



**CITY OF SAN FERNANDO**

**CITY COUNCIL  
AND SUCCESSOR AGENCY TO THE  
SAN FERNANDO REDEVELOPMENT AGENCY  
SPECIAL MEETING AGENDA SUMMARY  
MONDAY, JANUARY 31, 2022 - 6:00 PM**

**CITY HALL COUNCIL CHAMBER  
117 MACNEIL STREET  
SAN FERNANDO, CALIFORNIA 91340  
TELECONFERENCE – PURSUANT TO PROVISIONS OF ASSEMBLY BILL 361**

**SPECIAL NOTICE REGARDING COVID-19**

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

**PUBLIC PARTICIPATION OPTIONS**

**WATCH THE MEETING:**

Live stream with audio and video, via YouTube Live, at:

<https://www.youtube.com/c/CityOfSanFernando>

Note: Comments submitted via YouTube will not be read into the record.

**SUBMIT PUBLIC COMMENT IN PERSON:**

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

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*Staff Contact Nick Kimball, City Manager*

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**SUBMIT PUBLIC COMMENT VIA EMAIL:**

Members of the public may submit comments **by email** to [cityclerk@sfcity.org](mailto:cityclerk@sfcity.org) no later than **5:00 p.m. the day of the meeting**, to ensure distribution to the City Council prior to consideration of the agenda. Comments received via email will be distributed to the City Council, read into the record, limited to three minutes, 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 6:00 p.m. and 6:15 p.m.** Comments will be heard in the order received, and limited to three minutes. If necessary, the call-in period may be extended by the Mayor. Note: This is audio only and no video.

**Call-in Telephone Number: (669) 900-6833**

**Meeting ID: 833 6022 0211**

**Passcode: 924965**

When connecting to the Zoom meeting to speak, you will be placed in a virtual “waiting area,” with your audio disabled, until it is your turn to speak and limited to three minutes.

**CALL TO ORDER/ROLL CALL**

**PLEDGE OF ALLEGIANCE**

Led by City Clerk Julia Fritz

**APPROVAL OF AGENDA**

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

**DECORUM AND ORDER**

The City Council, elected by the public, must be free to discuss issues confronting the City in an orderly environment. Public members attending City Council meetings shall observe the same rules of order and decorum applicable to the City Council (SF Procedural Manual). Any person making impertinent derogatory or slanderous remarks or who becomes boisterous while addressing the City Council or while attending the City Council meeting, may be removed from the room if the Presiding Officer so directs the sergeant-at-arms and such person may be barred from further audience before the City Council.

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### **PUBLIC STATEMENTS**

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Members of the public may provide a **live public comment by calling in between 6:00 p.m. and 6:15 p.m.** **CALL-IN INFORMATION: Telephone Number: (669) 900-6833; Meeting ID: 833 6022 0211; Passcode: 924965**

### **ADMINISTRATIVE REPORTS**

#### **1) PRESENTATION AND STUDY SESSION OF THE DRAFT 2021-2029 HOUSING ELEMENT AND SAFETY ELEMENT UPDATE TO THE GENERAL PLAN**

Recommend that the City Council receive a presentation and provide feedback on the proposed 2021-2029 Housing Element and Safety Element Update to the General Plan.

### **STAFF COMMUNICATION INCLUDING COMMISSION UPDATES**

### **GENERAL CITY COUNCIL/BOARD MEMBER COMMENTS AND LIAISON UPDATES**

**ADJOURNMENT** The meeting will adjourn to its next regular meeting.

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 24 hours prior to the special meeting.

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Julia Fritz, CMC

City Clerk

Signed and Posted: January 28, 2022 (3:30 p.m.)

