

RESOLUTION NO. 8420

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN FERNANDO, CALIFORNIA, AMENDING THE 6TH CYCLE (2021-2029) HOUSING ELEMENT TO UPDATE THE SITES INVENTORY BY REMOVING CERTAIN PARCELS AND ADDING NEW SITES TO ENSURE COMPLIANCE WITH THE STATE HOUSING ELEMENT LAW (GOVERNMENT CODE SUBSECTIONS 65580–65589.11)

WHEREAS, California Constitution Article XI, Section 7, enables the City of San Fernando (the “City”) to enact local planning and land use regulations; and

WHEREAS, the authority to adopt and enforce zoning regulations is an exercise of the City’s police power to protect the public health, safety, and welfare; and

WHEREAS, in June 6, 2022, the City Council adopted Resolution No. 8153 approving and adopting the City of San Fernando 2021-2029 Housing Element, which includes a Housing Plan with Goals, Policies, and Programs aimed at addressing the City’s housing needs; and

WHEREAS, in the Housing Element, the City considered potential development on suitable sites and identified how zoning and development standards on the sites will facilitate housing. From this inventory, the City identified commercial zoned sites and Specific Plan sites as “Opportunity Sites” for future housing development; and

WHEREAS, in August 9, 2022, the Department of Housing and Community Development (HCD) found the City of San Fernando 2021-2029 Housing Element in substantial compliance with the State Housing Element Law (Gov. Code § 65580 et seq).

WHEREAS, the Housing Element is required to include an inventory of land suitable and available for residential development to accommodate the City’s share of the Regional Housing Needs Allocation (“RHNA”); and

WHEREAS, the City identified discrepancies in the Sites Inventory that necessitated removal of eight (8) parcels and addition of three (3) new parcels to ensure continued compliance with Housing Element Law and to maintain adequate capacity to meet the RHNA; and

WHEREAS, in May 19, 2025, HCD issued a letter confirming that the proposed revisions to the Sites Inventory are acceptable and directed the City to submit a revised electronic inventory concurrent with adoption of the amendments; and

WHEREAS, the Planning and Preservation Commission, as part of its regular meeting of October 13th, 2025, conducted a duly noticed public hearing on the proposed code amendment, and all testimony was received and made part of the public record.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAN FERNANDO DOES ORDAIN AS FOLLOWS:

SECTION 1. Recitals.

The recitals above are true and correct and incorporated herein by reference.

SECTION 2. Environmental Findings

This project is exempt from review under the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15061(b)(3) ("common sense" exemption), because it can be seen with certainty that there is no possibility that the Amendment will have a significant effect on the environment. The Amendment is limited to text edits and inventory corrections and does not approve or authorize any specific development project.

SECTION 3. Draft Amendment Findings

Pursuant to San Fernando City Code Division 10 the following findings for adoption of the proposed amendment can be made in a positive manner as follows:

- a. The proposed amendment is consistent with the objectives, policies, general land uses and programs of the city's general plans.

The proposed amendment will update the Sites Inventory table and associated text to remove and add sites in order to meet the City's RHNA. The proposed amendment will satisfy policy 2.1 of the San Fernando General Plan Housing Element. Policy 2.1 calls for the provision of adequate housing sites to facilitate the development of a range of residential development types in San Fernando that fulfill regional housing needs. The proposed amendment will remove parcels no longer available or suitable for housing and adding new sites that maintain the City's capacity to meet its RHNA, the amendment directly advances this policy. The update ensures that adequate housing sites remain available, assists developers by providing an accurate inventory of opportunity sites, and maintains the Housing Element's compliance with State Housing Element Law.

- b. The adoption of the proposed amendment would not be detrimental to the public interest, health, safety, convenience or welfare.

The adoption of the proposed amendment would not be detrimental to the public interest, health, safety, convenience, or welfare because it is limited to policy-level text edits and corrections to the Housing Element Sites Inventory. The amendment does not authorize or approve any specific development project and therefore has no direct physical impact on the environment or community. Instead, it ensures that the City remains in compliance with State Housing Element Law, preserves eligibility for State and federal housing-related funding, and supports the provision of adequate housing opportunities for all income levels. Maintaining compliance with the Housing Element is in the best interest of the community and advances the public's health, safety, and welfare through sound planning practices.

SECTION 5. 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 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 in the City Clerk of the City of San Fernando.

SECTION 6. Determination

Based on the findings outlined in Section 3 above, the City Council of the City of San Fernando does hereby amend the 6th Cycle (2021–2029) Housing Element to update the Sites Inventory by removing certain parcels and adding new sites to ensure compliance with State Housing Element Law.

SECTION 7. Certification of the Resolution

The City Clerk of the City of San Fernando, California, shall certify the adoption of this resolution and shall cause a certified resolution to be filed in the Office of the City Clerk.

PASSED, APPROVED, AND ADOPTED this 17th day of November, 2025.



Mary Mendoza, Mayor of the City of
San Fernando, California

ATTEST:



Julia Fritz, City Clerk

CERTIFICATION

I, City Clerk of the City of San Fernando, California, do hereby certify that the foregoing is a full, true, and correct copy of Resolution No. 8420, which was regularly introduced and adopted by the City Council of the City of San Fernando, California, at a regular meeting thereof held on the 17th day of November 2025, by the following vote of the City Council:

AYES: Lopez, Garcia, Fajardo, Solorio, Mendoza - 5

NAYS: None

ABSENT: None

ABSTAINED: None

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of San Fernando, California, this 24th day of November, 2025.



Julia Fritz, City Clerk