



NOTICE OF PUBLIC HEARING

THE CITY OF SAN FERNANDO PLANNING AND PRESERVATION COMMISSION

NOTICE IS HEREBY GIVEN that the City of San Fernando Planning and Preservation Commission will hold a public hearing on the City's Draft Zoning Code Update; San Fernando Corridors Specific Plan 5 (SP-5) Update; Objective Design Standards Document; and addendum to the approved Initial Study-Mitigated Negative Declaration (IS-MND)

DATE: April 13, 2026

TIME: 5:30 p.m.

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

PROJECT LOCATION: Citywide

PROJECT DESCRIPTION: The City of San Fernando is implementing a Comprehensive Housing Planning Program to implement the goals and objectives of the 2021-2029 Housing Element. This effort is funded by the Regional Early Action Planning (REAP) 2.0 grant from the Southern California Association of Governments (SCAG). The purpose of this program is to shape the development of critical planning documents that will guide housing production, preserve neighborhood character, and streamline city processes. The project involves the creation of City-wide Residential Objective Design Standards that establishes objective standards for each type of residential development and that promotes neighborhood character while streamlining the development process. The Zoning Code Update includes amendments required to comply with State Housing, Density Bonus, and Land Use laws as well as to clarify development processing procedures. The Zoning Code Update also includes the conversion of the Mixed Use Overlay Zone into Mixed Use Zoning Districts that are necessary to abide by previous state court decisions affecting local jurisdictions. The General Plan Land Use Element amendment adds proposed Mixed Use Zoning Districts as implementing zones in corresponding Commercial Land Use designations. The SP-5 Update includes parallel revisions that ensure consistency with the Zoning Code and Objective Design Standards document, expands commercial uses in the Maclay District to be consistent with permitted uses within the Downtown District, expands opportunities for residential development, and integrates Housing Element requirements.

ENVIRONMENTAL REVIEW: Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15164, an addendum may be prepared for a previously adopted Mitigated Negative Declaration (MND) when only minor technical changes are required and no new significant environmental impacts or substantial increases in previously identified impacts would result. Although an addendum does not require public circulation, it must be considered by the decision-making body together with the adopted IS-MND before project approval. The Environmental Review Document has been prepared as an addendum to the previously approved Initial Study-Mitigated Negative Declaration (SCH #2021120390) for the City of San Fernando Housing Element Update Project. The draft documents do not propose any new development. The potential impacts of the revised project are consistent with those identified in the approved IS-MND and remain subject to the same mitigation measures for aesthetics, biological resources, cultural resources, geology and soils, hazards and hazardous materials, and tribal cultural resources. No new or substantially more severe impacts would occur. Because the revised project does not trigger any conditions under CEQA Guidelines Section 15162, no subsequent IS-MND is required. This addendum is therefore the appropriate level of environmental analysis under CEQA Guidelines Section 15164.

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 proposed Draft Zoning Code Update, SP-5 Update, and Objective Design Standards Document during the public hearing on this matter. Additionally, public comments may be submitted via email to communitydevelopment@sanfernando.gov 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 Ronald Garcia, Community Development Director, at rgarcia@sanfernando.gov or call (818) 452-3188.