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*The Regular Meetings of the City Council of the City of San Fernando also serves as concurrent Regular Meetings of the Successor Agency to the San Fernando Redevelopment Agency, and, from time to time, such other bodies of the City composed exclusive of the Members of the City Council.*

*Agendas and complete Agenda Packets (including staff reports and exhibits related to each item) are posted on the City's Internet website [www.sfcity.org](http://www.sfcity.org). These are also available for public reviewing prior to a meeting in the City Clerk Department. Any public writings distributed by the City Council to at least a majority of the Councilmembers regarding any item on this regular meeting agenda will also be made available at the City Clerk Department at City Hall located at 117 Macneil Street, San Fernando, CA, 91340 during normal business hours. In addition, the City may also post such documents on the City's website at [www.sfcity.org](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 City Clerk Department at (818) 898-1204 or [cityclerk@sfcity.org](mailto:cityclerk@sfcity.org) at least 48 hours prior to the meeting.*

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**Special Meeting  
San Fernando City Council  
and Successor Agency to the  
San Fernando Redevelopment Agency**

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## AGENDA REPORT

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**To:** Mayor Mary Mendoza and Councilmembers

**From:** Nick Kimball, City Manager  
By: Kanika Kith, Director of Community Development

**Date:** January 31, 2022

**Subject:** Presentation and Study Session of the Draft 2021-2029 Housing Element and Safety Element Update to the General Plan

### **RECOMMENDATION:**

It is recommended that City Council receive a presentation and provide feedback on the proposed 2021-2029 Housing Element and Safety Element Update to the General Plan.

### **BACKGROUND:**

1. Since 1969, the State has required all cities and counties in California to adopt a Housing Element that 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.
2. The City of San Fernando is one of 197 local jurisdictions within the Southern California Association of Governments (SCAG), who is responsible for assigning the Regional Housing Needs Assessment (RHNA) allocation in Los Angeles, Orange, Riverside, San Bernardino, Imperial, and Ventura counties. All jurisdictions in SCAG regions are currently working on updating their Housing Element to plan for the 6<sup>th</sup> Cycle RHNA allocation for the next 8-year period (October 2021 to October 2029) as required by the State.
3. On September 4, 2020, SCAG issued a draft of the 6<sup>th</sup> Cycle RHNA allocation, which assigned 1,791 housing units to the City of San Fernando.
4. On October 26, 2020, the City filed an appeal of the RHNA allocation to SCAG arguing that the allocation does not reflect local planning factors such as jobs-housing balance, sewer and water infrastructure constraints, and availability of land in the City, among other flaws.
5. On December 18, 2020, staff held a kick-off meeting with the City's Housing Consultant, Houseal Lavigne, to commence work on the Housing Element Update.

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6. On January 11, 2021, SCAG 6<sup>th</sup> Cycle RHNA Appeals Board considered and denied the appeal filed by the City, thus reaffirming the draft allocation of 1,791 housing units. Out of 52 jurisdictions who filed the appeal, only one jurisdiction (Pico Rivera) received a re-allocation that was granted due to a mathematical miscalculation on SCAG's behalf.
7. On March 4, 2021, SCAG finalized their 6<sup>th</sup> Cycle RHNA Allocation plan that increased the total allocation to the City of San Fernando from 1,791 to 1,795 units.
8. Virtual community meetings were held on March 25, 2021, May 12, 2021, and August 11, 2021 to share the process and receive feedback from the community.
9. Technical Advisory Committee (TAC) meetings were held on April 13, 2021, May 18, 2021, and December 2, 2021 to review the proposed Housing Element Update and receive feedback.
10. On October 29, 2021, a Draft 2021-2029 Housing Element Update was posted on the City's Website ([Click Here](#)) for public review. Hard copies of the Draft Housing Element were made available at the San Fernando Library, Las Palmas Park, and Recreation Park.
11. The Draft Housing Element Update was presented to the Planning and Preservation Commission on November 8, 2021. Prior to presentation of the Draft Housing Element Update, discussions were held with the Commission regarding the RHNA allocation and Housing Element Update process on October 12, 2020 and May 10, 2021.
12. On November 12, 2021, the Draft Housing Element Update was sent to the California Department of Housing and Community Development (HCD) for their initial 60-day review.
13. On December 16, 2021, a Draft Mitigated Negative Declaration (MND) was released for a 30-day public review period from December 16, 2021 to January 17, 2021. A Notice of Intent to adopt the Draft MND was published in the *San Fernando Sun* and submitted to the State Clearinghouse. The notice was also sent to all interested residents, regional, state and federal agencies. A copy of the draft MND is available at City Hall and online ([Click Here](#)).
14. On December 22, 2021, a Draft Safety Element was posted on the city website ([Click Here](#)) for public review. A copy the Draft Safety Element is available for public review at city hall and online. The Safety Element was updated to satisfy Senate Bill (SB) 379 and SB 1035.

