



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 TUESDAY, AUGUST 12, 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 at least 2 business days prior to the meeting.

SUBMIT PUBLIC COMMENT IN PERSON:

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

SUBMIT PUBLIC COMMENT VIA EMAIL:

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

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

Members of the Public may **call-in between 5:30 p.m. and 5:45 p.m.** Comments will be heard in the order received, and limited to three minutes. If necessary, the call-in period may be extended by the Chair. Note: This is audio only and no video.

Call-in Telephone Number: (669) 900-6833
Meeting ID: 896 2370 9376
Passcode: 194996

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

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CALL TO ORDER/ROLL CALL

TELECONFERENCE REQUESTS/DISCLOSURE

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

PLEDGE OF ALLEGIANCE

Led by Commissioner Martinez

APPROVAL OF AGENDA

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

DECORUM AND ORDER

City Commissioners are appointed by City Council and must be free to discuss issues confronting the city in an orderly environment. Member of the public attending City Commission meetings shall observe the same rules of order and decorum applicable to the City Council ([SF Procedural Manual](#)). Any person making impertinent derogatory or slanderous remarks or who becomes boisterous while addressing a City Commission or while attending a City Commission meeting, may be removed from the room if the Presiding Officer so directs the Sergeant-At-Arms and such person may be barred from further audience before the City Commission.

PUBLIC STATEMENTS

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

Members of the public may submit comments by email to communitydevelopment@sfcity.org no later than **12:00 p.m. the day of the meeting**, to ensure distribution to the Planning and Preservation Commission and made part of the official public record of the meeting.

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

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CONSENT CALENDAR

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

February 13, 2023 - Regular Meeting

March 13, 2023 - Regular Meeting

April 10, 2023 - Regular Meeting

October 14, 2024 - Regular Meeting

June 6, 2025 - Regular Meeting

ADMINISTRATIVE REPORTS

2. PRESENTATION ON ZONING ORDINANCE UPDATE AND OBJECTIVE DESIGN STANDARDS.

Staff recommends that the Planning and Preservation Commission

- a. Hold a workshop to provide feedback, discuss topics and provide direction to City Staff on the Zoning Ordinance Update and Objective Design Standards document.

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.

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ADJOURNMENT The meeting will adjourn to its next regular meeting.

AFFIDAVIT OF POSTING

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

Dated: _____ at: _____

Signed By: _____

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

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

**FEBRUARY 13, 2023 – 6:30 P.M.
REGULAR MEETING**

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

CALL TO ORDER/ROLL CALL

Vice Chair Marvin Perez called the meeting to order at 6:30 p.m.

Present: Commission: Vice Chair Marvin Perez, Commissioner Yvonne Peña,
Commissioner David Bernal, Commissioner Hector A. Pacheco, and
Commissioner Francisco Solorio

Staff: Community Development Director Kanika Kith, Assistant City
Attorney Norma Tabares, City Clerk Julia Fritz, Associate Planner
Marina Khrustaleva, Administrative Assistant Kenya Marquez

Absent: None.

TELECONFERENCING REQUESTS/DISCLOSURE

No requests considered.

PLEDGE OF ALLEGIANCE

Led by Commissioner Bernal

APPROVAL OF AGENDA

Motion by Commissioner Peña, seconded by Commissioner Bernal to approve the agenda. The motion carried, unanimously with Commissioner Solorio absent.

PUBLIC STATEMENTS – WRITTEN/ORAL

Anabel D. spoke on the need for higher fencing due to an incident that occurred in her home.

REORGANIZATION OF THE PLANNING AND PRESERVATION COMMISSION

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City Clerk Julia Fritz administered the Oath of Office and swore in Commissioners Hector A. Pacheco and Francisco Solorio.

Vice Chair Perez opened nominations for Chair.

Commissioner Bernal self-nominated for Chair and the motion was seconded by Commissioner Peña.

Commissioner Pacheco nominated Vice Chair Perez for chair. Vice Chair Perez declined the nomination.

