



CHAIR FRANCISCO SOLORIO  
VICE CHAIR MARIO LUA  
COMMISSIONER CECILIA MARTINEZ  
COMMISSIONER FERNANDO DIAZ  
COMMISSIONER FLOR SANCHEZ

## CITY OF SAN FERNANDO

### PLANNING & PRESERVATION COMMISSION MEETING AGENDA SUMMARY MONDAY, APRIL 14, 2025 – 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](mailto: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](mailto: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.

# PLANNING AND PRESERVATION COMMISSION

Meeting Notice and Agenda –April 14, 2025

Page 2 of 4

---

## **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 Vice Chair Lua

## **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](mailto: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**

# PLANNING AND PRESERVATION COMMISSION

Meeting Notice and Agenda –April 14, 2025

Page 3 of 4

---

## **CONSENT CALENDAR**

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

March 10, 2025 - Regular Meeting

## **PUBLIC HEARING**

### **2. CONDITIONAL USE PERMIT (CUP2024-004) TO MODIFY A PREVIOUSLY APPROVED TYPE 41 ABC LICENSE (ON-SALE BEER AND WINE) TO A TYPE 47 ABC LICENSE (ON-SALE GENERAL) FOR THE ON-PREMISES CONSUMPTION OF ALCOHOLIC BEVERAGES, INCLUDING BEER, WINE, AND DISTILLED SPIRITS, WITHIN AN EXISTING 3,426 SQUARE FOOT BONA FIDE EATING ESTABLISHMENT (MARISCOS LOS TOXICOS RESTAURANT) LOCATED AT 2055 GLENOAKS BLVD WITHIN THE C-2 COMMERCIAL ZONE.**

Staff recommends that the Planning and Preservation Commission:

- a. Conduct a Public Hearing;
- b. After testimony, adopt Planning and Preservation Commission Resolution No. 2025-005 approving Conditional Use Permit No. 2024-004 to modify a previously approved Type 41 ABC License (On-Sale Beer and Wine) to a Type 47 ABC License (On-Sale General) for the on-premises consumption of alcoholic beverages, including beer, wine, and distilled spirits, within an existing 3,426 square foot bona fide eating establishment (Mariscos Los Toxicos restaurant) located at 2055 Glenoaks Blvd within the C-2 Commercial Zone.

## **ADMINISTRATIVE REPORTS**

### **3. PRESENTATION OF FISCAL YEAR 2025-2026 BUDGET CALENDAR**

Staff recommends that the Planning and Preservation Commission:

- a. Receive and File a presentation on the City of San Fernando's Fiscal Year 2025-2026 Budget Calendar Year by Erica D. Melton, Director of Administrative Services.

### **4. PARKING MANAGEMENT PROGRAM (RESIDENTIAL PERMIT PARKING) PRESENTATION**

Staff recommends that the Planning and Preservation Commission:

- a. Receive and File this information report.

## PLANNING AND PRESERVATION COMMISSION

Meeting Notice and Agenda –April 14, 2025

Page 4 of 4

### 5. GENERAL PLAN HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2024

Staff recommends that the Planning and Preservation Commission:

- a. Receive and File the General Plan Housing Element Annual Progress Report for Calendar Year 2024

### 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](http://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](http://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](mailto:communitydevelopment@sfcity.org) at least 48 hours prior to the meeting.*

---





*This Page  
Intentionally  
Left Blank*



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

**MARCH 10, 2025 – 5:30 P.M.**

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

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

**CALL TO ORDER/ROLL CALL**

Chairperson Solorio called to order at 5:29 p.m.

**PRESENT:**

Commission: Chairperson Francisco Solorio, Vice-chair Mario Lua, Commissioners Cecilia Martinez and Flor Sanchez and Fernando Diaz

Staff: Community Development Director Erika Ramirez, Assistant City Attorney Lloyd Pilchen (via Zoom), Associate Planner Marina Khrustaleva, and Administrative Assistant Yesenia Becerra

**PLEDGE OF ALLEGIANCE**

Led by Vice Chairperson Lua

**APPROVAL OF AGENDA**

Motion by Commissioner Martinez, seconded by Commissioner Sanchez to approve the agenda. The motion carried unanimously.

**DECORUM AND ORDER**

Community Development Director Erika Ramirez read the Decorum and Order.

**PUBLIC STATEMENTS**

None.

**CONSENT CALENDAR**

No items.

**PUBLIC HEARING**

- 1. DISCUSSION REGARDING CONDITIONAL USE PERMIT (CUP2024-003) TO ALLOW THE USE OF AN EXISTING 14,112 SQ. FT. WAREHOUSE AND AN ADJACENT**

## **PLANNING AND PRESERVATION COMMISSION**

Regular Meeting Minutes – March 10, 2025

Page 2 of 3

---

PARKING LOT AT 1901 FIRST ST IN THE WORKPLACE FLEX DISTRICT OF THE SAN FERNANDO CORRIDORS SPECIFIC PLAN (SP-5) FOR THE CONDITIONALLY PERMITTED “HOUSE MOVING BUSINESS” USE WHICH INCLUDES PROVIDING HOUSE MOVING SERVICES AND WAREHOUSING OF FURNITURE AND HOUSEHOLD ITEMS.

Community Development Director Erika Ramirez introduced the staff report and Associate Planner Marina Khrustaleva.

Marina Khrustaleva, Associate Planner provided a PowerPoint presentation of the background on the warehouse, operational/project description, environmental review and finally asking for approval from the commission to approve the conditional use.

Commissioners provided their questions and feedback.

Motion by Commissioner Sanchez, seconded by Vice Chair Lua to approve the agenda. The motion carried unanimously.

### **ADMINISTRATIVE REPORTS**

#### **2. PRESENTATION OF THE RELATIONSHIP BETWEEN THE GENERAL PLAN AND ZONING CODE**

Community Development Director Erika Ramirez provided a presentation on the Relationship between the General Plan and Zoning Code.

Commissioners provided their questions and feedback

Item received and filed.

### **PUBLIC COMMENT**

None

### **STAFF COMMUNICATIONS**

Community Development Director Erika Ramirez invited the Commission to the community meeting for the Climate action resiliency plan as it is in the community outreach phase. Erika Ramirez also introduced the New Planning Manager Ron Garcia. Ron Garcia spoke about the excitement in joining the team and mentioned that he is looking forward to working with the commission.

Commission welcomed him.

### **COMMISSION COMMENTS**

Commissioners expressed their comments and questions.

## **PLANNING AND PRESERVATION COMMISSION**

**Regular Meeting Minutes – March 10, 2025**

Page 3 of 3

---

### **ADJOURNMENT (6:22 p.m.)**

Chairperson Solorio adjourned the meeting to the next regular meeting.

Planning Commission Secretary

*This Page  
Intentionally  
Left Blank*



*This Page  
Intentionally  
Left Blank*



## AGENDA REPORT

---

**To:** Planning Preservation Chair Solorio and Commissioners

**From:** Erika Ramirez, Director of Community Development  
By: Ronald Garcia, Planning Manager  
Marina Khrustaleva, Associate Planner

**Date:** April 14, 2025

**Subject:** Conditional Use Permit 2024-004  
2055 Glenoaks Blvd, San Fernando, CA 91340  
(Assessor's Parcel Number 2517-013-013)

**Proposal:** A request for the approval of a Conditional Use Permit (CUP2024-004) to modify a previously approved Type 41 ABC License (On-Sale Beer and Wine) to a Type 47 ABC License (On-Sale General) for the on-premises consumption of alcoholic beverages, including beer, wine, and distilled spirits, and accessory live entertainment on Thursdays, Fridays, Saturdays and Sundays within an existing 3,426 square foot bona fide eating establishment (Mariscos Los Toxicos restaurant) located within the C-2 Commercial Zone at 2055 Glenoaks Blvd.

**Applicant:** John Mejia, Mariscos Los Toxicos restaurant, owner  
2055 Glenoaks Blvd, San Fernando, CA 91340

### **RECOMMENDATION:**

Staff recommends that the Planning and Preservation Commission:

- a. Conduct a Public Hearing;
- b. Pending public testimony, adopt Planning and Preservation Commission ("Commission") Resolution No. 2025-005 (Attachment "A") approving Conditional Use Permit No. 2024-004 for Mariscos Los Toxicos restaurant, to modify a previously approved Type 41 ABC License (On-Sale Beer and Wine) to a Type 47 ABC License (On-Sale General) for the on-premises consumption of alcoholic beverages, including beer, wine, and distilled spirits, and accessory live entertainment on Thursdays, Fridays, Saturdays and Sundays within an existing 3,426 square foot bona fide eating establishment located within the C-2 Commercial Zone at 2055 Glenoaks Blvd.

### **BACKGROUND:**

## **A request for the approval of a Conditional Use Permit (CUP2024-004)**

2055 Glenoaks Blvd

Page 2 of 6

---

1. On March 4, 2015, a Conditional Use Permit CUP 2014-006 for Mariscos Camarena restaurant was approved to allow for the on-site consumption of beer and wine at a proposed restaurant (Type 41 On-Sale Beer and Wine for Bona Fide Public Eating Place license), including live entertainment on Fridays, Saturdays and Sundays, between 5 p.m. and 10 p.m.
2. On November 11, 2022, Mariscos Los Toxicos obtained a Commercial Business Occupancy (CBO) permit to operate as a sit-down restaurant.
3. On December 5, 2024, application for a Conditional Use Permit for Type 47 ABC License received.
4. On March 13, 2025, the Conditional Use Permit application was deemed complete and a public hearing before the Planning and Preservation Commission was scheduled at their regular meeting of April 12, 2025, in accordance to San Fernando Municipal Code (SFMC) Sec. 106-72.
5. On March 27, 2025, a Notice of Public Hearing was published in the San Fernando Valley Sun newspaper and mailed to property owners of record within a 500-foot radius of the Project Site (Attachment "B").

### **PROJECT OVERVIEW:**

The project site at 2055 Glenoaks Boulevard is located on the north side of Glenoaks Boulevard between Hubbard Street and Orange Grove Avenue, south of Lucas Street, east of the western jurisdiction boundary line between the City of San Fernando and the City of Los Angeles. The 37,848 square foot commercial lot is improved with an L-shaped multi-tenant commercial building built in 1967. Off-street parking is located within an on-site parking lot that is currently improved with 48 parking spaces. The businesses and on-site parking facility at 2055 Glenoaks Boulevard are accessible via two one-way driveways.

The 3,426 sq. ft. unit located at the southern portion of the building was occupied by Taco Rico Mexican and Seafood restaurant since 1997; then it was remodeled into the Mariscos Camarena restaurant in 2015; and, finally, became Mariscos Los Toxicos restaurant in 2023. Mariscos Los Toxicos restaurant Type 41 ABC license (On-Sale Beer and Wine) issued to Mariscos Camarena in 2015.

Conditional Use Permit (CUP) 2014-006 allowed for on-site sale of beer and wine in conjunction with a bona fide eating establishment and live entertainment on Fridays, Saturdays and Sundays only between the hours of 5 p.m. and 10 p.m. The proposed request, including conditions of approval, would allow for the upgrade of the ABC license, expansion of the area in which alcohol will be served, expanded hours of operation and expanded hours of live entertainment. Proposed

## A request for the approval of a Conditional Use Permit (CUP2024-004)

2055 Glenoaks Blvd

Page 3 of 6

sales of alcohol for on-site consumption would include beer, wine, and distilled spirits at the bar, in the indoor seating area including 22 tables, and at the 193 sq. ft. outdoor patio.