**ANALYSIS:**

Housing Element Updates and Regional Housing Needs Allocation.

State law requires every city and county in California to adopt and implement a General Plan, which established overall goals and polices for future growth of the jurisdiction. A city's General

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Plan must include a Housing Element as one of seven mandatory elements (land use, transportation, conservation, noise, open space, safety and housing). The Housing Element must include policies and programs to meet existing and future housing needs for the City, as established by HCD and SCAG.

For jurisdictions in the SCAG region, which includes San Fernando, state law requires that the Housing Element be updated every eight years. The Housing Element update process serves as an opportunity to update housing and land-use strategies to reflect changing needs, resources, and conditions.

*Draft 2021-2029 Housing Element*

To meet the City's RHNA allocation of 1,795 units, the Draft Housing Element proposes a mixed-use overlay in existing commercial corridors along South Brand Boulevard and San Fernando Mission Boulevard. The proposed mixed-use overlay helps protect existing residential neighborhoods by not increasing density to accommodate additional housing units in residential neighborhoods. The overlay approach helps preserve existing residential neighborhood characters while directing developments to commercial corridors that can accommodate the demand for additional density to meet the RHNA allocation.

The proposed mixed-use overlay will not only help meet the RHNA allocation, but also bring several benefits to the City. The proposed mixed-use overlay will create flexibility for existing commercial properties to create a live-work environment that will:

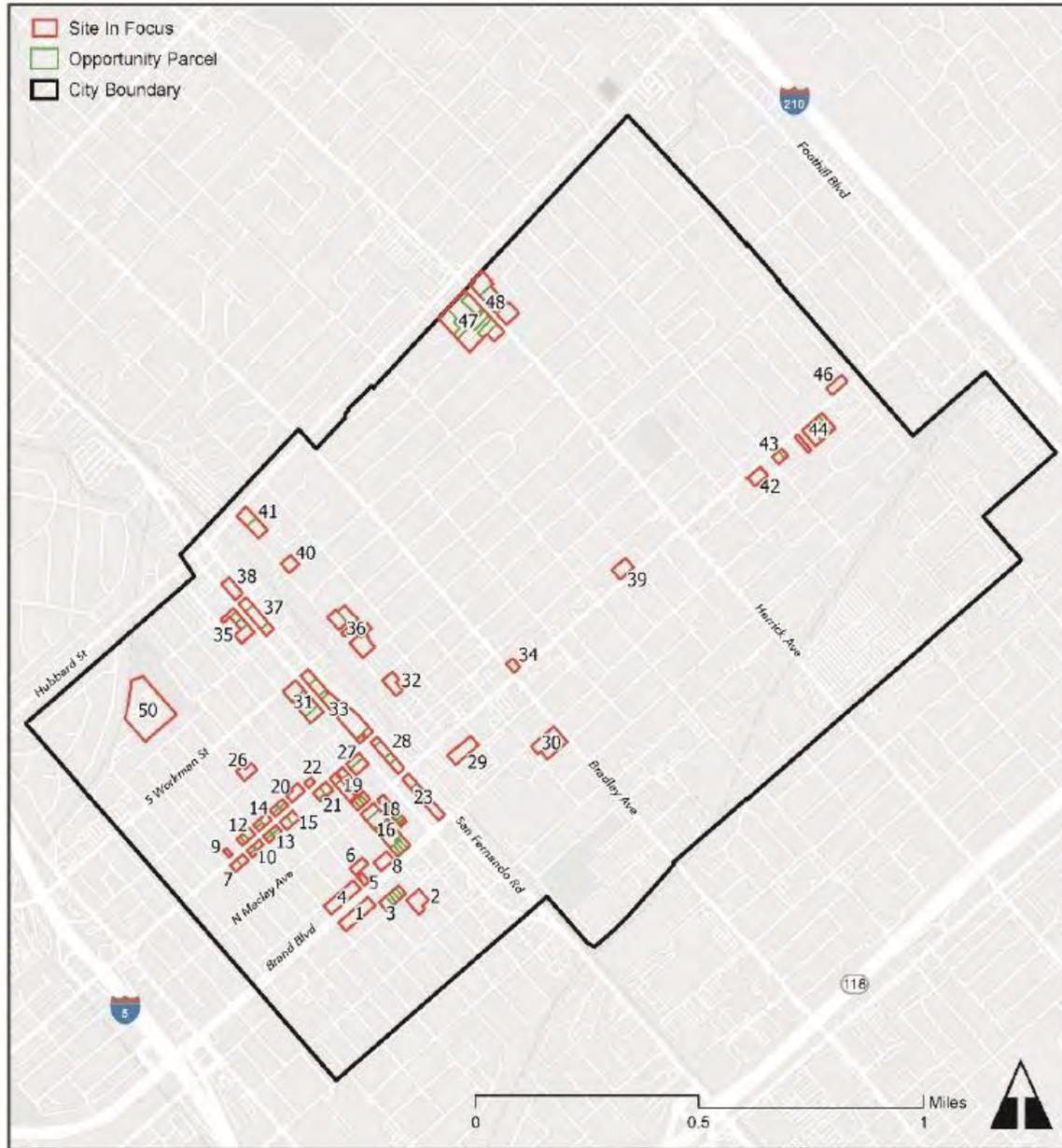
1. Help increase foot traffic to support local businesses.
2. Reduce the need for vehicle travel by bringing residents and visitors to one location to live, work, eat, shop, and play.
3. Bring shared community spaces to help foster interaction among community members.