Vice Chair Perez nominated Commissioner Bernal for chair

There were no other nominations for Chair, by consensus, nominations were closed.

For Commissioner Bernal as Chair, the motion carried unanimously.

Chair Bernal opened nominations for Vice Chair.

Commissioner Perez nominated Commissioner Peña, and the motion was seconded by Commissioner Peña.

There were no other nominations for Vice Chair, by consensus, nominations were closed.

For Commissioner Peña as Vice Chair, the motion carried unanimously.

CONSENT CALENDAR

Motion by Vice Chair Peña, seconded by Commissioner Perez to approve the Consent Calendar items:

1. CONSIDERATION TO APPROVE PLANNING AND PRESERVATION COMMISSION MEETING MINUTES FOR:
 - a. February 14, 2022 – Regular Meeting

The motion carried, unanimously.

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ADMINISTRATIVE REPORTS

2. REVIEW OF ROSENBERG’S RULES OF ORDER

Community Development Director Kith presented the staff report and the Commission reviewed a video on Rosenberg’s Rules of Order prepared by the Institute of Local Government.

STAFF COMMUNICATION

Director of Community Development Kith introduced new staff members, Kenya Marquez and Marina Khrustaleva.

Administrative Assistant Kenya Marquez and Associate Planner Marina Khrustaleva provided brief introductions.

Assistance City Attorney Tabares provided an update regarding AB 2449, which took effect January 1st in regards to the Brown Act.

GENERAL COMMISSION COMMENTS

Commissioner Pacheco expressed his happiness to join the Commission and looks forward to working with his colleagues.

Commissioner Solorio spoke on his background, experience, and excitement to join the Commission.

Commissioner Perez welcomed Commissioners Pacheco and Solorio, and congratulated Vice Chair Perez and Chair Bernal.

Vice Chair Peña welcomed Commissioners Pacheco and Solorio, as well as commented on the public statement made.

Chair Bernal welcomed Vice Chair Peña, Commissioners Pacheco and Solorio; as well as encouraged Commissioners to go above and beyond.

Vice Chair Peña shared the history of the Commission gavel.

ADJOURNMENT (7:50 p.m.)

Commissioner Pacheco motioned to adjourn the meeting to the next regular meeting, seconded by Vice Chair Peña. The motion carried unanimously.

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I do hereby certify that the foregoing is a true and correct copy of the minutes of the February 13, 2023, Regular meeting as approved by the San Fernando Planning and Preservation Commission.

Kenya Marquez
Housing Coordinator

Note: The current sitting members of the Planning and Preservation Commission approved the minutes as to form only during the meeting of February 13, 2023, and are not validating the accuracy of the minutes since they were not part of the Planning and Preservation Commission during that time period.

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

**MARCH 13, 2023 – 6:30 P.M.
REGULAR MEETING**

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

CALL TO ORDER/ROLL CALL

Chair David Bernal called the meeting to order at 6:34 p.m.

Present: Commission: Chair David Bernal, Vice Chair Yvonne Peña, Commissioner Marvin Perez, and Commissioner Francisco Solorio

Staff: Community Development Director Kanika Kith, Assistant City Attorney Norma Tabares, Associate Planner Marina Khrustaleva, Administrative Assistant Kenya Marquez

Absent: Commissioner Hector A. Pacheco

TELECONFERENCE REQUESTS/DISCLOSURE

No requests considered.

PLEDGE OF ALLEGIANCE

Led by Vice Chair Yvonne Peña

APPROVAL OF AGENDA

Motion by Vice Chair Peña, seconded by Commissioner Perez to approve the agenda. The motion carried, unanimously with Commissioner Pacheco absent.

PUBLIC STATEMENTS

Gabriel Lopez spoke on the need for a fence to remain at his grandparent's home at 1926 Seventh St.

Jesus Ochoa, Chairman of the Board of Trustees of the Odd Fellows Lodge, spoke on being allowed to build a rod iron fence with commercial standards.

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CONSENT CALENDAR

Motion by Vice Chair Peña, seconded by Commissioner Perez to approve the Consent Calendar items:

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

- a. March 14, 2022 – Regular Meeting

The motion carried, unanimously with Commissioner Pacheco absent.

