



AGENDA REPORT

To: Mayor Mendoza and Councilmembers

From: Kanika Kith, City Manager
By: Ronald Garcia, Interim Director of Community Development

Date: November 17, 2025

Subject: A Public Hearing to Consider Adopting a Resolution to Approve a Proposed Draft Amendment to the 6th Cycle (2021-2029) Housing Element to Update the Sites Inventory To Ensure Compliance with the State Housing Element Law

RECOMMENDATION:

It is recommended that the City Council:

- a. Conduct a Public Hearing;
- b. Pending public testimony, adopt Resolution No. 8420 (Attachment "A") amending the Sites Inventory of the 6th Cycle (2021-2029) Housing Element of the San Fernando General Plan by removing certain parcels and adding new sites to ensure compliance with State Housing Law pursuant to Government Code (GC) Sections 65580–65589.11.

BACKGROUND:

1. On 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.
2. On August 9, 2022, the State of California Department of Housing and Community Development (HCD) found that the City of San Fernando 2021-2029 Housing Element was in substantial compliance with the State Housing Element Law (GC Section 65580 et seq).
3. In 2024, the City worked with Precision Civil Engineering, Inc to comply with various Housing Element programs, including creating a Mixed Use Overlay (MUO) zone district allowing for a combination of retail and housing, and rezoning identified sites to the MUO and the existing Specific Plan (SP-5) zone districts.
4. In December 2024, the City contacted HCD to discuss changes to the sites inventory because of some discrepancies with numbers and community opposition to rezoning of some of the sites in the inventory.

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5. On March 20, 2025, the City initiated revisions to remove eight (8) parcels and add three (3) new sites to the Sites Inventory to ensure the City continues to demonstrate sufficient capacity to accommodate its Regional Housing Needs Allocation (RHNA) (Attachment “B”).
6. On May 19, 2025, HCD accepted the revisions to the Sites Inventory and directed the City to submit a revised electronic version concurrent with adoption of these draft amendments to the Sites Inventory (Attachment “C”).
7. On October 13, 2025, a public hearing was held before the Planning and Preservation Commission (Commission). The Commission adopted Resolution No. 2025-06 (Attachment “E”) recommending that the City Council approve the requested amendment to the Housing Element Sites Inventory.

ANALYSIS:

State law requires every city and county in California to adopt and implement a General Plan, which is a long-range plan that guide growth, development, and land use decisions. One required chapter of the General Plan is a the Housing Element, which must identify policies, programs, sites to meet current and future housing needs, established through the RHNA for every eight-year cycle, for the City.

While preparing the City’s 2021–2029 Housing Element, staff evaluated potential housing sites and identified commercially zoned parcels and Specific Plan areas as Opportunity Sites. After the Housing Element was certified, the City adopted the Mixed-Use Overlay (MUO) district on 112 parcels (37.95 acres), allowing residential, commercial, or mixed-use development by right.

A proposal to rezone additional areas to the SP-5 district was later reconsidered due to community concerns. Because the MUO already provides more capacity than required to meet the City’s RHNA, staff is proposing an amendment to the sites inventory list, which requires an Amendment to the Housing Element.

Proposed Housing Element Amendment

Staff is proposing a Sites Inventory Amendment to the 2021–2029 Housing Element. Because the previously adopted Mixed-Use Overlay (MUO) rezoned more parcels than required to meet the City’s RHNA, no additional rezoning is needed. Instead, the amendment updates the Sites Inventory by removing eight parcels that are no longer suitable and adding three parcels within the existing MUO area that currently allow residential or mixed-use development by right.

HCD has reviewed the proposed revisions and confirmed they maintain full compliance with State Housing Element Law. In its May 19, 2025, letter (Attachment “D”), HCD accepted the proposed revisions to the Sites Inventory and confirmed that these adjustments maintain the City’s compliance with Housing Element Law, provided that a revised electronic inventory is submitted with the adoption of these amendments.

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Purpose of the Amendment.

- **Sites Inventory Update:** Correct discrepancies by removing parcels no longer available or suitable for housing and adding new parcels to ensure adequate capacity (Attachment “F”).
- **Text Edits:** Update the Housing Element narrative and tables to reflect the updated Sites Inventory (Attachment “D”).

Summary of Revisions.

Sites Removed (8 Parcels – 53 Moderate-Income Units)

- 2520-019-016 (9 units)
- 2520-011-043 (12 units)
- 2520-011-045 (8 units)
- 2520-002-023 (5 units)
- 2520-002-015 (8 units)
- 2520-002-016 (9 units)
- 2522-012-006 (1 unit)
- 2522-012-013 (1 unit)

Sites Added (3 Parcels – 54 Moderate-Income Units)

- 2522-005-001 (38 units)
- 2522-013-011 (12 units)
- 2522-013-019 (4 units)

Environmental Review

Pursuant to the California Environmental Quality Act (CEQA), this Amendment is exempt from further environmental review under the “common sense” exemption (CEQA Guidelines § 15061(b)(3)), because it can be seen with certainty that there is no possibility that the proposed Amendment will have a significant effect on the environment. The Amendment is limited to policy-level text and inventory corrections and does not authorize or approve specific development projects. Any future housing development on identified sites will remain subject to project-level CEQA review, as applicable.

Planning and Preservation Commission Review

The Planning and Preservation Commission held a public hearing to consider the project at a regular meeting on October 13, 2025. On a 5-0 vote, the Commission recommended the adoption of Resolution No. 2025-06 (Attachment “E”), recommending that the City Council adopt the amendment to the Sites Inventory of the 6th Cycle (2021-2029) Housing Element of the San Fernando General Plan by removing certain parcels and adding new sites to ensure compliance with State Housing Law.