Overall, the proposed mixed-use overlay will address the City's housing needs, help promote sustainability, and encourage economic development.

As required by HCD, 50 opportunity sites have been identified to accommodate the 1,795 RHNA allocation. These sites are mostly in Specific Plan 5 (SP 5) area with a few sites outside the SP 5 boundary. A map of the potential sites is shown below. More details of these sites are provided as an appendix to the Draft Housing Element.

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**Figure 1: Opportunity Sites**



**Safety Element Update**

As part of the Housing Element update, the Safety Element has been updated to address wildfire and climate adaptation as required by SB 379 and SB 1035. The Draft Safety Element identifies existing hazard conditions such as geological, flood, fire, water demand, hazardous materials and climate change vulnerability. The Draft Safety Element update provides goals and policies that aim to address each hazard conditions.

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### Environmental Justice Policies

Both the Draft Housing Element and Safety Element include policies addressing environmental justice as required by SB 1000. SB 1000 requires all local jurisdictions to create an Environmental Justice Element or incorporate environmental justice policies when updating two or more elements of its general plan. Environmental justice policies are included in the Draft Housing Element and Safety Element to address challenges in disadvantaged communities and to promote civic engagement. These policies will serve as the basis for a separate Environment Justice Element, which staff will explore creating as part of a comprehensive General Plan update in the near future.

### Environmental Review

Pursuant to the California Environmental Quality Act (CEQA), a Draft Mitigated Negative Declaration (MND) has been prepared for the Housing Element and Safety Element update. The Draft MND analyzed potential environmental impacts and included mitigation measures to mitigate any potential impacts to less than a significant level. The Draft MND was released for a 30-day public review period started on December 16, 2021 and concluded on January 17, 2022. The Draft MND is available on the City of San Fernando website ([Link to Mitigate Negative Declaration](#)) and at the planning counter.

### Time Line

A tentative schedule has been created for adoption of the Housing Element and Safety Element.

- January 12, 2022: Comments due from HCD.
- January 31, 2022: City Council Study Session of the Draft Housing Element Safety Element Study Session.
- March 14, 2022: Planning and Preservation Commission review and recommendation to City Council.
- April 4, 2022: City Council consideration and adoption of the Draft Housing Element and Safety Element.

### **BUDGET IMPACT:**

The Housing Element Update is funded by a combination of state grant funds totaling \$310,000 from the Senate Bill 2 (SB 2) Planning Grant Program and the State's Local Early Action Planning (LEAP) Grants Program.

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**CONCLUSION:**

Staff recommends that the City Council receive the presentation and provide feedback on the proposed 2021-2029 Housing Element and Safety Element Update to the General Plan.

**ATTACHMENTS:**

- A. [Draft 2021-2029 Housing Element Update](#) (Click link to view document)
- B. [Draft Safety Element Update](#) (Click link to view document)
- C. [Draft Mitigated Negative Declaration](#) (Click link to view document)