PUBLIC HEARING

2) **DISCUSSION OF A PROPOSED TEMPORARY MORATORIUM ON THE INSTALLATION OF ARTIFICIAL TURF OR SYNTHETIC GRASS**

Director of Community Development Kanika Kith and Associate Planner Marina Khrustaleva presented the staff report and responded to Commissioner questions.

Commissioner Solorio inquired about the number of residents in San Fernando currently utilizing artificial turf; and requested further information on the City's water quality and its relevance to the proposed moratorium.

Commissioner Perez asked about the number of citations issued for landscape violations to better understand current enforcement levels.

Vice Chair Peña asked about the potential impact of the moratorium on schools and daycare facilities; and suggested providing educational materials on artificial turf for community awareness.

Chair Bernal expressed that a moratorium would allow time to inform the community about rebate options for alternative landscaping. Chair Bernal emphasized the importance of prioritizing health and safety in the discussion around artificial turf.

3) **DISCUSSION OF A PROPOSED ZONE TEXT AMENDMENT (ZTA 2023-001) TO SECTION 106-970, WALLS AND FENCES, TO UPDATE REGULATIONS FOR WALLS AND FENCES**

Director of Community Development Kanika Kith and Associate Planner Marina Khrustaleva presented the staff report and responded to Commissioner questions.

The commission reached a consensus in support of several amendments, with Commissioner Pacheco absent. These amendments include allowing 4-foot high, non-view-obscuring fences in front yards and street-facing side yards on corner lots, as well as permitting 4-foot high vegetative hedges in front yards and along street-facing side yards on corner lots, provided

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they do not obscure the sight clearance triangle. A non-view-obscuring fence is defined as one in which solid components make up no more than 50% of the total surface area of the fence's face. The commission also supported allowing a combination of a fence and a wall in front yards, with the wall portion comprising no more than one-third of the total height. Additionally, the commission recommended prohibiting the use of vinyl fences.

Chair Bernal opened the public hearing.

Chair Bernal opened public comments. No public comments were received. Chair Bernal closed the public comment portion of the public hearing.

Motion by Vice Chair Peña, seconded by Commissioner Perez to continue the proposed Zone Text Amendment (ZTA 2023-001) to the next regular Planning and Preservation Commission meeting on April 10, 2023. The motion carried, unanimously with Commissioner Pacheco absent.

ADMINISTRATIVE REPORTS

4) URBAN FOREST MANAGEMENT PLAN PROJECT UPDATE

Management Analyst Kenneth Jones presented the staff report and responded to Commissioner questions.

5) GENERAL PLAN HOUSING ELEMENT ANNUAL PROGRESS REPORT FOR CALENDAR YEAR 2022

Housing Coordinator/Administrative Assistant Kenya Marquez presented the staff report.

GENERAL COMMISSION COMMENTS

Commissioner Perez expressed anticipation for the upcoming Commission meeting workshop.

Vice Chair Peña mentioned safety and visibility concerns on Fourth Street, particularly regarding parking and the need to extend red zones. Vice Chair Peña also noted that business owners on Maclay Avenue have experienced a decline in business due to street closures.

Chair Bernal mentioned that some street lines and stop signs are not clearly visible, posing potential safety concerns. Chair Bernal also shared he has observed an increase in the number of unhoused individuals in the downtown area.

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STAFF COMMUNICATION

Community Development Director Kanika Kith shared the City is prioritizing high-traffic areas for the street slurry seal project and Public Works will implement additional communication methods to keep businesses informed about future developments; Phase 1 of the Climate Action Resilience Plan, in collaboration with consultant Rincon, has just begun, and the City is actively working to secure a state grant to fund Phase 2. Director Kith shared that as part of the City's sustainability efforts, staff will no longer print agenda packets for meetings; Cal Poly students are working with the City on landscape updates and will prepare proposed designs, which will be presented to the Commission at a later date. Lastly, Director Kith highlighted that last year, the Council adopted a Homelessness Action Plan, approved the creation of a Housing Coordinator position, and established a Housing Division to advance the City's housing initiatives.