The proposed accessory live entertainment will include a DJ performance and music videos performed on existing TV screens inside the restaurant. Live entertainment is proposed from 9 pm to 2 am Thursday to Saturday, and 9 pm – 1 am on Sundays, to meet the community demand for late-night dining and provide a welcoming venue for community gatherings. Sound levels will be maintained below 60 decibels to ensure minimal impact on neighboring properties and comply with noise limits.

The hours of operation are proposed to be extended as following:

	Existing business hours	Proposed business hours
<b>Monday</b>	11 am – 9 pm	11 am – 11 pm
<b>Tuesday</b>	11 am – 9 pm	11 am – 11 pm
<b>Wednesday</b>	11 am – 9 pm	11 am – 11 pm
<b>Thursday</b>	11 am – 9 pm	11 am – 2 am
<b>Friday</b>	11 am – 10 pm	11 am – 2 am
<b>Saturday</b>	10 am – 10 pm	10 am – 2 am
<b>Sunday</b>	10 am – 9 pm	10 am – 1 am

One uniformed security guard is proposed to be stationed at the front door from 9 pm onward, Thursday through Sunday, regardless of occupancy levels, to ensure a safe and secure establishment during hours of live entertainment. The guard will check IDs to verify age and conduct pat-downs if necessary to deter potential issues.

To encourage the use of ride-share programs and discourage intoxicated driving as required per SFMC Sec. 22-602(a), Mariscos Los Toxicos will actively promote services like Uber and Lyft by placing QR-codes and contact phone numbers for these services in visible locations. Staff will be trained to proactively suggest ride-sharing options to customers who appear intoxicated or request assistance.

### ANALYSIS:

The City of San Fernando Zoning Code sets the rules and regulations for land use in the City of San Fernando. The Zoning Code identifies what uses are permitted by right and which are conditionally permitted by a condition use permit (CUP) in each zoning district. If the land use is not listed or expressly prohibited then it is not permitted in that particular zone.

Conditional uses are those with unique characteristics or potential impacts that cannot be fully assessed without evaluating a specific proposal in a particular location. When an application is

## **A request for the approval of a Conditional Use Permit (CUP2024-004)**

2055 Glenoaks Blvd

Page 4 of 6

---

submitted, the proposed use is reviewed for its location, design, configuration, and potential effects, and is assessed against established standards. Approval is based on weighing the public benefit of the use against its potential impacts.

In the City of San Fernando, alcohol sales require a Conditional Use Permit (CUP), which must be reviewed and approved by the Planning and Preservation Commission. The Commission considers CUP applications to ensure consistency with the City's Zoning Code and may approve or modify them with or without conditions, upon making ten required findings of fact (Resolution 2025-005, Attachment "A"). An additional four findings are required for CUPs involving alcohol sales for on-site consumption, also included in the resolution.

Pursuant to SFMC Sec. 106-179(c)(1), bona fide public eating places like the subject restaurant are exempt from distance separation requirements that would otherwise apply to businesses seeking a CUP for either the on-site sale or off-sale of alcoholic beverages.

The Conditions of Approval (Attachment "A", Exhibit "A") include standard conditions from three main sources:

- SFMC Sec. 106-182(b)- pertaining to the sale of alcoholic beverages for off-site and on-site consumption.
- SFMC Sec. 22-603 – 22-604- pertaining to establishments selling alcoholic beverages and live entertainment.
- City Staff (Planning, Building & Safety, Public Works and the Police Department).

### State Provisions for Issuance of Alcohol Licenses.

Pursuant to Business and Professions Code Section 23958, State law requires the California Department of Alcohol Beverage Control ("ABC") to deny an alcohol license application if the proposed site is located within a census tract that has an "undue concentration" of licenses, unless certain exceptions apply. Undue concentration exists when:

- a) The site is located in a crime reporting district that has a 20% greater number of reported crimes than the average number of reported crimes as compiled by the local Police Department during the most recent year;
- b) As to "on-sale" retail license applications (for on-site consumption of alcoholic beverages): when the ratio of on-sale retail licenses to population in the census tract in which the proposed site is located exceeds the ratio of on-sale retail licenses to population in Los Angeles County; or
- c) As to "off-sale" retail license applications (for off-site consumption of alcoholic beverages): when the ratio of off-sale retail licenses to population in the census tract in which the proposed site is located exceeds the ratio of off-sale retail licenses to population in Los Angeles County. (Business and Professions Code Section 23958.4(a)(1)-(3)).

## **A request for the approval of a Conditional Use Permit (CUP2024-004)**

2055 Glenoaks Blvd

Page 5 of 6

---

The proposed restaurant site is located within Census Tract No. 1064.03 and has a published total population of 3,704 residents as of the 2020 United States Census. There are a total of three (3) existing alcohol licenses within the census tract. Per ABC, the current Los Angeles County ratio is 1 license for every 899 residents, therefore, four (4) licenses can be allowed in this census tract.

### Safety Considerations and Proposed Conditions.

As part of the review process, the San Fernando Police Department was able to provide the following information:

2055 Glenoaks Boulevard had a total of twenty-six (26) calls for service between January 1, 2023 and April 4, 2025. Of the twenty-six incidents, 50% or thirteen calls have been accidentally triggered by the alarm; four calls were related to incidents in the area; four calls were routine police check ins. Only five calls happened in relation to incidents at the restaurant: two cases of transients on the patio during the remodel stage; one case of vandalism to the property; one case of someone being drunk in public; and one case of patron leaving without paying.

The Police Department suggested additional conditions of approval:

- having a functional surveillance camera system;
- having at least one uniformed security guard licensed by the Bureau of Security and Investigative Services (BSIS) during the hours of live entertainment, unless Police Department receives more than six (6) calls within 12 months pertaining to disturbances or intoxicated persons in relation with operation of the restaurant; in that case, two licensed uniformed security guards will be required;
- limiting live entertainment hours by 9 pm – 12 am to be consistent with other Conditional Use Permits issued to restaurants serving alcohol in San Fernando.

These conditions of the approval, limiting applicant's request, have been included into the overall list of Conditions of Approval (Attachment "A", Exhibit "A").

### **ENVIRONMENTAL REVIEW:**

This Conditional Use Permit request has been reviewed by the City for compliance with the California Environmental Quality Act (CEQA). Based on the provided analysis, the proposed Project meets all conditions of Class 1 categorical exemption, Existing Facilities (CEQA Guidelines, § No. 15301). The key consideration for this exemption is whether the project involves negligible or no expansion of use. The use of a restaurant will not change. Based on this analysis, no significant environmental effects would result from this project and the use of a categorical exemption is appropriate. Therefore, the proposed Project is exempt from further CEQA review pursuant to CEQA Guidelines, Section 15301, Class 1 – Existing Facilities.

**A request for the approval of a Conditional Use Permit (CUP2024-004)**

2055 Glenoaks Blvd

Page 6 of 6

---

**PUBLIC NOTIFICATION:**

On March 27, 2025, a public hearing notice was published in the print and online versions of the legal advertisement section of the *San Fernando Sun Newspaper* (Attachment B). In addition, a public hearing notice was posted at the Project Site and at the two City Hall bulletin boards. Notices of the public hearing for the Site Plan Review request were also mailed to all property owners of record within a 500-foot radius of the Project Site.

**PUBLIC COMMENTS:**

As of the date of preparation of this staff report, there were no comments received from the public regarding this Conditional Use Permit. Any comments received after the distribution of this report shall be read into the record at the public hearing.

**BUDGET IMPACT:**

The Project involves a private property and does not request or require public funds and has no direct fiscal impact on the City of San Fernando.

**CONCLUSION:**

Staff recommends that the Commission:

- a. Conduct a Public Hearing;
- b. Pending public testimony, adopt Planning and Preservation Commission ("Commission") Resolution No. 2025-005 (Attachment A) approving Conditional Use Permit No. 2024-004 for Mariscos Los Toxicos restaurant, to modify a previously approved Type 41 ABC License (On-Sale Beer and Wine) to a Type 47 ABC License (On-Sale General) for the on-premises consumption of alcoholic beverages, including beer, wine, and distilled spirits, and accessory live entertainment on Thursdays, Fridays, Saturdays and Sundays, within an existing 3,426 square foot bona fide eating establishment located within the C-2 Commercial Zone at 2055 Glenoaks Blvd.

**ATTACHMENTS:**

- A. Planning and Preservation Commission Resolution 2025-004, including
  - a. Exhibit "A": Conditions of Approval
- B. Notice of Public Hearing Published in the *San Fernando Sun Newspaper*
- C. Vicinity Map
- D. San Fernando Police Report
- E. Site Plan and Floor Plan

## ATTACHMENT A

### RESOLUTION NO. 2025-005

**A RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CUP2024-004 AND THE CONDITIONS OF APPROVAL ATTACHED THEREIN AS EXHIBIT “A” AND A CLASS 1 CEQA EXEMPTION ALLOWING MARISCOS LOS TOXICOS RESTAURANT TO MODIFY A PREVIOUSLY APPROVED TYPE 41 ABC LICENSE (ON-SALE BEER AND WINE) TO A TYPE 47 ABC LICENSE (ON-SALE GENERAL) FOR THE ON-PREMISES CONSUMPTION OF ALCOHOLIC BEVERAGES, INCLUDING BEER, WINE, AND DISTILLED SPIRITS, AND ACCESSORY LIVE ENTERTAINMENT ON THURSDAYS, FRIDAYS, SATURDAYS AND SUNDAYS WITHIN AN EXISTING 3,426 SQUARE FOOT BONA FIDE EATING ESTABLISHMENT LOCATED AT 2055 GLENOAKS BOULEVARD (APN: 2517-013-013)**

**WHEREAS**, on December 5, 2024, Application was submitted for a Conditional Use Permit to conditionally allow Mariscos Los Toxicos restaurant to modify a previously approved Type 41 ABC License (On-Sale Beer and Wine) to a Type 47 ABC License (On-Sale General) and provide accessory live entertainment at 2055 Glenoaks Boulevard; and

**WHEREAS**, the project site is within the C-2 (Commercial) Zone where on-site sale of alcoholic beverages incidental to the use of bona fide public eating places is permitted subject to a Conditional Use Permit; and

**WHEREAS**, on March 13, 2025, the Conditional Use Permit application was deemed complete and a public hearing was scheduled in accordance to SFMC Section 106-72; and

**WHEREAS**, the proposed project is considered a “project” as defined by the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq.; and

**WHEREAS**, the project has been reviewed for compliance with the California Environmental Quality Act (CEQA) and it qualifies for an exemption from further environmental review pursuant to CEQA Guidelines Section 15301, Class 1; and

**WHEREAS**, in accordance with State law, on March 27, 2025, the City of San Fernando Community Development Department published a legal notice concerning the proposed project in the print and online versions of the legal advertisement section of the *San Fernando Sun Newspaper*, a local newspaper of general circulation, regarding the City of San Fernando Planning and Preservation Commission meeting of April 14, 2025, and mailed the notice to property

owners located within a 500-foot radius of the project site; and

**WHEREAS**, on April 14, 2025, the Planning and Preservation Commission conducted a public hearing, at which time public testimony was taken concerning the proposed Conditional Use Permit CUP2024-004 and the Conditions of Approval attached therein as Exhibit “A” and a Class 1 CEQA exemption allowing Mariscos Los Toxicos restaurant to modify a previously approved Type 41 ABC License (On-Sale Beer and Wine) to a Type 47 ABC License (On-Sale General) and provide accessory live entertainment at 2055 Glenoaks Boulevard.

