would not result in additional or new impacts. |
| Population and Housing | <p><i>Less than Significant Impact.</i> The revised Project proposes a potential additional capacity of 285 dwelling units, which could increase city population by 1,120 based on an average household size of 3.93. As mentioned earlier, this would bring an increase of 12 percent (10 percent from the original project and an additional 2 percent from the revised project) population beyond what was estimated by SCAG.</p> <p>However, as SCAG sets the RHNA allocation, it anticipates these exceedances regionally and will update its forecasts to better reflect the current State housing allocations for southern California. Furthermore, while the City identifies the Housing Opportunity Sites and will encourage development of these sites to meet RHNA, there is no guarantee that market conditions or other factors will support full buildout. This is especially true since 37 of the 45 additional parcels proposed in the revised Project are currently fully developed.</p> <p>As such, the revised Project would not result in a significant amount of unplanned growth and would have a less than significant impact.</p> |
| Public Services | <i>Less than Significant Impact.</i> The revised Project is expected to increase the capacity for residential units and population, thereby increasing the demand for public services. Consequently, future development resulting from Project implementation would be conditioned to pay development impact fees and/or dedicate park land as regulated in the Code. Since the revised Project is not expected to result in a significant amount of unplanned growth, the revised Project would result in a less than significant impact. |
| Recreation | <i>Less than Significant Impact.</i> The revised Project is expected to increase capacity for residential units and population, thereby increasing the demand for park and recreation facilities. Future development resulting from Project implementation would be conditioned to pay development impact fees and dedicate open space as regulated in the Code. As such, the revised Project would result in a less than significant impact. |
| Transportation | <i>No Impact.</i> As discussed in the MND, the potential housing sites identified in the 2021-2029 Housing Element would largely accommodate infill development that tends to reduce VMT, because it places residential development close to commercial and office uses and produces opportunities to travel by foot or bicycle instead of automobile. This still holds true for the additional parcels proposed in the revised Project. As such, future development is likely to reduce VMT compared to regional averages, due to residential uses being developed close to commercial, office, and other uses. Since the general location of the revised Project and the transit |

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| | | <p>conditions remain the same, the revised Project would not result in additional or new impacts.</p> |
| | <p>Tribal Cultural Resources</p> | <p><i>No Impact.</i> As discussed in the MND, effects on tribal cultural resources can only be determined once a specific project has been proposed, because the effects depend highly on the individual project site conditions and the characteristics of the proposed activity. The potential for these to occur on a specific site would be determined during project-specific CEQA analysis during the tribal consultation process. The Project, as revised, would implement the MND’s mitigation measures to utilize a Native American Construction Monitor if resources are identified during future tribal consultation efforts and to evaluate unanticipated discoveries of tribal consultation resources. Since these conditions remain the same, the revised Project would not result in additional or new impacts.</p> |
| | <p>Utilities and Service Systems</p> | <p><i>Less than Significant Impact.</i> The revised Project would increase residential units, increasing the demand for utilities and services systems.</p> <p><u>Wastewater:</u> Any improvements and connections for future development would be reviewed by both the city and Los Angeles County Sanitation District. The potential increase of 6,103 persons (4,983 persons from the original Project and an additional 1,120 person from the revised Project) would result in an increase in wastewater of 552,322 gallons per day. This is approximately 0.1 percent of the capacity of the San Fernando Hyperion Treatment system. As such, the Project, as revised, would have a less than significant impact on the city’s wastewater system. In addition, as regulated in Section 706-176 of the Zoning Code text amendment, future applications proposing residential development within the Mixed Use Overlay are required to submit a copy of sewer capacity analysis to show that sewer infrastructure is adequate to support operations of the proposed development.</p> <p><u>Stormwater:</u> The Housing Element facilitates development of residential units within urban infill areas of San Fernando that are already developed or vacant and surrounded by development. As mentioned above, future development would be required to comply with NPDES requirements, BMPs designed to capture and retain stormwater on-site, and the SFMC Chapter 34 Article III – <i>Stormwater and Urban Runoff Pollution Control Low Impact Development Requirements</i>. Future development would be reviewed by the city to ensure that stormwater and drainage is managed properly on-site. As such, impacts to stormwater would be less than significant.</p> <p><u>Water:</u> The City’s 2020 Urban Water Management Plan (UWMP) determined that by 2030, which is the full buildout year of the Housing Element, water supply (4,199 acre-feet per year (AFY)) is expected to exceed 2030 demand (2,960 AFY) by 1,239 AFY. The potential increase of 6,103 persons would result in an increase in water demand of 552,322 gallons per day (assuming same use rate for wastewater and water), or 618.7 AFY. This would cause water demand to increase to 3,578.7 AFY, which is below predicted 2030 in the 2020 UWMP. As such, impacts to water supply would be less than significant. In addition, as regulated in Section 706-176 of the Zoning Code text amendment, future applications proposing residential development within the Mixed Use Overlay are required to submit a copy of water capacity analysis to show that water infrastructure is adequate to support operations of the proposed development.</p> |