Assistant City Attorney Norma Tabares provided the Commission an update of the Brown Act and procedural requirements to ensure compliance with legislative protocols.

ADJOURNMENT (8:23 p.m.)

Vice Chair Peña motioned to adjourn the meeting to the next regular meeting, seconded by Commissioner Perez. The motion carried, unanimously with Commissioner Pacheco absent.

I do hereby certify that the foregoing is a true and correct copy of the minutes of the March 13, 2023, Regular meeting as approved by the San Fernando Planning and Preservation Commission.

Kenya Marquez
Housing Coordinator

Note: The current sitting members of the Planning and Preservation Commission approved the minutes as to form only during the meeting of March 13, 2023, and are not validating the accuracy of the minutes since they were not part of the Planning and Preservation Commission during that time period.

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

**MONDAY, APRIL 10, 2024 – 6:30 P.M.
REGULAR MEETING**

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

CALL TO ORDER/ROLL CALL

Chair David Bernal called the meeting to order at 6:38 p.m.

Present: Commissioners: Chair David Bernal, Commissioner Francisco Solorio,
Commissioner Hector A. Pacheco

Staff: Assistant City Attorney Norma Tabares, Community Development
Director Kanika Kith, Associate Planner Marina Khrustaleva,
Housing Coordinator Kenya Marquez, and Administrative
Assistant Yesenia Becerra

Absent: Vice Chair Yvonne Peña

TELECONFERENCE REQUESTS/DISCLOSURE

No requests considered.

PLEDGE OF ALLEGIANCE

Led by Chair Bernal

PUBLIC STATEMENTS – WRITTEN/ORAL

Hasmire Mousheghian spoke on fence materials and height requirements. Email responses from the City of Pasadena and City of South Pasadena regarding vinyl fencing were read into the record.

Mirella Tovar spoke on construction hour restrictions.

APPROVAL OF AGENDA

Motion by Commissioner Pacheco, seconded by Commissioner Solorio to approve the agenda.

The motion carried, unanimously with Vice Chair Peña absent.

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MINUTES – Regular Meeting April 10, 2023

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CONSENT CALENDAR

Motion by Commissioner Pacheco, seconded by Commissioner Solorio to approve:

- 1) CONSIDERATION TO APPROVE PLANNING AND PRESERVATION COMMISSION MEETING MINUTES FOR:
 - a. April 11, 2022 – Regular Meeting

The motion carried, unanimously with Vice Chair Peña absent.

PUBLIC HEARING

- 2) DISCUSSION OF A PROPOSED ZONE TEXT AMENDMENT (ZTA 2023-001) TO SECTION 106-970, WALLS AND FENCES, TO UPDATE REGULATIONS FOR WALLS AND FENCES

Chair Bernal opened the Public Hearing.

Associate Planner Marina Khrustaleva presented the staff report and responded to Commissioner questions, as well as gathered feedback from Commissioners.

Motion by Chair Bernal, seconded by Commissioner Pacheco to continue the proposed Zone Text Amendment (ZTA 2023-001) to the next regular Planning and Preservation Commission meeting on May 8, 2024. The motion carried, unanimously with Vice Chair Peña absent.

- 3) CONDITIONAL USE PERMIT (CUP 2023-001) – A MODIFICATION TO CONDITIONAL USE PERMIT 1987-09 AND A LETTER OF PUBLIC CONVENIENCE OR NECESSITY FOR A TYPE 21 LICENSE TO SALE OF BEER, WINE, AND DISTILLED SPIRITS FOR OFF-SITE CONSUMPTION AT THE NEW TARGET STORE LOCATED AT 12920 FOOTHILL BOULEVARD.

Community Development Director Kanika Kith presented the staff report.

Motion by Commissioner Pacheco, seconded by Commissioner Solorio to continue the proposed Conditional Use Permit (Cup 2023-001) to the next regular Planning and Preservation Commission meeting on May 8, 2024. The motion carried, unanimously with Vice Chair Peña absent.