**NOW, THEREFORE, THE PLANNING AND PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO, CALIFORNIA, DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:**

**SECTION 1: ENVIRONMENTAL REVIEW FINDINGS**

This Conditional Use Permit request has been reviewed by the City for compliance with the California Environmental Quality Act (CEQA). Based on the provided analysis, the proposed Project meets all conditions of Class 1 categorical exemption, Existing Facilities (CEQA Guidelines, § No. 15301). The key consideration for this exemption is whether the project involves negligible or no expansion of use. The use of a restaurant will not change. Based on this analysis, no significant environmental effects would result from this project and the use of a categorical exemption is appropriate. Therefore, the proposed Project is exempt from further CEQA review pursuant to CEQA Guidelines, Section 15301, Class 1 – Existing Facilities.

**SECTION 2. FINDINGS FOR CONDITIONAL USE PERMIT**

Pursuant to San Fernando Municipal Code Section 106-145 the following findings shall be made for approval of a Conditional Use Permit:

**Finding 1:** The proposed use is one conditionally permitted within the subject zone and complies with all of the applicable sections of this chapter.

Evidence: The proposed on-site sale and consumption of beer, wine, and distilled spirits as an ancillary use in conjunction with a bona fide eating establishment complies with the requirements of the SFMC Sec. 106-518(1) and 106-488(6). The requested conditional use permit would ensure that the proposed restaurant use would be in compliance with the conditions of approval for similar restaurant facilities with conditioned alcohol ancillary uses in the City. The proposed project complies with all applicable sections of Chapter 106 – Zoning, including 106-829:832 and 106-867:869 (Parking), and 106-896 (Trash areas).

**Finding 2:** The proposed use would not impair the integrity and character of the zone in which it is to be located.

Evidence: The subject establishment is within an existing commercial development. The proposed restaurant use at the subject site is consistent with previous and existing uses within the same property. The on-site sale and consumption of beer, wine, and distilled spirits as an

ancillary use to a bona fide public eating place does not adversely impact the character of the C-2 (Commercial) Zone. The applicant is not proposing any exterior changes for the existing building. The character of the property and the integrity of the zone will not be impaired.

**Finding 3:** The subject site is physically suitable for the type of land use being proposed.

Evidence: The existing 3,426 square foot bona fide eating establishment is located within an existing commercial building that is a part of a commercial strip center is located on an approximate 37,848 square foot (0.87 acres) lot that includes on-site parking facilities with 48 parking spaces. The subject site has two one-way driveways that allow for vehicular ingress and egress. In addition, on-site pathways and perimeter sidewalks in the public right-of-way along Glenoaks Boulevard provide the needed access for pedestrians travelling to and around the subject site.

**Finding 4:** The proposed use is compatible with the land uses presently on the subject property.

Evidence: The project site is located within the C-2 (Commercial) Zone with the Commercial General Plan land use designation. The proposed operation of a restaurant use with ancillary on-site sale and consumption of beer, wine, and distilled spirits in conjunction with a bona fide restaurant with limited hours for live entertainment is compatible with current land uses on the subject property including restaurants, retail, services (barbershop, print shop, massage spa, and pet grooming salon).

**Finding 5:** The proposed use would be compatible with existing and future land uses within the zone and the general area in which the proposed use is to be located.

Evidence: The intent of the C-2 (Commercial) zone is to provide areas for commercial uses which offer a wide range of goods and services including facilities for shopping, convenience goods and services, professional offices and recreation for the community. The on-site sale and consumption of beer, wine, and distilled spirits as an ancillary use in conjunction with a bona fide public eating place with limited hours for live entertainment is permitted per SFMS Sec. 106-518(1) and 106-488(6), subject to a Conditional Use Permit (CUP), and is compatible with the existing and potential future uses within the C-2 Zone.

**Finding 6:** There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

Evidence: The on-site sale and consumption of beer, wine, and distilled spirits as an ancillary use in conjunction with a bona fide eating establishment use with limited live entertainment at the subject property at 2055 Glenoaks Boulevard will not adversely affect the water, sanitation and public utilities already serving the existing commercial building. The Public Works Department has reviewed the proposed project and has determined that there is adequate infrastructure related to the service of water, sanitation and utility services.

**Finding 7:** There would be adequate provisions for public access to serve the subject proposal.

Evidence: The subject site's street frontage and access along Glenoaks Boulevard continues to provide sufficient public access from entrances located along an exterior common passageway traversing the site leading towards the on-site parking area currently improved with 48 parking spaces. The businesses and on-site parking facility at 2055 Glenoaks Boulevard are accessible via two one-way driveways.

**Finding 8:** The proposed use would be appropriate in light of an established need for the use at the proposed location.

Evidence: The proposed existing on-site sale and consumption of beer, wine, and distilled spirits in conjunction with a bona fide eating establishment with limited live entertainment is an appropriate use at the subject site and is consistent with the type of use permitted within the C-2 (Commercial) Zone. The restaurant with ancillary on-site sale and consumption of alcoholic beverages with limited live entertainment uses would provide a welcoming place for social gathering and interaction in the community, attract diverse clientele, and generate local revenue.

**Finding 9:** The proposed use is consistent with the objectives, policies, general land uses and programs of the city's general plan.

Evidence: The proposed operation of a restaurant use in conjunction with the ancillary sale and consumption of alcoholic beverages with limited live entertainment is consistent with the objectives and policies of the General Plan that seek to enhance the economic viability of the commercial corridors by promoting new commercial activities including bona fide public eating places. The proposal is consistent with Goals 1 and 2 of the Land Use Element of the General Plan to retain the small town character of San Fernando and to promote economic viability of commercial areas, as well as with Objective 2 to attract new commercial activities.

**Finding 10:** The proposed use would not be detrimental to the public interest, health, safety, convenience or welfare.

Evidence: The requested CUP to allow for the sale of beer, wine, and distilled spirits and for on-site consumption in conjunction with operation of a bona fide public eating place with limited live entertainment would help promote the long term viability of a restaurant within C-2 (Commercial) Zone. Adoption of the recommended conditions of approval for the requested alcohol license and the allowance of live entertainment, Mariscos Lox Toxicos restaurant will provide sufficient safeguards to deter public nuisance issues and protect the public interest, health, safety, convenience or welfare. Noncompliance with the conditions of approval for an approved CUP for the on-site sale of beer, wine, and distilled spirits in conjunction with operation of a bona fide public eating place with limited live entertainment would require corrective action on behalf of the business owner and may result in revocation of the CUP.

### SECTION 3. SUPPLEMENTAL FINDINGS FOR ON-SALE CUPs

In addition to those findings set forth in SFMC Sec. 106-145, applications for conditional use permits involving the sale, serving, and/or consumption of alcoholic beverages shall require the Planning and Preservation Commission to make the following findings:

- a) That the existing or proposed use does not or will not encourage or intensify crime within the reporting district that it is located.*

City review of reporting data from the San Fernando Police Department for the subject property noted that there were a total of twenty-six (26) calls for service between January 1, 2023 and April 4, 2025, only five of them in relation to incidents at the restaurant. Per the San Fernando Police Department, the proposed request to modify the alcohol license to Type 47 and allow live entertainment for Mariscos Lox Toxicos restaurant pursuant to the provided conditions of approval is not anticipated to intensify crime within the police reporting District No. 1 that it is located in.

- b) That the existing or proposed use does not or will not adversely impact any residential use, church, hospital, educational institution, day care facility, park, or library within the surrounding area.*

Glenoaks School is located approximately 2,000 feet from the subject location. The proposed request would not adversely impact the educational institution within the surrounding area. The proposed on-site sales of beer, wine, and distilled spirits with limited live entertainment uses in conjunction with the operation of a bona fide public eating place would continue to be restricted to the subject establishment and the conditions of approval would provide sufficient safeguards for the proposed operation of the Mariscos Los Toxicos restaurant at the subject site at 2055 Glenoaks Boulevard.

- c) That the distance separation requirements in section 106-179 are met.*

Pursuant to SFMC Sec. 106-179(c)(1), bona fide public eating places like Mariscos Los Toxicos restaurant are exempt from distance separation requirements that would otherwise apply to businesses seeking a CUP for either the on-site sale or off-sale and consumption of alcoholic beverages.

- d) If required by SFMC Sec. 106-180, that the existing or proposed use will serve a public convenience or necessity, as defined in section 106-180.*

Mariscos Los Toxicos restaurant is holding one of three (3) ABC licenses for Census Tract No. 1064.03, which results in a ratio of 1 outlet per 1,234 residents; this is below the 1 per 899 ratio allowed by the County. Therefore, the State Department of Alcoholic

Beverage Control will not be requiring a public and convenience necessity statement to ensure that the proposed use would serve a public convenience and necessity.

#### **SECTION 4. RECORD OF PROCEEDING**

The documents and other materials that constitute the record of the proceedings upon which the Planning and Preservation Commission's decision is based, which include, but are not limited to, the environmental documents, staff reports, as well as all materials that support the staff reports for the proposed project and are located in the Community Development Department of the City of San Fernando at 117 Macneil Street, San Fernando, CA 91340. The custodian of these documents is the City Clerk of the City of San Fernando.

#### **SECTION 5. DETERMINATION**

The Project is consistent with the objectives, policies, and general land uses and programs provided in the City's General Plan, and applicable sections of the San Fernando Municipal Code. All findings required for approval of a Conditional Use Permit can be made. Therefore, the Planning and Preservation Commission approves Conditional Use Permit No. 2024-004, subject to conditions of approval attached hereto as Exhibit "A".

#### **SECTION 6. CERTIFICATION OF THE RESOLUTION**

The Secretary of the Planning and Preservation Commission of the City of San Fernando, California, shall certify the adoption of this resolution.

**PASSED, APPROVED, AND ADOPTED** this 14th day of April 2025 by the following votes:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

---

FRANCISCO SOLORIO, CHAIRPERSON

**ATTEST:**

---

ERIKA RAMIREZ, SECRETARY TO THE PLANNING  
AND PRESERVATION COMMISSION

**EXHIBIT A**  
**CONDITIONS OF APPROVAL**

PROJECT NO.: Conditional Use Permit No. 2024-004

PROJECT ADDRESS: 2055 Glenoaks Blvd, San Fernando, CA 91340  
(Assessor's Parcel Number 2517-013-013)

PROJECT DESCRIPTION: Conditional Use Permit to modify a previously approved Type 41 ABC License (On-Sale Beer and Wine) to a Type 47 ABC License (On-Sale General) for the on-premises consumption of alcoholic beverages, including beer, wine, and distilled spirits, and accessory live entertainment on Thursdays, Fridays, Saturdays and Sundays within an existing 3,426 square foot bona fide eating establishment (Mariscos Los Toxicos restaurant).

