



CHAIR FRANCISCO SOLORIO
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COMMISSIONER VACANT

CITY OF SAN FERNANDO

PLANNING & PRESERVATION COMMISSION MEETING AGENDA SUMMARY FEBRUARY 9, 2026 – 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@sanfernando.gov 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@sanfernando.gov 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

Notice and Agenda –February 9, 2026

Page 2 of 3

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

Recommended the Chair request a Commissioner to lead the Pledge.

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.

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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

Notice and Agenda –February 9, 2026

Page 3 of 3

CONSENT CALENDAR

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

January 12, 2026 - Regular Meeting

ADMINISTRATIVE REPORTS

2. PRESENTATION ON ZONING CODE UPDATE, SPECIFIC PLAN-5 UPDATE, AND OBJECTIVE DESIGN STANDARDS.

Staff recommends that the Planning and Preservation Commission:

- a. Receive and file a presentation on the Public Review Draft of the Zoning Code Update, Specific Plan-5 Update and Objective Design Standards; and
- b. Provide feedback and direction, as appropriate.

STAFF COMMUNICATION

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

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

ADJOURNMENT The meeting will adjourn to its next regular meeting.

AFFIDAVIT OF POSTING

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting.

Dated: _____ at: _____

Signed By: _____

Agendas and complete Agenda Packets (including staff reports and exhibits related to each item) are posted on the City's Internet Web site (www.sfcity.org). These are also available for public reviewing prior to a meeting at the Community Development Department Public Counter. Any public writings distributed by the Planning and Preservation Commission to at least a majority of the Commissioners regarding any item on this regular meeting agenda will also be made available at the Community Development Department Public Counter located at 117 Macneil Street, San Fernando, CA, 91340 during normal business hours. In addition, the City may also post such documents on the City's Web Site at www.sfcity.org. In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification/ accommodation to attend or participate in this meeting, including auxiliary aids or services please call the Community Development Department Office at (818) 898-1227 or communitydevelopment@sanfernando.gov at least 48 hours prior to the meeting.



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

JANUARY 12, 2026 – 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

Chair Solorio called to order at 5:34 p.m.

PRESENT:

Commission: Chair Francisco Solorio, Vice Chair Mario Lua, Commissioners Fernando Diaz, Flor Sanchez

Staff: Director of Community Development Ronald Garcia, City Attorney Lloyd Pilchen (Zoom), Rincon Consultants Hanna Mize, Rincon Consultants Della Acosta (Zoom), Associate Planner Marina Khrustaleva and Administrative Assistant Yesenia Becerra

PLEDGE OF ALLEGIANCE

Led by Commissioner Diaz

DECORUM AND ORDER

Printed on the Agenda and Read by Lloyd Pilchen

PUBLIC STATEMENTS

None

PLANNING AND PRESERVATION COMMISSION

Regular Meeting Minutes – January 12, 2026

Page 2 of 2

ADMINISTRATIVE REPORTS

1. PRESENTATION ON CLIMATE ACTION RESILIENCE PLAN AND GENERAL PLAN UPDATE.

Community Development Director Ron Garcia provided an introduction of Consultants from Rincon. Full presentation provided to the Commission.

Commissioners provided their questions and feedback during the presentation and after the conclusion of the presentation.

Item received and filed

PUBLIC COMMENT

None

STAFF COMMUNICATIONS

Community Development Director Ron Garcia provided an update to the Planning Commission.

COMMISSION COMMENTS

Commissioners voiced appreciation to the Rincon Consultants for the presentation. Chair Solorio thanked the Staff as well as the Commission.

ADJOURNMENT (6:17p.m.)

Chair Solorio adjourned the meeting to the next regular meeting.

Ron Garcia
Planning Commission Secretary

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To: Planning and Preservation Commission Chair Solorio and Commissioners

From: Ron Garcia, Director of Community Development

Date: February 9, 2026

Subject: Public Review Draft of the Zoning Code Update, Specific Plan-5 Update and Objective Design Standards.

RECOMMENDATION:

Staff recommends that the Planning and Preservation Commission:

1. Receive and file a presentation on the Public Review Draft of the Zoning Code Update, Specific Plan-5 Update and Objective Design Standards.
2. Provide feedback and direction, as appropriate.