STAFF COMMUNICATION

Director of Community Development Kith provided an update on the urgency ordinance that placed a temporary moratorium on artificial turf; as well as introduced Administrative Assistant Yesenia Becerra.

GENERAL COMMISSION COMMENTS

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MINUTES – Regular Meeting April 10, 2023

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Commissioner Solorio had no comments.

Commissioner Pacheco mentioned it was a great meeting and thanked staff for the presentations.

Chair Bernal thanked staff for the presentations.

ADJOURNMENT (8:00 p.m.)

Chair Bernal adjourned the meeting to the next regular meeting.

I do hereby certify that the foregoing is a true and correct copy of the minutes of the March 13, 2023, Regular meeting as approved by the San Fernando Planning and Preservation Commission.

Kenya Marquez
Housing Coordinator

Note: The current sitting members of the Planning and Preservation Commission approved the minutes as to form only during the meeting of February 13, 2023, and are not validating the accuracy of the minutes since they were not part of the Planning and Preservation Commission during that time period.

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

**MONDAY, OCTOBER 14, 2024 – 5:30 P.M.
REGULAR MEETING**

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

**Chair Sean M. Rivas, Vice Chair Cecilia Martinez, Commissioner Francisco Solorio,
Commissioner Sylvia Ballin, Commissioner Fernando Diaz**

CALL TO ORDER/ROLL CALL

Chair Sean M. Rivas called the meeting to order at 5:36 p.m.

Present: Commissioners: Chair Sean M. Rivas, Vice Chair Cecilia Martinez, Commissioner Francisco Solorio, Commissioner Sylvia Ballin, Commissioner Fernando Diaz

Staff: Assistant City Attorney Lloyd Pilchen, Community Development Director Erika Ramirez, Associate Planner Marina Khrustaleva, Housing Coordinator Kenya Marquez, Precision Civil Engineering Consultant Bonique Emerson

Absent: None.

TELECONFERENCE REQUESTS/DISCLOSURE

No requests considered.

PLEDGE OF ALLEGIANCE

Led by Commissioner Martinez

APPROVAL OF AGENDA

Motion by Commissioner Ballin, seconded by Vice Chair Martinez to approve the agenda as amended to discuss item #3 before item #2.

The motion carried, unanimously with Commissioner Diaz absent.

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PUBLIC STATEMENTS

Bertha Cardenas spoke in opposition of Agenda Item No. 3.

Maria Gina P. and Liz Castaneda spoke of safety and parking concerns caused by Shadow Grove Brewery.

CONSENT CALENDAR

Motion by Commissioner Ballin, seconded by Commissioner Solorio to approve:

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

- a. November 8, 2021 - Regular Meeting

The motion carried, unanimously with Commissioner Diaz absent.

PUBLIC HEARING

Item considered out of order

3. SITE PLAN REVIEW (SPR2024-001) TO CONSTRUCT A 3-STORY, 10-UNIT TOWNHOUSE RESIDENTIAL DEVELOPMENT WITH 2 DETACHED ACCESSORY DWELLING UNITS AND ASSOCIATED SITE IMPROVEMENTS INCLUDING THE DEMOLITION OF AN EXISTING SINGLE FAMILY HOME AND ACCESSORY STRUCTURES AT 833 N. BRAND AVENUE WITHIN THE MULTIPLE-FAMILY DWELLING/PRECISE DEVELOPMENT OVERLAY ZONE (R-2/PD) FOR THE PURPOSES OF ISSUING A CERTIFICATE OF USE.

Associate Planner Marina Khrustaleva presented the staff report. Director of Community Development Ramirez, Associate Planner Khrustaleva and Assistant City Attorney Pilchen responded to Commissioner questions.

Commissioner Fernando Diaz arrived at 5:57 p.m.

The Developer, Fred Partovi introduced himself to the Commission.

Chair Rivas opened public comments.