The following conditions shall be made a part of the approval of the project, and shall be complied with in their entirety, as determined by the Community Development Department:

NO.	CONDITION OF APPROVAL	AGENCY/CITY DEPARTMENT/DIVISION	COMPLIANCE VERIFICATION
GENERAL			
1.	This Conditional Use Permit is granted for the land use and development of the Property as described in this application and any attachments thereto, as approved by the Planning and Preservation Commission on April 14, 2025, and shall be maintained in substantial conformance with to the plans and materials, except as herein modified to comply with these Conditions of Approval.	Planning	
2.	<u>Alterations.</u> Any expansion to this use or exterior alterations will require the submittal of a separate application(s) and shall be reviewed and approved under separate permit(s).	Planning	

3.	<u>Acceptance.</u> Within 30 days of this approval, the applicant and property owner shall certify his/her acceptance of the conditions of approval or modifications thereto by signing the acceptance form and shall be bound by all of the conditions.	Planning	
4.	<u>Recordation.</u> The applicant shall provide the Community Development Department with proof that the conditions of approval have been recorded with the Los Angeles Registrar Recorder/County Clerk's Office.	Planning	
5.	<u>Indemnification.</u> The property owner and the project applicant, shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City to attack, set aside, void, annul, seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voter of the City, concerning the entitlement application. City shall promptly notify both the property owner and developer of any claim, action, or proceeding to which this condition is applicable and shall further cooperate fully in the defense of the action. The City reserves its right to take any and all action the City deems to be in the best interest of the City and its citizens in regard to such defense. The property owner and developer shall defend, indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending, any document (such as an environmental impact report or related environmental assessment) if	All Depts.	

	made necessary through the initiation of the project.		
6.	<u>Code Compliance.</u> The project shall be in compliance with all of the provisions of the San Fernando Municipal Code. The applicant shall also comply with all other requirements of any applicable federal, state, or local law, ordinance, or regulation, including 2022 California Building, Electrical, Plumbing, Mechanical, Energy & Green Building Standards Codes.	All Depts.	
7.	<u>Hours of Operation.</u> The facility shall operate as following: Monday – Wednesday, 11 am – 11 pm Thursday – Friday, 11 am – 2 am Saturday, 10 am – 2 am Sunday, 10 am – 1 am	Police	
8.	<u>Hours of Live Entertainment.</u> Monday – Wednesday, 11 am – 11 pm Thursday – Friday, 11 am – 12 am Saturday – Sunday, 10 am – 12 am	Police	
9.	<u>Property Maintenance.</u> The subject site and its immediate surrounding area shall be maintained in a clean, neat and orderly manner at all times and shall comply with the property maintenance standards as set forth in the San Fernando Municipal Code.	Community Preservation	
10.	<u>Water Services.</u> The operator / property owner shall work with the Water Division to provide the results of the annual backflow device test and identify if the fire suppression system needs to be installed. Contact Victor Meza, Water Division Manager, at <a href="mailto:vmeza@sfcity.org">vmeza@sfcity.org</a> or (818) 898-1293.	Public Works- Water Division	
11.	<u>Site Inspections.</u> The Community Development Department shall have the	Planning, Building & Safety, Community	

	authority to inspect the site to assure compliance with these conditions of approval. The applicant and all successors shall grant the right of access to authorized agents of the City of San Fernando to conduct periodic inspections of the property.	Preservation	
12.	The operator shall obtain a valid Type 47 license from the CA Department of Alcohol Beverage Control (ABC) and provide a copy of the license to the Planning Division. A request for any other type of alcohol license shall require review and approval by the Planning and Preservation Commission through the filing of a new conditional use permit application to amend this entitlement.	Planning	
13.	Employees of the restaurant that are 21 years of age or older are permitted to prepare and serve alcoholic beverages to patrons dining at the establishment. No employee that is less than 21 years of age shall engage in the preparation of alcoholic beverages.	Planning	
14.	Alcoholic beverages shall not be permitted to be consumed in the parking area or other exterior areas of the premises, except for designated outdoor areas approved as part of the CUP application.	Planning, Police, ABC	
15.	Distilled spirits shall not be sold for consumption off the premises. The consumption of spirits shall be limited to the restaurant or drinking area as defined per applicable license from the ABC. However, beer and wine may be purchased for off-site consumption, provided that the beer and wine may not be consumed within any public common area near the premises, within any public right-of-way,	Planning, Police, ABC	

	or outside of any nearby property.		
16.	All employees who serve or sell alcoholic beverages shall successfully complete a responsible beverage service training program that meets the requirements of ABC. Records of such training shall be maintained on the premises and made available to the police department personnel upon request.	ABC	
17.	Loitering in the public right-of-way, parking area and in front of adjacent properties is prohibited. The operator shall be responsible for requiring that there be no loitering on the site, on the public right-of-way and or/ in front of adjacent properties at any time and that all customers shall leave the site no later than 30 minutes after closing, after which, only employees shall be allowed on the premises.	Planning, Police, Community Preservation	
18.	Windows shall comply with the city's sign regulations in order to provide clear and unobstructed view of the cash register and sales area from the parking lot and street. Exceptions for on-sale outlets may be reviewed and approved by the chief planning official.	Planning	
19.	<p>The following signs shall be conspicuously posted onsite:</p> <ul style="list-style-type: none"> <li>- Exterior signs referencing Penal Code § 602.1. Such signs shall be clearly visible from the establishment's parking area and shall include the police department's phone number.</li> <li>- An interior sign in English and Spanish stating: "We ID everyone under 26 years of age for alcohol sales" with minimum dimensions of 8 inches by 11 inches.</li> </ul>	Planning, Police, ABC	

20.	No advertising or promotion of alcoholic beverages or tobacco products shall be located on any advertising display in a publicly visible location.	Police, Community Preservation	
21.	Temporary signage (banners) shall require a banner permit.	Planning	
22.	Exterior public telephones that permit incoming calls shall not be located on the premises.	Community Preservation	
23.	Electronic games, including video games, shall not be located on the premises.	Community Preservation	
24.	Exterior lighting of the parking area shall provide adequate lighting for patrons while not producing glare or light spillover disturbing surrounding residential or commercial areas. Exterior lighting shall clearly illuminate the common areas surrounding the building including, but not limited to, the entrance and exit doors and the business address.	Planning, Building	
25.	A security camera system approved and inspected by the police department shall be installed on the premises and shall be maintained in proper working order at all times. The video surveillance system shall be installed to assist with monitoring of both the interior and exterior the property. A Digital Video Recorder (DVR) or similar video recording device, capable of exporting images in TIFF, BMP, or JPG format shall be used. The video or digital recordings generated by the system shall be maintained for a period of 30 days.	Building, Police	
26.	The establishment shall implement preventive architectural design features as approved by the chief of police and the	Planning, Building	

	chief planning official in order to maintain a secure site by controlling access to the facility, open sight lines, adequate lighting levels, ambient noise levels and circulation patterns.		
27.	The operator shall comply with all applicable noise regulations, 65 dB(A) from 7:00 a.m. to 10:00 p.m., and 60 dB(A) from 10:00 p.m. to 7.00 a.m.	Police	
28.	At least one uniformed security guard licensed by the Bureau of Security and Investigative Services (BSIS) shall be present during the hours of live entertainment, unless Police Department receives more than six (6) calls within 12 months pertaining to disturbances or intoxicated persons in relation with operation of the restaurant. In that case, two licensed uniformed security guards will be required.	Police	
29.	The doors to the establishment shall remain closed except upon entering and exiting the business.	Police, Community Preservation	
30.	No person shall appear in a state of nudity in any alcohol sales establishment. "Nudity" means the showing of the human male or female genitals, pubic area, or buttocks with less than a fully opaque covering, or the showing of the female breast with less than a fully opaque covering of any part of the nipple or below the nipple.	Police	
31.	QR-codes and contact phone numbers of ride share programs shall be placed in visible locations. Staff shall be trained to proactively suggest ride-sharing options to customers who appear intoxicated or request assistance.	Planning, Community Preservation	

32.	<p>Litter and trash receptacles shall be located at convenient locations, both inside and outside the establishment, and trash and debris shall be removed on a daily basis.</p> <p>Please contact Brianna N. Solis at <a href="mailto:Bsolis@republicservices.com">Bsolis@republicservices.com</a> to ensure collection services are provided.</p>	Community Preservation, Public Works, Republic Services	
33.	<p>The exterior of the establishment, including all signs, accessory buildings and structures shall be maintained free of litter and graffiti at all times. All graffiti shall be removed from the premises within 24 hours of its discovery.</p> <p>The property owner shall apply two coats of anti-graffiti paint on all exterior building walls. Upon application, please contact Community Development to schedule an inspection to verify application of the coating.</p>	Planning, Community Preservation	
34.	<p>Proof satisfactory to the chief planning official shall be annually submitted to show that the sale of alcohol has remained incidental to the sale of other products.</p> <p>Bona fide eating establishments (restaurants) shall only sell alcoholic beverages during hours that meals are being served and gross receipts from alcohol sales shall not exceed fifty percent (50%) of the total revenue of the business.</p>	Planning	
35.	<p>Special events are permitted with the approval of a Special Event Permit in compliance with City regulations.</p>	Recreation & Community Services Department	
36.	<p>The permitted occupancy or total number of patrons to enter the restaurant shall be restricted per the Building Code.</p>	Building, Police	
37.	<p>Should the ABC issue a license suspension or citation, the operator shall provide a</p>	ABC, Planning	

	copy of said suspension or citation to the Planning Division.		
38.	<p>Violation of, or noncompliance with, any of the conditions shall constitute grounds for revocation of the CUP per. SFMC Sec. 106-183:</p> <p>(a) Upon the issuance of, and conviction for, three zoning violation citations;</p> <p>(b) Upon the revocation of the alcoholic license by ABC;</p> <p>(c) Upon any two disciplinary actions by ABC in the form of a fine or suspension of the alcoholic license, during the term of the CUP; or</p> <p>(d) Where conditions and activities on and/or adjacent to an off-sale or on-sale outlet, as defined herein, interfere with the quiet enjoyment of life and property in the neighborhood, or are or tend to be, injurious to health and safety of persons in the neighborhood. These include, but are not limited to the following:</p> <p>(1) Excessive noise, noxious smells or fumes, loitering, littering, curfew violations, disturbing the peace, illegal drug activity, public drunkenness, drinking in public, public urination, public vandalism, graffiti, lewd conduct, gambling, harassment of passersby, prostitution, sale of stolen merchandise, illegal parking, traffic violations, theft, assaults, batteries;</p> <p>(2) Illegal sale, manufacture, storing, possession, distribution of alcoholic beverages; or</p> <p>(3) Police detention, citation, and/or arrests for these or any other unlawful activity attributed to the sale and/or consumption of alcoholic beverages declared by the city to be a public nuisance.</p>	ABC, Planning, Community Preservation	
39.	Expansion or enlargement of the business	Planning	

	premises over the life of the structure or the use shall be subject to the CUP approval process.		
--	--	--	--

Your Return Mailing Address

Name: **San Fernando Sun**  
 Address: **1150 San Fernando Road, Suite 100**  
 City: **San Fernando** State **CA** Zip Code: **91340**

**Proof of Publication –**

(2015.5 C.C.P.)