BACKGROUND:

1. On June 6, 2022, the City Council adopted the City's 6th Cycle 2021-2029 Housing Element, Safety Element Update, and Mitigated Negative Declaration.
2. On October 21, 2024, the City Council accepted the Regional Early Action Planning (REAP) 2.0 funding and entered into a Memorandum of Understanding (MOU) with Southern California Association of Governments (SCAG) (Contract No. 2306) to implement the REAP 2.0 Grant Program and help carry out key programs from the City's 6th Cycle Housing Element. The programs include the evaluation of adaptive re-use opportunities to support housing, streamlining the review process for new housing, and compliance with state housing laws.
3. On March 3, 2025, the City Council approved Contract No. 2343 with Rincon Consultants to implement the REAP 2.0 Grant Program, which includes updating the zoning code to comply with state laws, conduct a historic resource survey, and create clear objective design standards to maintain neighborhood character while streamlining development.
4. On May 5, 2025, the City Council approved a Community Outreach and Engagement Plan for the REAP 2.0 Grant Program to ensure that the diverse voices and priorities of San Fernando shape the development of critical planning documents that will guide housing production, preserve neighborhood character, and streamline city processes.
5. On August 12, 2025 the Planning and Preservation Commission received a presentation on the Housing Element Implementation Program and provided feedback.

6. On September 15, 2025 the City Council received a presentation on the Housing Element Implementation Program and provided feedback.
7. Commission consideration to recommend to the City Council adoption of the updates is tentatively scheduled for the Planning and Preservation Commission on April 13, 2026.

ANALYSIS:

In August and September 2025, the Housing Implementation Program and Objective Design Standards were presented to the Planning and Preservation Commission and the City Council for preliminary feedback. During these meetings, both bodies expressed a preference to adhere only to the minimum requirements mandated by state law, including not offering density bonuses beyond those required by statute. They also emphasized the importance of increasing open space without increasing residential density, improving transparency and simplicity within the planning process, and supporting a broader range of neighborhood-serving commercial uses and family-friendly entertainment opportunities. Revisions to the documents have been completed in accordance with state law and with the direction provided. Below is a description of the Zoning Code Updates, Specific Plan Updates and the proposed Objective Design Standards document.

Objective Design Standards

An Objective Design Standards document provides measurable, uniformly applicable design criteria that ensure high-quality development while meeting state requirements for objectivity in design review. The city-wide Residential and Mixed-Use Objective Design Standards set design standards for each type of residential development to promote neighborhood character while streamlining the development process. Objective standards are established for site design (set standards for building orientation, site access, and increase pedestrian comfort and safety), building design (mediate scale, massing and set standards for transitions to lower scale development), landscape (maintain established appearances, buffer residential units, create character and identity with landscape design, promote sustainability goals) and architectural styles. The architecture styles include Spanish Colonial Revival, Ranch, Craftsman, Contemporary, Tudor Revival, and Mission Revival.

Zoning Code Update

The Zoning Code is a Section of the Municipal Code that regulates and governs how land may be used and developed, establishing standards such as allowable land uses, building heights, setbacks, parking standards and site development requirements. The Density Bonus Ordinance is a section within the Zoning Code that implements state density bonus law by allowing qualifying housing projects to exceed certain standard zoning limits such as density, height, or parking in exchange for affordable units.

The proposed Zoning Code amendments modernize local standards, improve clarity, and ensure consistency with state housing and land-use requirements. Residential regulations have been updated to align with state law. Commercial use categories have been simplified by consolidating personal service and retail categories to better reflect evolving land-use patterns. As required by state law, multi-family housing and emergency shelters are now permitted in the zones required

by the housing element and State law. Additionally, fitness facilities and commercial recreation facilities under 2,500 square feet are now permitted by right. More open space areas such as parks, picnic areas and playgrounds were added as conditionally permitted uses in all residential zones and in the Service Commercial zone. Additional, state mandated updates to the Zoning Code include streamlined ADU review processes and by-right allowances for secondhand stores.

The Density Bonus Ordinance was revised and reorganized to be consistent with State Density Bonus Law. To comply with the Housing Element, a density bonus was added for housing developments that include a certain percentage of units with three or more bedrooms.

Parking standards have been expanded to include off-street parking standards for funeral homes, government offices, and social clubs. Dining parking requirements are now based on customer-accessible floor area and smaller fitness facilities and restaurants under 2,500 square feet have the same required parking as retail (one space for each 300 square feet of gross floor area). Updates also address residential parking dimensions, compact and ADA stall specifications, and new loading requirements.