The following spoke in opposition of Agenda Item No. 3:

Virginia Ruiz

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Margarita Cervacio
Julie Cuellar
Miguel Montanez
Maria Garrido
Maria Carrillo
Lillian Navarro
Ricardo Benitez
Ignacio Vergara
Maria C. Lombera

Motion by Commissioner Ballin, seconded by Commissioner Martinez to close the public hearing. The motion carried, unanimously.

Director of Community Development Ramirez, Associate Planner Khrustaleva and Assistant City Attorney Pilchen, and Developer Partovi responded to Commissioner questions.

Motion by Vice Chair Martinez, seconded by Chair Rivas to adopt Planning and Preservation Commission Resolution No. 2024-05 to Issue a Certificate of Use. The motion failed by the following vote:

ROLL CALL

AYES: Martinez - 1
NAYES: Ballin, Solorio, Diaz - 3
ABSENT: None
ABSTAIN: Rivas - 1

2. PROPOSED ZONING TEXT AMENDMENT (ZTA2024-001); PROPOSED ZONING MAP AMENDMENT (ZMA2024-001) AND PROPOSED SPECIFIC PLAN AMENDMENT (SPA2024-001) TO CHAPTER 106 (ZONING) OF CITY OF SAN FERNANDO MUNICIPAL CODE AND THE SAN FERNANDO CORRIDORS SPECIFIC PLAN (SP-5) TO ESTABLISH THE MIXED-USE OVERLAY/SPECIFIC PLAN OVERLAY DISTRICTS AND REZONE SEVERAL PROPERTIES CONSISTENT WITH THESE OVERLAYS.

Precision Civil Engineering Consultant Bonique Emerson presented the staff report. Director of Community Development Ramirez, Consultant Emerson and Assistant City Attorney Pilchen responded to Commissioner questions.

Motion by Commissioner Ballin seconded by Commissioner Martinez to open the public comment portion of the public hearing. The motion carried, unanimously.

There were no public comments.

Motion by Commissioner Martinez, seconded by Commissioner Ballin to close the public hearing. The motion carried, unanimously.

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Motion by Vice Chair Martinez seconded by Commissioner Solorio to adopt Planning and Preservation Commission Resolution No. 2024-03. The motion carried by the following vote:

ROLL CALL

AYES: Rivas, Martinez, Solorio, Diaz - 4

NAYES: Ballin - 1

ABSENT: None

ABSTAIN: None

Motion by Vice Chair Martinez, seconded by Commissioner Solorio to adopt Planning and Preservation Commission Resolution No. 2024-04. The motion carried by the following vote:

ROLL CALL

AYES: Rivas, Martinez, Diaz - 3

NAYES: Ballin, Solorio - 2

ABSENT: None

ABSTAIN: None

Motion by Commissioner Diaz, seconded by Commissioner Solorio to reconsider the vote for Planning and Preservation Commission Resolution No. 2024-03. The motion carried by the following vote:

ROLL CALL

AYES: Rivas, Solorio, Diaz, Ballin - 4

NAYES: Martinez - 1

ABSENT: None

ABSTAIN: None

Motion by Vice Chair Martinez seconded by Commissioner Ballin to adopt Planning and Preservation Commission Resolution No. 2024-03. The motion failed by the following vote:

ROLL CALL

AYES: Rivas, Martinez - 2

NAYES: Ballin, Solorio, Diaz - 3

ABSENT: None

ABSTAIN: None

Motion by Commissioner Solorio seconded by Commissioner Ballin to recommend that the City Council not adopt an ordinance amending the San Fernando Corridors Specific Plan (SP-5) Figure 4.1 – City Land Use Districts and Overlays Map to add the Downtown Residential Overlay and Flex Use Overlay to 11 Parcels and adopting a CEQA MND Addendum.

The motion carried by the following vote:

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ROLL CALL

AYES: Ballin, Solorio, Diaz – 3

NAYES: Rivas, Martinez – 2

ABSENT: None

ABSTAIN: None

ADMINISTRATIVE REPORTS

None.

STAFF COMMUNICATION

Community Development Director Erika Ramirez polled the Commission's availability for a future meeting.