**STATE OF CALIFORNIA**  
**COUNTY OF LOS ANGELES**

The undersigned says:

I am a citizen of the United States, and a resident of the county aforesaid; I am over the age of eighteen years; and I am not a party to or interested in the notice published. I am the chief legal advertising clerk of the publisher of the

**San Fernando Valley Sun**

a newspaper of general circulation, printed and published weekly in the San Fernando Valley, in the County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California,

Under the date of 8-16, 1945

Case Number 503894

that the notice, of which the annexed is a printed copy has been published in each regular and entire issue of said newspaper and not in any supplement There of on the following dates, to-wit:

**03/27/2025**

all in the year 2025. I certify (or declare) under penalty of perjury that the foregoing is true and correct. Dated at San Fernando California, on this 27<sup>th</sup> day of **March, 2025**

Signature,



Yaritza Rodriguez  
**SAN FERNANDO VALLEY SUN**  
 1150 SAN FERNANDO ROAD, SUITE 100  
 SAN FERNANDO, CA 91340

**NOTICE OF A PUBLIC HEARING**  
 BY THE CITY OF  
 SAN FERNANDO PLANNING AND  
 PRESERVATION COMMISSION  
**NOTICE IS HEREBY GIVEN** that the  
 Planning and Preservation Commission  
 of the City of San Fernando will  
 hold a public hearing on Conditional  
 Use Permit No. 2024-004:  
**DATE:** April 14, 2025

**TIME:** 5:30 p.m.

**HEARING LOCATION:**  
 City Hall Council Chambers,  
 117 Macneil Street, San Fernando,  
 CA 91340

**PROJECT LOCATION:** 2055 Glenoaks Blvd. (APN: 2517-013-013)

**PROJECT DESCRIPTION:** A request for consideration of a Conditional Use Permit (CUP2024-004) to modify a previously approved Type 41 ABC License (On-Sale Beer and Wine) to a Type 47 ABC License (On-Sale General) for the on-premises consumption of alcoholic beverages, including beer, wine, and distilled spirits, within an existing 3,426 -square foot bona fide eating establishment (Mariscos Los Toxicos restaurant) located within the C-2 Commercial Zone.

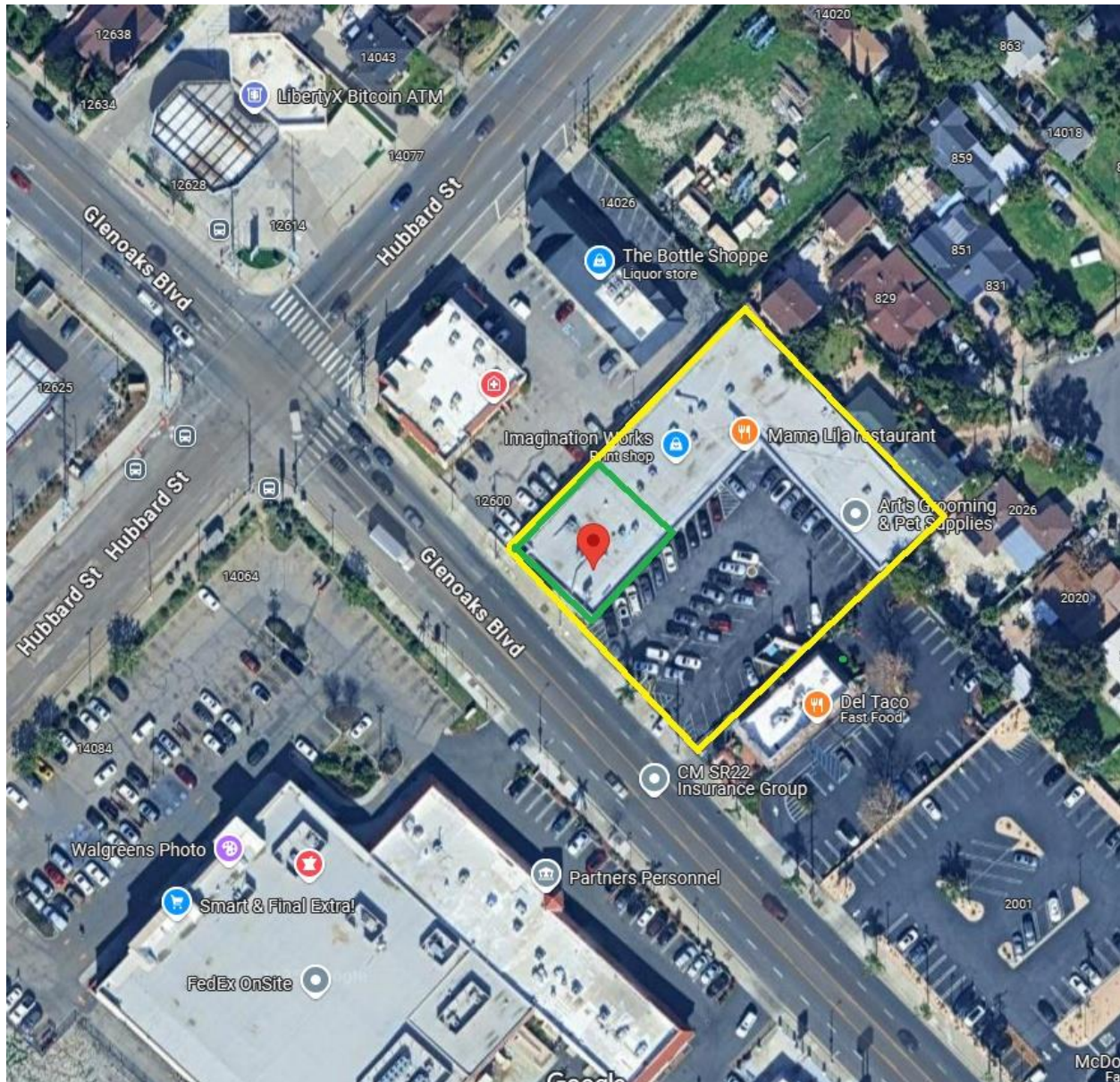
Pursuant to the California Environmental Quality Act (CEQA), the project proposal is exempt under CEQA Guidelines Section 15301, Class 1 – Existing Facilities in that it consists of allowing the modification of a previously approved Type 41 ABC License (On-Sale Beer and Wine) to a Type 47 ABC License (On-Sale General) for the on-premises consumption of alcoholic beverages, including beer, wine, and distilled spirits within an existing restaurant. Therefore, no further environmental analysis is required.

The City of San Fernando strongly encourages your participation. Interested members of the public may provide verbal comments or written comments regarding any aspect of the project during the public hearing on this matter. Additionally, public comments may be submitted via email to [CommunityDevelopment@sfcity.org](mailto:CommunityDevelopment@sfcity.org) or mailed to Community Development, 117 Macneil Street, San Fernando, CA 91340, by 4:00 PM on the date of the meeting. If you have any questions, please contact Marina Khrustaleva, Associate Planner, at [mkhrustaleva@sfcity.org](mailto:mkhrustaleva@sfcity.org) or call 818-898-1378.