Mixed-use regulations and standards remain the same but have been reorganized through the removal of the Mixed-Use Overlay and the creation of two new zones, CMU-1 and CMU-2, consistent with previous C-1 and C-2 designations. This update was made to protect the city from litigation, “Builder’s Remedy,” and prevent invalidation of the Housing Element, as some cities in California have faced lawsuits by relying on Housing Overlays.

Administrative procedures have been clarified and streamlined, including site plan review, SB 35 processing, discretionary review for projects opting out of the Objective Design Standards, and revisions to CUP-approved plans. Regulations for nonconforming structures have been clarified. The process for reviewing projects within the Precise Development (PD) Overlay was updated to be require a Site Plan Review Permit rather than a Certificate of Use which is a permit that is no longer used by the City.

Specific Plan Update

A Specific Plan is a detailed planning document that implements the general plan for a defined geographic area, establishing tailored land use regulations, development standards, infrastructure requirements, and design guidelines to guide coordinated, area-specific development. The San Fernando Corridors Specific Plan- 5 plan area covers Maclay Avenue, the Downtown area, 1st Street, San Fernando Road, and Truman Street.

Parallel updates were made to SP-5 to ensure consistency with the Zoning Code, expand opportunities for residential development, and integrate Housing Element requirements. Revisions include allowing apartments and condominiums in additional districts, adopting State-required parking exemptions, and updating noise and design requirements. Additionally, as recommended by commission and council, personal service, entertainment, and retail land uses that are permitted by right in the Downtown District were updated to be permitted by right

in the Maclay district. Updates also include revisions to subjective design standards to be objective or to instead refer to the Objective Design Standards document.

SB-79

Senate Bill 79, also known as the “Abundant and Affordable Homes Near Transit Act”, was signed into law on October 10, 2025, and will take effect on July 1, 2026. This legislation establishes new statewide development standards for properties located within one half mile or one quarter mile of designated transit-oriented development (TOD) stops on land zoned for residential, mixed use, and commercial uses, ensuring that multi-family housing is allowed at specified minimum heights, densities, and floor area ratios. SB 79 also requires Southern California Association of Governments (SCAG) to prepare TOD maps that classify transit areas into tiers based on transit type. At this time, there is no transit facilities in or near the City that meets SB 79 thresholds. However, SB 79 also applies to planned LA Metro projects. Currently LA County Metro is planning for improvements to the nearby Sylmar station. Improvements to these stations may increase commuter rail frequency beyond the thresholds in SB 79, and the City would have to make corresponding density increase. The potential area is identified in the exhibit below. City staff is awaiting further information and clarification from SCAG regarding following:

- If the Sylmar Station would qualify as a Tier 2 Transit Stop within SB 79.
- If the Sylmar Station does qualify, where would the increased density radius be measured from since no station improvement plans are available.

Outreach

The team has hosted five pop-up events to share project updates with the community and gather input. Three of these events featured an interactive activity where participants provided feedback on five key topics: zoning, historic preservation, design, neighborhood character, and community engagement. The other two pop-ups focused on promoting the community survey, which includes questions related to design, development, open space, and land use. In December the team held a Community Workshop in which residents participated in a game of Lotería where each card represented a planning topic and informed the residents about the topic and prompted questions for feedback. To date, 15-20 people participated at each of the five pop-up events and 102 people completed the survey.

Historic Resource Survey

Buildings throughout the city were evaluated to update the 2002 Historic Survey to include eligible historic resources. The newly identified historical resources were documented in a survey report that will be provided at a future date.

Receive and File a Presentation Regarding Public Review Draft of the Zoning Code Update, Specific Plan-5 Update and Objective Design Standards.

Page 5 of 5

CONCLUSION:

Staff recommends that the Planning and Preservation Commission receive and file the presentation, provide feedback and direction as appropriate.

ATTACHMENTS:

- A. [Draft Zoning Code Update](#)
- B. [Municipal Code Update \(Chapter 78, Subdivision\)](#)
- C. [Draft San Fernando Corridors Specific Plan- 5, Chapter 4](#)
- D. [Draft San Fernando Corridors Specific Plan- 5, Chapter 5](#)
- E. [Objective Design Standards](#)
- F. [San Fernando Zoning Map Update](#)