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

Commissioner Solorio and Diaz had no comments.

Commissioner Ballin mentioned her excitement for having the community attend the Commission meeting, as well as thanked staff and her fellow Commissioners.

Chair Rivas and Vice Chair Martinez thanked staff for the presentation.

ADJOURNMENT (9:37 p.m.)

Chair Rivas adjourned the meeting to the next regular meeting on Tuesday, November 12, 2024.

I do hereby certify that the foregoing is a true and correct copy of the minutes of the October 14, 2024, Regular meeting as approved by the San Fernando Planning and Preservation Commission.

Kenya Marquez
Housing Coordinator

Note: The current sitting members of the Planning and Preservation Commission approved the minutes as to form only during the meeting of October 14, 2023, and are not validating the accuracy of the minutes since they were not part of the Planning and Preservation Commission during that time period.



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

JUNE 9, 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 5:30 p.m.

PRESENT:

Commission: Chairperson Francisco Solorio, Vice Chair Lua, Commissioners Cecilia Martinez, Flor Sanchez

Staff: Planning Manager Ron Garcia, Director of Community Development Erika Ramirez, Assistant City Attorney Lloyd Pilchen (Virtual), Associate Planner Marina Khrustaleva, and Administrative Assistant Yesenia Becerra

PLEDGE OF ALLEGIANCE

Led by Vice Chair Lua

APPROVAL OF AGENDA

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

DECORUM AND ORDER

Assistant City Attorney Lloyd Pilchen virtually read the Decorum and Order.

PUBLIC STATEMENTS

None.

CONSENT CALENDAR

Motion by Commissioner Martinez, seconded by Commissioner Sanchez to approve the Consent Calendar items:

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

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- a. May 12, 2025 – Regular Meeting

The motion carried, unanimously.

ADMINISTRATIVE REPORTS

2. PRESENTATION ON THE CALIFORNIA HOUSING LEGISLATION UPDATE

Planning Manager Ron Garcia reviewed and presented staff presentation

Commissioners provided their questions and feedback

Item received and filed.

PUBLIC COMMENT

None

COMMISSION COMMENTS

No comments or further questions

STAFF COMMUNICATIONS

Director of Community Development Erika Ramirez highlighted several upcoming dates. The date for the next Planning and Preservation Commission meeting which would include the request to discuss the future start time of the Commission meetings. The August Planning and Preservation Commission meeting date has been changed to Tuesday August 12, 2025. Also highlighted the topics for both July and August meetings would be Administrative Action only consisting of informative workshop for both SCAG and CARP.

ADJOURNMENT (6:35 p.m.)

Chairperson Solorio adjourned the meeting to the next regular meeting.

Planning Commission Secretary

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AGENDA REPORT

To: Planning and Preservation Commission Chair Solorio and Commissioners

From: Ron Garcia, Acting Director of Community Development

Date: August 12, 2025

Subject: Zoning Ordinance Update and Objective Design Standards

RECOMMENDATION:

Staff recommends that the Planning and Preservation Commission hold a workshop to provide feedback, discuss topics and provide direction to Staff on the Zoning Ordinance Update and Objective Design Standards to facilitate housing development.

BACKGROUND:

On October 21, 2024, the city Council accepted the Regional Early Action Planning (REAP) 2.0 funding and entered a Memorandum of Understanding with Southern California Association of Governments (SCAG) to implement the REAP 2.0 Grant Program and help carry out key programs from the City's 6th Cycle Housing Element. On March 3rd, 2025 the City Council approved an agreement between the City, Rincon Consultants, and JZMK Partners to execute this work which includes updating the zoning rules to comply with state laws, protecting historic buildings for reuse, and creating clear design standards to maintain neighborhood character while streamlining development.

DISCUSSION:

The City's consultant for this effort, Rincon Consultants and JZMK partners, will conduct a brief overview presentation and seek feedback from the Commission on the Zoning Code, objective standards, the historic character of the City, density bonuses, commercial uses, and other zoning topics.