Publish: 03/27/2025  
 San Fernando Sun  
 L13965

## ATTACHMENT C

2055 Glenoaks Blvd., San Fernando, CA 91340



# San Fernando Police Department

ATTACHMENT D

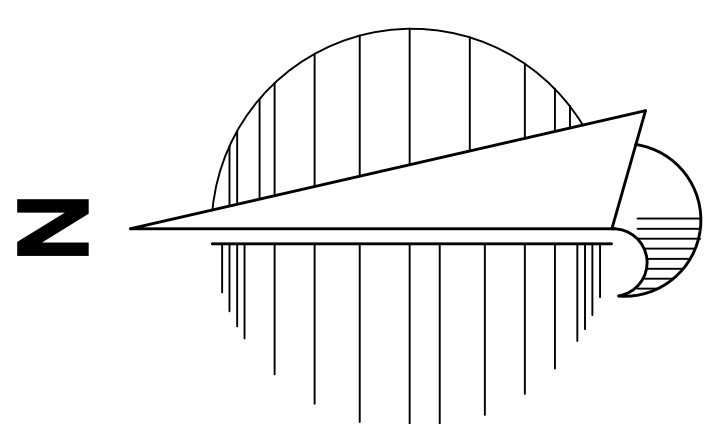
910 1st St., San Fernando, CA 91340




## Event List Report

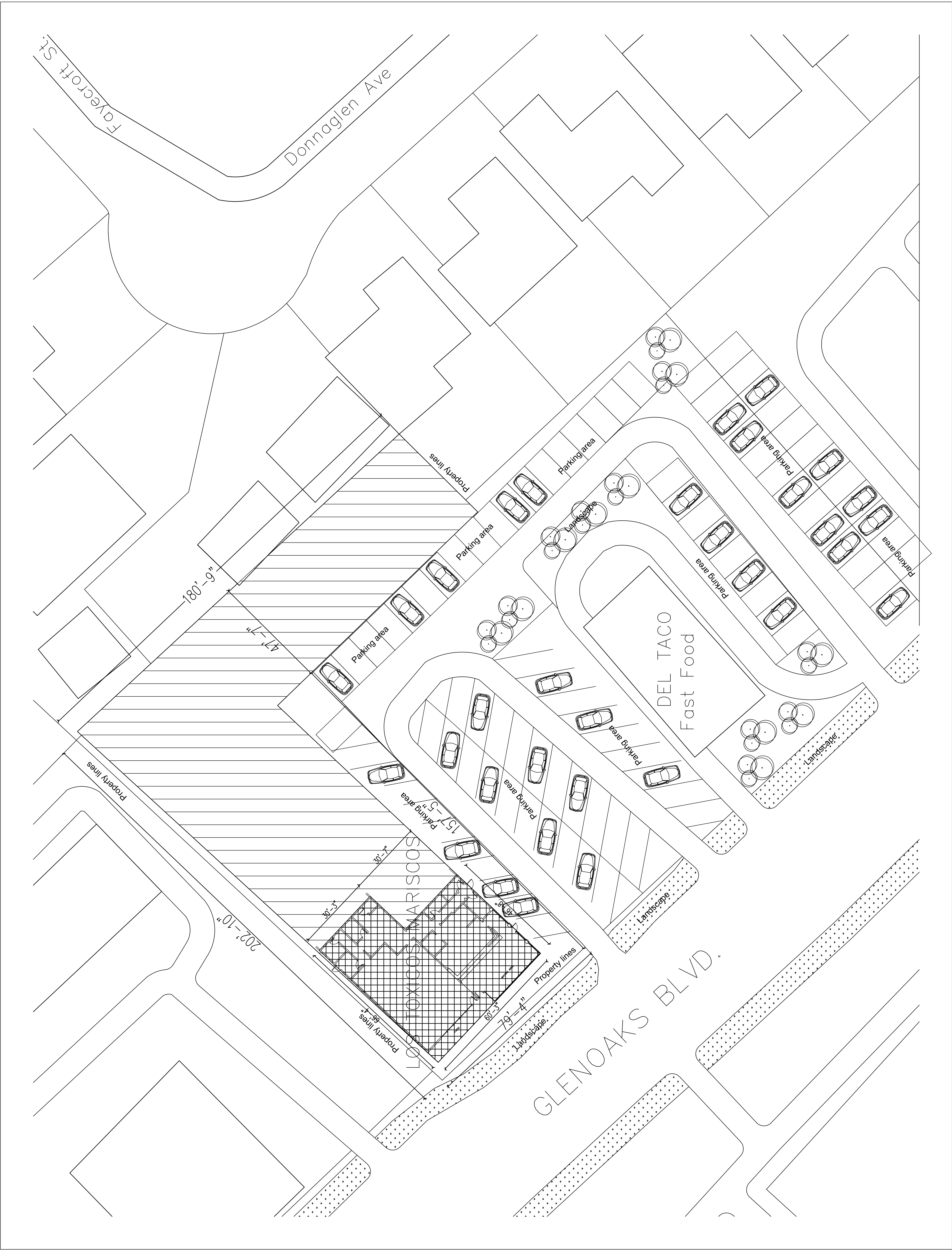
Event #	O/C	Complaint#	Date / Time	DSNs	Street #	Dir	Street / Intersection	Category / Sub Category
23-00437	C		01/09/2023 08:24:58	0620, 0620	2055		GLENOAKS BL	415 PC / TRANSIENT
23-03394	C		03/01/2023 19:29:34	10241, 10241	2055		GLENOAKS BL	415 PC / TRANSIENT
23-06554	C		04/25/2023 10:29:50	10549, 10549	2055		GLENOAKS BL	459 PC / AUDIBLE ALARM
23-09375	C		06/10/2023 22:34:48	10516, 10241	2055		GLENOAKS BL	RECKLESS DRIVER
23-09391	C		06/11/2023 07:49:43	10603, 10603	2055		GLENOAKS BL	CRM / BUSINESS CHECK
23-10649	C		07/04/2023 06:36:12	10603, 10603	2055		GLENOAKS BL	459 PC / AUDIBLE ALARM
23-16887	C		10/29/2023 01:12:31	10516, 10516	2055		GLENOAKS BL	459 PC / AUDIBLE ALARM
23-16897	C		10/29/2023 07:06:43	10502, 10502	2055		GLENOAKS BL	459 PC / AUDIBLE ALARM
23-16902	C		10/29/2023 10:40:56	10502, 10502	2055		GLENOAKS BL	647(F) PC DRUNK IN PUBLIC
23-16932	C		10/30/2023 05:27:11	10516, 10516	2055		GLENOAKS BL	459 PC / AUDIBLE ALARM
23-17748	C		11/15/2023 02:59:51	10556, 10556	2055		GLENOAKS BL	459 PC / AUDIBLE ALARM
23-18956	C		12/09/2023 01:11:28	10603, 10603	2055		GLENOAKS BL	459 PC / AUDIBLE ALARM
24-02026	C		02/08/2024 00:37:29	10603, 10603	2055		GLENOAKS BL	459 PC / AUDIBLE ALARM
24-02397	C		02/15/2024 08:16:36	10160, 10508	2055		GLENOAKS BL	459 PC / AUDIBLE ALARM
24-04376	C		03/26/2024 13:36:27	10388, 10388	2055		GLENOAKS BL	FOLLOW-UP
24-05027	C		04/05/2024 20:52:34	10603, 10603	2055		GLENOAKS BL	TRAFFIC STOP
24-09004	C		06/09/2024 17:20:14	10515, 10515	2055		GLENOAKS BL	MISCELLANEOUS
24-15231	C		09/15/2024 20:59:55	10418, 10418	2055		GLENOAKS BL	537 PC DEFRAUD AN INN KEEPER / 3
24-16959	C		10/12/2024 01:47:03	10516, 10516	2055		GLENOAKS BL	CRM / BUSINESS CHECK
24-19540	C		11/20/2024 10:20:19	10160, 10418	2055		GLENOAKS BL	459 PC / 2 AUDIBLE ALARM
25-00567	C		01/08/2025 22:52:30	10511, 10511	2055		GLENOAKS BL	CRM / BUSINESS CHECK
25-02641	C		02/07/2025 16:48:53	3970, 3970	2055		GLENOAKS BL	EXTRA PATROL REQUEST
25-02688	C	25-0330	02/08/2025 10:03:54	10502, 10502	2055		GLENOAKS BL	594 PC VANDALISM / 2 PROPERTY
25-03254	C		02/15/2025 09:07:59	8400, 8400	2055		GLENOAKS BL	459 PC / 2 AUDIBLE ALARM
25-06329	C		03/27/2025 08:57:37	10515, 10515	2055		GLENOAKS BL	ALARM / AUDIBLE
25-06989	C		04/04/2025 23:08:22	10637, 10637	2055		GLENOAKS BL	ALARM / AUDIBLE

## ATTACHMENT E

2055 GLENOAKS BLVD  
SAN FERNANDO CA  
91340

[illegible]

PROPERTY INFO	BUSINESS INFO	PROJECT INFO	LEGAND
APN: 2055 Zone: (C-2)	Business name : LOS TOXICOS MARISCOS Total size of the restaurant in sq. ft : 3418 SQ.FT size of the seating area in sq. ft : 1662 SQ.FT number of tables : 22 TABLES	CUP for the use of Type 47 alcohol license	<div>  Parcel           </div> <div>  Building           </div> <div>  Landscape           </div>

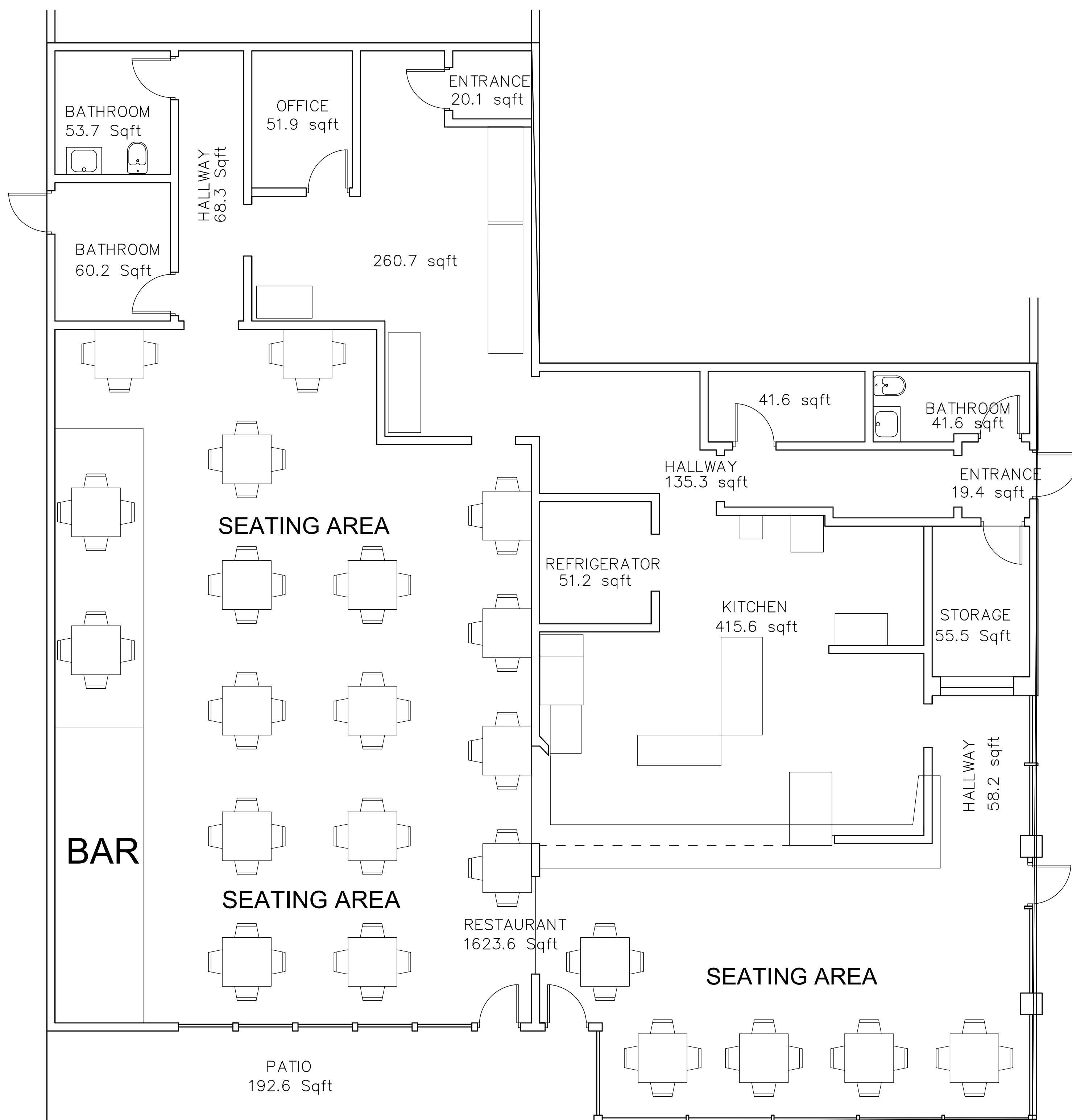


SITE PLAN

---

1/16" = 1'-0" @A1

Alcohol will be served in Seating Area, Bar, and Patio



total area : 3426 sqft

## FIRST FLOOR PLAN

1/4 " = 1-0" @A2

2055 GLENOAKS BLVD  
SAN FERNANDO CA  
91340

--

<b>ROUGH DRAFT DATE:</b>
<b>PRE-FINALS DATE:</b>
<b>FINAL PLANS DATE:</b>

<p>2055 GLENOAKS BLVD SAN FERNANDO CA 91340</p> <p><b>FIRST FLOOR PLAN</b></p>
--

Project Number			
Date	12 / 8 / 24		
Drawn by			
Checked by			

RELEASE FOR CONSTRUCTION

2055 Glenoaks Bl. San Fernando, CA 91340

*This Page  
Intentionally  
Left Blank*



*This Page  
Intentionally  
Left Blank*



## AGENDA REPORT

---

**To:** Planning and Preservation Commission Chair Solorio and Commissioners

**From:** Erica Melton, Director of Administrative Services

**Date:** April 14, 2025

**Subject:** Presentation of Fiscal Year 2025-2026 Budget Calendar

### **RECOMMENDATION:**

Director of Administrative Services Erica Melton placed this item on the agenda for Planning and Preservation Commission discussion regarding presentation of Fiscal Year 2025-2026 Budget Calendar.

### **BACKGROUND/ANALYSIS:**

On March 17, 2025, it was requested to agendize this item for the April 14, 2025 Planning and Preservation Commission Meeting.

### **BUDGET IMPACT:**

There is no impact to the budget by discussing this item.