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| | | <p><u>Solid waste</u>: The Project, as revised, is expected to increase solid waste by 6,720 pounds per day (6.0 pounds/resident/day), or 3.36 tons per day. This is approximately 0.036 percent of Sunshine Canyon Landfill daily allowable throughput (9,432 tons). This would not bring the landfill to capacity, and thus, the Project, as revised, would have a less than significant impact on solid waste generation.</p> |
| | <p>Wildfire</p> | <p><i>No Impact</i>. The City and surroundings are urban and built-up lands, not within a wildland, which precludes the risk of wildfire. The City is also not within a Fire Hazard Severity Zones (FHSZ) as designated by the California Department of Forestry and Fire Protection (CAL FIRE). In addition, the revised Project would not impair access to the existing roadway network and development would be conditioned to the Building and Fire Code so that they would not exacerbate fire risks. Since site conditions remain the same, the revised Project would not result in additional or new impacts.</p> |
| <p>(2) <i>Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or,</i></p> | | |
| <p><i>Finding (2):</i></p> | <p>The Initial Study (IS) and Mitigated Negative Declaration (MND) that was prepared for the original project was adopted in 2022. Since then, there have been no substantial changes to the circumstances under which the Project is undertaken that have occurred.</p> | |
| <p>(3) <i>New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Negative Declaration was adopted, shows any of the following: (A) The project will have one or more significant effects not discussed in the previous negative declaration; (B) Significant effects previously examined will be substantially more severe than shown in the previous negative declaration; (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project; and, (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous negative declaration, would substantially reduce one or more significant effects on the environment.</i></p> | | |
| <p><i>Finding (3):</i></p> | <p>All significant effects were discussed in the original MND and impacts that are more severe than the original MND are discussed in Finding 1. In addition, mitigation measures of the previous MND remain feasible and effective. As such, there is no new information of substantial information that would cause a significant effect.</p> | |
| <p>ADDENDUM PREPARED BY: Bonique Emerson, AICP, VP of Planning</p> | | <p>SUBMITTED BY: _____</p> |
| <p>DATE: January 13, 2025</p> | | <p>_____ CITY OF SAN FERNANDO COMMUNITY DEVELOPMENT DEPARTMENT</p> |