*This Page  
Intentionally  
Left Blank*



*This Page  
Intentionally  
Left Blank*



## AGENDA REPORT

---

**To:** Planning and Preservation Commission Chair Solorio and Commissioners

**From:** Wendell Johnson, Director of Public Works  
Isabella Tapia,

**Date:** April 14, 2025

**Subject:** Parking Management Program (Residential Permit Parking) Presentation

**RECOMMENDATION:**

It is recommended that the Planning and Preservation Commission receive and file this informational presentation.

**BUDGET IMPACT:**

There is no impact to the budget by discussing this item.

*This Page  
Intentionally  
Left Blank*



*This Page  
Intentionally  
Left Blank*

**To:** Planning and Preservation Commission Chair Solorio and Commissioners

**From:** Erika Ramirez, Director of Community Development  
Ron Garcia, Planning Manager

**Date:** April 14, 2025

**Subject:** Receive and File the General Plan Housing Element Annual Progress Report for Calendar Year 2024

### **RECOMMENDATION:**

It is recommended that the Planning and Preservation Commission receive and file the General Plan Housing Element Annual Progress Report for Calendar Year 2024 (Attachment “A”).

### **BACKGROUND:**

1. Since 1969, the State has required all cities and counties in California to adopt a Housing Element to adequately plan to accommodate each jurisdiction’s fair share of housing needs in California. The Housing Element is a chapter of the General Plan that serves as each jurisdiction’s blueprint for how it plans to grow and develop during a particular “planning cycle.”
2. State law requires that the Housing Element be updated every eight years, including policies and programs to meet existing and future housing needs for the City, as established by the California Department of Housing and Community Development (HCD).
3. On June 6, 2022, the City Council adopted the 2021-2029 (6<sup>th</sup> Cycle) Housing Element, delineating the City's strategy to addressing its requirements in alignment with the Regional House Needs Allocation (RHNA) housing planning period 2021-2029.
4. On August 9, 2022, HCD certified the City’s 2021-2029 Housing Element as being in full compliance with State housing law.

### **ANALYSIS:**

The Housing Element Annual Progress Report provides the status and progress of each jurisdiction’s implementation of its housing element on an annual basis. Government Code Section 65400 establishes the requirement that each jurisdiction to prepare an annual report on the status of its Housing Element for the prior calendar year, including the progress of the

proposed programs, process in meeting its Regional Housing Needs Allocation (RHNA), and status of the jurisdiction's compliance with the deadlines in its Housing Element. Each jurisdiction is required to submit an Annual Progress Report to HCD and the Governor's Office of Planning and Research (OPR) on April 1 of each year, reporting data for the prior calendar year.

The 2024 Annual Progress Report (Attachment "A") reflects the City's progress during the fourth year of the 6<sup>th</sup> Cycle Housing Element, RHNA planning period from January 1, 2024 to December 31, 2024. The number of units assigned to San Fernando for the 2021-2029 period was 1,795 housing units. It should be noted that the City is not required to construct these units, but rather plan for them through the Zoning Code development standards and the Housing Programs adopted as part of the 2021-2029 Housing Element.

In 2024, the City completed 17 planning entitlements for new housing units, issued 56 building permits, and issued 48 Certificate of Occupancy permits for new housing units, (final inspections<sup>1</sup>). Tables 1-3 below shows a breakdown of the units and their affordability levels. The method for determining affordability included conducting research on rental units currently available in San Fernando and adjacent areas as well as calculating average rent prices based on square footage and bedroom count in conjunction with using the Housing Affordability Calculator provided by HCD.

Summary of Planning Entitlements , Building Permits, and Certificate of Occupancy 2024.

Table 1

Completed Entitlements Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	6
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		11
Total Units		<b>17</b>

---

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

Table 2

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	29
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		27
Total Units		<b>56</b>

Table 3

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	27
Moderate	Deed Restricted	0
	Non-Deed Restricted	10
Above Moderate		11
Total Units		<b>48</b>

As presented in Table 4 below, the City's RHNA allocation for the 6<sup>th</sup> Cycle planning period is 1,795 units. During the fourth planning period, the City issued a total of 56 residential building permits. However, under Senate Bill 35 (SB 35) cities must meet the proportionate share of the RHNA for each of the five income levels (extremely low, very low, low, moderate, and above moderate). The City has five additional years to meet all income level categories.

Table 4:

Income Level	2022-2029 RHNA Allocation	Building Permits Issued per Year									Total Units to Date	Remaining RHNA Target
		2021	2022	2023	2024	2025	2026	2027	2028	2029		
Extremely Low	230	-	-	-	-	-	-	-	-	-	-	-
Very Low	231	-	3	3	-	-	-	-	-	-	6	455
Low	273	25	22	27	29	-	-	-	-	-	103	170
Moderate	284	-	13	15	-	-	-	-	-	-	28	256
Above Moderate	777	5	11	4	27	-	-	-	-	-	47	730
<b>Total</b>	<b>1,795</b>	<b>40</b>	<b>49</b>	<b>49</b>	<b>56</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>184</b>	<b>1,611</b>

In addition, to processing housing developments, the City is also required to make progress in all goals, policies and programs set forth in the certified Housing Element. Thus far, completed programs include:

- On February 6, 2023, City Council adopted Ordinance No. 1714 to allow urban lot splits and two-unit development projects in single-family residential (R-1) to comply with SB 9.
- A Housing Coordinator was hired in 2022 to re-establish the mufti-family residential rental program and oversee other housing programs.
- On February 11, 2025, City Council adopted Ordinance No. 1728 and Ordinance No. 1730 to implement a Mixed-Use Overlay (MUO) to allow for mixed use development and accommodate the City's 2021-1029 RHNA.

Many programs are anticipated to be completed by June 2026 under the scope of work approved by the Memorandum of Understanding (MOU) with SCAG.

**ENVIRONMENTAL REVIEW:**

The proposed General Plan Housing Element Annual Progress Report for Calendar Year 2024 is not considered a project as prescribed by the California Environmental Quality Act (CEQA); therefore, no further CEQA action is required.

**BUDGET IMPACT:**

There is no fiscal impact associated with preparation and submittal of the Housing Element Annual Progress Report.

**CONCLUSION:**

Staff recommends that the Planning and Preservation Commission receive and file the Housing Element Annual Progress Report for Calendar Year 2024.

**ATTACHMENT:**

- A. Housing Element Annual Progress Report for Calendar Year 2024

Jurisdiction	San Fernando	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A  
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Based Application
1					2	3	4	5							6	7	8	9	10
Prior APN <sup>+</sup>	Current APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?
Summary Row: Start Data Entry Below								2	0	0	28	0	18	37	85	58	12		
	2515015009	833 N BRAND BLVD		PL2400012	5+	R	1/2/2024	2					10		12		12	NONE	Yes
	2518021005	750 N HUNTINGTON ST		PL2304502	ADU	R	1/2/2024				1				1	1		NONE	No
	2515014001	777 N BRAND BLVD		PL2304516	ADU	R	1/2/2024				1				1	1		NONE	No
					ADU	R					1				1	1		SB 9 (2021) - Duplex in SF Zone	No
	2516-009-005	1614 SEVENTH ST		PL2400014			1/2/2024												
	2515004010	607 GRISWOLD AVE		PL2400018	ADU	R	1/3/2024				1				1	1		No	No
	2521-033-001	1103 N BRAND BLVD		PL2400053	ADU	R	1/6/2024				1				1	1		No	No
	2515-026-009	1049 GRISWOLD AVE		PL2400165	ADU	R	1/16/2024				1				1	1		No	No
	2521015021	1315 PICO ST		PL2400340	ADU	R	1/29/2024							1	1	1		No	No
	2515-002-014	1017 DE FOE ST		PL2400579	ADU	R	2/13/2024				1				1	1		No	No
	2519020021	116 JESSIE ST		PL2400678	2 to 4	R	2/20/2024							2	2	2		No	No
	2522011005	627 S BRAND BLVD		PL2400668	ADU	R	2/20/2024							1	1	1		No	No
	2518-028-017	653 HAGAR ST		PL2400696	ADU	R	2/21/2024				1				1	1		No	No
	2519-009-019	439 MACNEIL ST		PL2400756	ADU	R	2/26/2024							1	1	1		No	No
	2518006018	425 ALEXANDER ST		PL2400847	ADU	R	3/2/2024							1	1	1		No	No
	2516021008	1317 MOUNTAIN VIEW ST		PL2400944	ADU	R	3/8/2024							1	1	1		NONE	No
					2 to 4	R					1			2	3	3		SB 9 (2021) - Duplex in SF Zone	No
	2517-016-013	14158 HUBBARD ST		PL2401178			3/21/2024												
	2516-026-026	1321 WARREN ST		PL2401351	ADU	R	4/3/2024							1	1	1		NONE	No
	2518014020	541 N WORKMAN ST		PL2401430	ADU	R	4/10/2024							1	1	1		NONE	No
	2515-026-028	709 SEVENTH ST		PL2401428	ADU	R	4/10/2024							1	1	1		NONE	No
					2 to 4	R					1			2	3	3		SB 9 (2021) - Residential Lot Split	No
	2516-032-004	845 HAGAR ST		PL2401641			5/1/2024												
					2 to 4	R					1			2	3	3		SB 9 (2021) - Residential Lot Split	No
	2517-019-007	1946 GLENOAKS BLVD		PL2401640			5/1/2024												
	2520022011	319 HAGAR ST		PL2401660	5+	R	5/2/2024						8		8			No	No
	2518026008	700 HARPS ST		PL2401695	ADU	R	5/6/2024							1	1	1		No	No
	2521005023	1430 PICO ST		PL2401687	ADU	R	5/6/2024							1	1	1		No	No
	2516003010	820 FERMOORE ST		PL2401788	ADU	R	5/13/2024							1	1	1		No	No
	2518-001-003	447 N HUNTINGTON ST		PL2401912	ADU	R	5/23/2024				1				1	1		No	No
	2613-002-078	11220 AMBOY AVE		PL2401922	ADU	R	5/24/2024							1	1	1		No	No
	2522023013	703 KEWEN ST		PL2401927	ADU	R	5/28/2024							1	1	1		No	No
	2613006063	1027 WOODWORTH ST		PL2401972	ADU	R	6/3/2024							1	1	1		No	No
	2613004024	752 S BRAND BLVD		PL2402062	ADU	R	6/10/2024				1				1	1		No	No
	2521-014-004	1314 PICO ST		PL2402148	ADU	R	6/18/2024				1				1	1		No	No
	2516-021-010	1307 MOUNTAIN VIEW ST		PL2402233	ADU	R	6/25/2024				1				1	1		No	No
	2518016007	539 N HUNTINGTON ST		PL2402254	ADU	R	6/26/2024				1				1	1		No	No















Jurisdiction	San Fernando	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT  
Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.  
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	461	-	-	-	-	-	-	-	-	-	-	6	455
	Non-Deed Restricted		-	-	3	3	-	-	-	-	-	-		
Low	Deed Restricted	273	-	-	-	-	-	-	-	-	-	-	103	170
	Non-Deed Restricted		15	10	22	27	29	-	-	-	-	-		
Moderate	Deed Restricted	284	-	-	-	-	-	-	-	-	-	-	28	256
	Non-Deed Restricted		-	-	13	15	-	-	-	-	-	-		
Above Moderate		777	3	2	11	4	27	-	-	-	-	-	47	730
Total RHNA		1,795												
Total Units			18	12	49	49	56	-	-	-	-	-	184	1,611
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5										6	7	
		Extremely low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		231		-	-	-	-	-	-	-	-	-	-	231

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

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

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

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

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

VLI Deed Restricted  
VLI Non Deed Restricted



# ANNUAL ELEMENT PROGRESS REPORT

## Housing Element Implementation

<b>Jurisdiction</b>		San Fernando	
<b>Reporting Year</b>		2024	(Jan. 1 - Dec. 31)
<b>Table D</b>			
<b>Program Implementation Status pursuant to GC Section 65583</b>			
<b>Housing Programs Progress Report</b> Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
<b>Name of Program</b>	<b>Objective</b>	<b>Timeframe in H.E</b>	<b>Status of Program Implementation</b>
1. Residential Rehabilitation Loan Program	Assist 20 households during the planning period, subject to available funding.	Annually	The City is in the process of re-establishing the Rehabilitation Loan.
2. Lead Based Paint Awareness	Remediate lead cases. Coordinate with LA County and Pacoima Beautiful on educational programs and identification of funding sources.	Annually	City continues to provide brochures to prospective building permit applicants in compliance with applicable lead based paint abatement procedures.
3. Facilitate Affordable and Special Needs Housing Development	Coordinate with affordable housing developers, offer regulatory concessions and incentives, and identify new funding sources to facilitate production of new affordable and special needs housing units.	Annually update contact information and review availability Federal and State financing subsidies from 2021-2029.	No additional deed restricted affordable housing was built in 2023. However, a total of 48 accessory dwelling units were issued planning approval.
4. Conservation of Existing and Future Affordable Units	Monitor the status of the existing and future affordable rental stock in San Fernando. Work with property owners, interest groups, and the State and Federal governments to conserve its affordable housing stock.	Annually monitor housing stock and at-risks from 2021-2029.	City continues to monitor existing deed restricted affordable units on an annual basis.
5. Removal of Governmental Constraints	Monitor changes in State and Federal laws and revised City policies, programs and regulations as necessary and appropriate.	Revise the Zoning Ordinance within two years (June 6, 2024) of adoption of the Housing Element.	City is in the processing of adopting new zoning regulations ensuring compliance with State mandated housing requirements including, but not limited to: provisions for accessory dwelling units, reasonable accommodation requests, density bonus provisions, supportive and transitional housing provisions, and accommodation of emergency shelters. The City continues to update these regulations in order to streamline the approval process.
6. Community Development Department Expansion	Hire a Housing Coordinator to help re-establish the multifamily rental inspection, homeowner rehabilitation, and first time homebuyer programs.	Ongoing, 2021-2029	City has hired and Housing Coordinator and continues to post open positions, and conduct interviews to expand the department.
7. Section 8 Rental Subsidies	Coordinate with LA County Community Development Commission to expand the program.	12/31/2023	City provides links on its website, City Hall, and other public locations. The City continues to work with LA County Community Development Commission through a coopertive agreement.

8. Fair Housing	Contract with the FHCSFV, or another fair housing provider; disseminate brochures; coordinate fair housing education with community events.	Annually	City provides links on its website and a list of housing resources at the public counter to property owners and renters, including a brochure for the Housing Rights Center with offices in San Fernando Valley.
9. Affirmatively Futhering Fair Housing	Promote housing along with supportive services to meet the special housing needs of seniors, homeless individuals, and families, and the disabled.	Ongoing, 2021-2029	City continues to provide brochures and links on its website, City Hall, and other public locations.
10. Homeownership Program	Promote MCC,HOP, and SCHFA programs to expand homeownership.	Annually update County program information on City website.	City has prepared and distributed a bi-lingual program flyer and updated the City's social media channels with regularly updated resource information.
11. Adequate Housing Opportunity Sites for RHNA	Prepare and approve the required General Plan Amendments, Zoning Changes, and update the Corridors Specific Plan to allow for the development of mixed-use and/or residential developments to accommodate the City's 2021-2029 RHNA. In addition, establish and implement the Mixed-Use Overlay district.	15-Oct-22	City adopted the Mixed Use Overlay zone on February 11, 2025 and continues to meet with landowners to facilitate redevelopment on vacant parcels and severely underutilized parcels within the Housing Opportunity Areas. To further encourage development, the City will evaluate the feasibility of providing landowners and developers a menu of incentives including streamlined/expedited processing, density bonus incentives, flexible development standards as indicated in the Housing Plan.
12. By-Right Approval of Projects with 20% Affordable Units	Comply with AB1397 to further incentivize development of housing on sites that have been available over one or more planning period.	12/3/2024	City is in the process of drafting an Ordinance to amend the Zoning Code to allow by-right approval of housing development that includes 20 percent of the units as housing affordable to lower income households, on sites being used to meet the 6th cycle RHNA that represent a "reuse" of sites previously identified in the 4th and 5th cycles Housing Element. The "reuse" sites are specifically identified in the inventory.
13. Monitor Residential Capacity	Monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the City's RHNA obligations and the requirements of Senate Bill (SB 166).	12/31/2023	City is actively tracking unit count and income/affordability assumed on parcels included in the sites inventory, actual units constructed and income/affordability when parcels are developed, net change in capacity and summary of remaining capacity in meeting remaining RHNA.
14. No Net Loss of Residential Capacity to Accommodate RHNA	Create and maintain opportunity for a minimum of 328 units of owner and rental housing units including Accessory Dwelling Units (ADUs) for lower-income households to be developed over the eight-year planning period from October 2021 to October 2029.	12/31/2023	City is in the process of developing a process to track unit compliance with SB 166.
15. Replacement Unit Program	Require new housing developments to replace all affordable housing units lost due to new development and comply with any applicable relocation benefits and assistance for displaced occupants.	12/31/2024	City is working on a policy requiring replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3) on sites identified in the site inventory when a new development (residential, mixed-use, or non-residential) occurs on a site that is identified in the inventory.

16. Lot Consolidation	Encourage lot consolidation of smaller parcels to accommodate viable projects at a density of at least 35 dwelling units per acre (du/ac) or higher.	12/31/2024	City is tracking trends and adjusting incentives where appropriate to incentivize lot consolidation.
17. Density Bonus	Revise the City Density Bonus Ordinance to comply with amendments to the State Density Bonus Law and include objective design standards and incentives for community-focused designs in exchange for deviation from development standards to facilitate development of deed-restricted affordable housing units.	12/31/2024	City is working on a revision to the City's Density Bonus Ordinance.
18. Accessory Dwelling Units	Revise the Accessory Dwelling Unit regulations to comply with current State law and to include objective design standards to facilitate production of ADU.	10/15/2023	City continues to monitor and facilitate ADU construction by informing eligible property owners of the potential to construct ADUs through updated handouts and information on the City's website.
19. Transitional and Supportive Housing	Amend the Zoning Code to clarify where transitional and supportive housing developments are permitted by right and eliminate parking requirements for supportive housing within 0.5 miles of a public transit stop by right.	10/15/2024	City is researching and working on a draft to amend the Zoning Code.
20. Low Barrier Navigation Centers	Amend the Zoning Code to allow Low Barrier Navigation Centers by right in areas zoned for mixed use and nonresidential zones permitting multi-family uses and to meet the parking requirements set out in AB 139.	10/15/2024	City is researching and working on a draft to amend the Zoning Code.
21. Employee and Farmworker Housing	Amend the Zoning Code to comply with the Employee Housing Act.	12/31/2023	City is working on a draft to remove agricultural uses from the M-1 and M-2 zones.
22. Efficient Project Review Under SB35	Develop and make available on the City's website a SB35 eligibility checklist and application form and develop objective development standards.	12/31/2023	City is developing a checklist and application form to assist potential developers with SB35.
23. Homeless Plan	Create a Housing Division and hire a Housing Coordinator to develop a Homeless Plan.	12/31/2024	City approved in 2022 a Homelessness Action Plan.
24. City Hall Redevelopment Study	Issue RFP for a redevelopment of the City Hall property.	RFP 2026 and construction completed in 2028	City is in the process of completing the Downtown MAster plan and will then work on releasing an RFP for a Site Redevelopment Study and potential public-private partnership for a future mixed-use development that will capitalize on the light rail stop that is planned for San Fernando in 2028.

[illegible]






<b>Jurisdiction</b>	San Fernando	
<b>Reporting Period</b>	2024	(Jan. 1 - Dec. 31)
<b>Planning</b>	6th Cycle	10/15/2021 - 10/15/2029

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

Note: "+" indicates an optional field  
Cells in grey contain auto-calculation formulas

[illegible]

Jurisdiction	San Fernando	
Reporting Period	2024	31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA <sup>+</sup> Listed for Informational Purposes Only				Units that Count Towards RHNA <sup>+</sup> Note - Because the statutory requirements severely limit what can be counted, please contact HCD at <a href="mailto:apr@hcd.ca.gov">apr@hcd.ca.gov</a> and we will unlock the form which enable you to populate these fields.			TOTAL UNITS <sup>+</sup>	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 <sup>+</sup> . For detailed reporting requirements, see the <a href="https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf">chcklist here</a> :
	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>	TOTAL UNITS <sup>+</sup>	Extremely Low-Income <sup>+</sup>	Very Low-Income <sup>+</sup>	Low-Income <sup>+</sup>		
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									







Jurisdiction	San Fernando		
Reporting Period	2024	(Jan. 1 - Dec. 31)	
Planning Period	6th Cycle	10/15/2021 - 10/15/2029	

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note:
Cells in gre

Table J												
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Se												
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved						
1				2	3	4						
APN	Street Address	Project Name <sup>+</sup>	Local Jurisdiction Tracking ID <sup>+</sup>	Unit Category (SH - Student Housing)	Date	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income
Summary Row: Start Data Entry Below												

Jurisdiction	San Fernando	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K  
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

Jurisdiction	San Fernando	
Reporting Year	2024	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT

Local Early Action Planning (LEAP) Reporting

(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$310,000.00		Total award amount is auto-populated based on amounts entered in rows 15-26.		
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Online Permit Counter System	\$50,000.00	\$50,000.00	Completed	Other	SB2 Grant
Draft Housing Element	\$260,000.00	\$260,000.00	Completed	None	LEAP & SB2 Grant

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

Completed Entitlement Issued by Affordability Summary			
Income Level			Current Year
Very Low	Deed Restricted		0
	Non-Deed Restricted		0
Low	Deed Restricted		0
	Non-Deed Restricted		6
Moderate	Deed Restricted		0
	Non-Deed Restricted		0
Above Moderate			11
Total Units			17

Building Permits Issued by Affordability Summary			
Income Level			Current Year
Very Low	Deed Restricted		0
	Non-Deed Restricted		0
Low	Deed Restricted		0
	Non-Deed Restricted		29
Moderate	Deed Restricted		0
	Non-Deed Restricted		0
Above Moderate			27
Total Units			56

Certificate of Occupancy Issued by Affordability Summary			
Income Level			Current Year
Very Low	Deed Restricted		0
	Non-Deed Restricted		0
Low	Deed Restricted		0
	Non-Deed Restricted		27
Moderate	Deed Restricted		0
	Non-Deed Restricted		10
Above Moderate			11
Total Units			48