Exhibit A – Vicinity Map

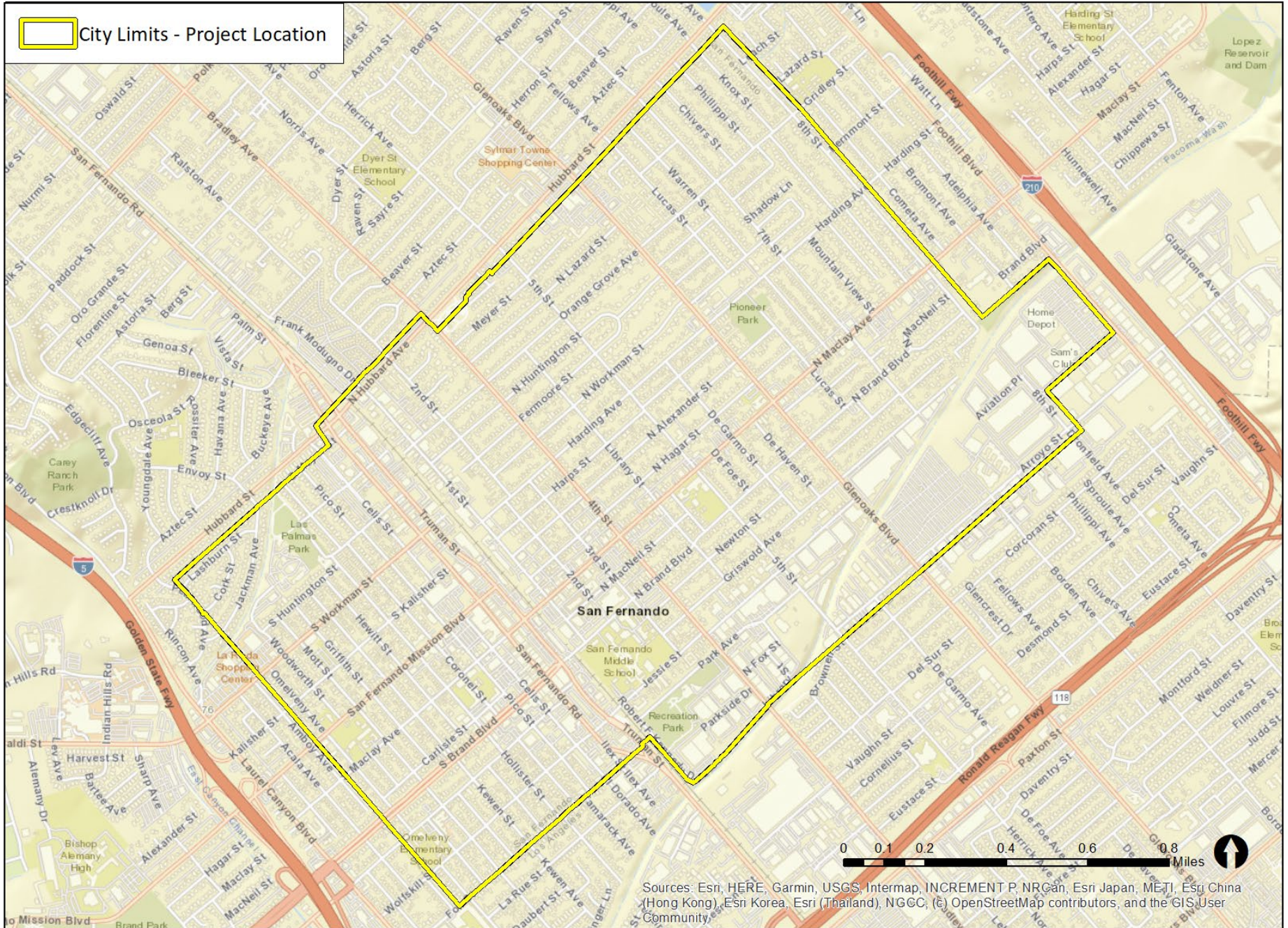
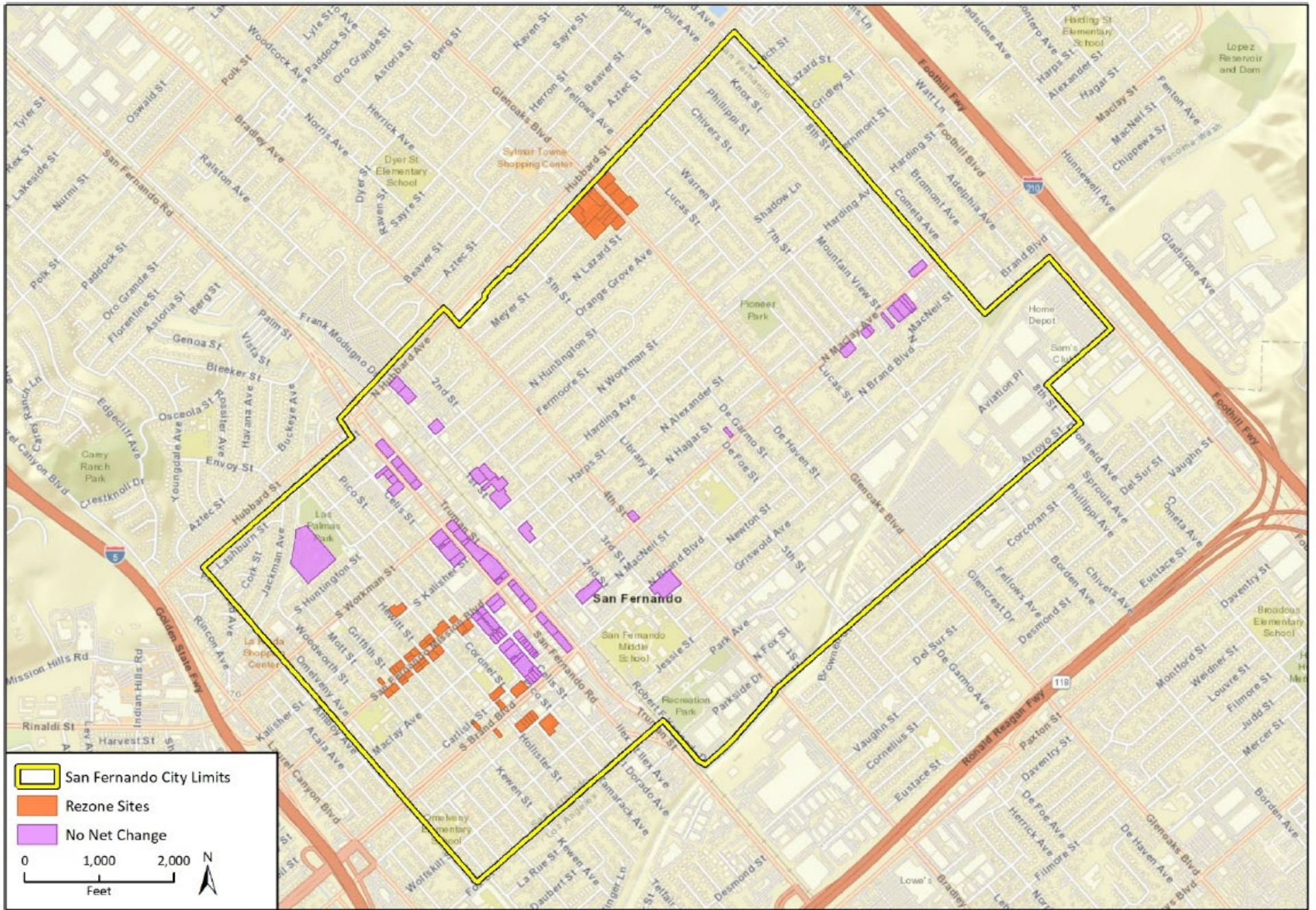


Exhibit B – Housing Opportunity Sites



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Additional data provided by Los Angeles County, 2021.

Fig 3 Housing Rezone Sites

Exhibit C – Revised Housing Opportunity Sites