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BUDGET IMPACT:

An amendment to the 6th Cycle (2021-2029) Housing Element to update the Sites Inventory was an enhancement through the mixed used overlay project approved by City Council as part of the Fiscal Year 2024-2025 Adopted Budget.

CONCLUSION:

Staff recommends that the City Council conduct a public hearing, pending testimony, adopt a Resolution amending the Sites Inventory of the 6th Cycle (2021-2029) Housing Element of the San Fernando General Plan by removing certain parcels and adding new sites to ensure compliance with State Housing Law (GC Subsections 65580–65589.11).

ATTACHMENTS:

- A. Resolution No. 8420
- B. Letter to HCD dated March 20, 2025
- C. Letter from HCD dated May 19, 2025
- D. Redlined Housing Element Text Amendment
- E. Planning and Preservation Commission Resolution No. 2025-06
- F. Proposed Sites to be Removed and Added

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:

NAYS:

ABSENT:

ABSTAINED:

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

Julia Fritz, City Clerk

THE CITY OF SAN FERNANDO

CITY COUNCIL

MAYOR
MARY MENDOZA

VICE MAYOR
MARY SOLORIO

COUNCILMEMBER
JOEL FAJARDO

COUNCILMEMBER
VICTORIA GARCIA

COUNCILMEMBER
PATTY LÓPEZ

March 20, 2025

Anthony Errichetto
Department of Housing & Community Development
651 Bannon Street, Suite 400
Sacramento, California 95811

Subject: City of San Fernando 2021-2029 Housing Element Sites Inventory Amendment

Dear Anthony Errichetto,

This letter is in response to the request for detailed site information to support the consideration of revising the City of San Fernando's Sites Inventory for the 2021-2029 Housing Element cycle.

The City's request proposes to remove eight (8) parcels from the Sites Inventory, as listed in **Table 1**. These sites would accommodate a total of 53 moderate-income units after rezoning. The City also requests to add three (3) new sites that meet all required criteria, as discussed below.

Table 1: Proposed Sites to be Removed

APN	Current GP Designation	Current Zoning	Proposed GP Designation	Proposed Zoning	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity
2520-019-016	SP-5	SP-5 W	SP-5	SP-5 Work Flex Res	0	9	0
2520-011-043	SP-5	SP-5 W	SP-5	SP-5 Work Flex Res	0	12	0
2520-011-045	SP-5	SP-5 W	SP-5	SP-5 Work Flex Res	0	8	0
2520-002-023	SP-5	SP-5 W	SP-5	SP-5 Work Flex Res	0	5	0
2520-002-015	SP-5	SP-5 W	SP-5	SP-5 Work Flex Res	0	8	0
2520-002-016	SP-5	SP-5 W	SP-5	SP-5 Work Flex Res	0	9	0

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City of San Fernando

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2522-012-006	COM	C-1	COM	C-1-MX	0	1	0
2522-012-013	COM	C-1	COM	C-1-MX	0	1	0

To replace the 53 moderate income units listed in Table 1, three (3) sites are proposed to be added to the Sites Inventory. The details of these proposed sites are summarized in **Table 2**, with a total capacity of 54 moderate income units.

Table 2: Proposed Sites to be Added

APN	Current GP Designation	Current Zoning	Proposed GP Designation	Proposed Zoning	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity
2522-005-001	PUB	C-1	PUB	C-1-MUO	0	38	0
2522-013-011	CBD	C-1	CBD	C-1-MUO	0	12	0
2522-013-019	CBD	C-1	CBD	C-1-MUO	0	4	0

A Site Feasibility Analysis has been conducted on the proposed added sites to support their use as an Inventory site. The site feasibility criteria utilized below was established in the Housing Element and is based on the characteristics and conditions of recent development projects and existing pipeline projects sites, as well as recent development proposals that usually meet these similar criteria.

In accordance with the criteria established as described above (which comes from the City's adopted Housing Element), if a site meets at least two (2) of the following four (4) factors, it is deemed feasible:

- **Improvement Ratio** – Sites with an Improvement-to-Land Value Ratio of 1.0 or less (i.e., existing buildings/structures on site are worth less than the land)
- **Zoning** – Site is currently zoned to allow residential
- **Age of Existing Structures** – If existing non-residential building is 30 years or older and if an existing residential building is 50 years or older.
- **Existing FAR** - If less than 1/3 of permitted FAR is utilized on a commercial zone parcel. Only non-residential parcels were assessed for this factor.

City of San Fernando

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Details of a Site Feasibility Analysis for each of the three proposed sites are shown below.

APN: 2522-005-001

- Existing Use: Institutional
- Improvement Ratio: 0.92 (Land (2024): \$362,914.00; Improvements (2024): \$334,790.00)
- Zoning: Site is rezoned to allow for mixed use.
- Age of Existing Structures: 71 (built 1953)
- Existing FAR: 0.18, less than 1/3 of permitted FAR (Permitted FAR: 1.8)

APN: 2522-013-011

- Existing Use: Commercial – Chase Bank, Savings & Loan
- Improvement Ratio: 0.89 (Land (2024): \$1,433,277.00; Improvements (2024): \$1,271,017.00)
- Zoning: Site is rezoned to allow for mixed use.
- Age of Existing Structures: 67 (built 1957)
- Existing FAR: 0.26, less than 1/3 of permitted FAR (Permitted FAR: 1.8)

APN: 2522-013-019

- Existing Use: Parking
- Improvement Ratio: 0.07 (Land (2024): \$69,671.00; Improvements (2024): \$5,006.00)
- Zoning: Site is rezoned to allow for mixed use.
- Age of Existing Structures: No structures on site
- Existing FAR: 0.00, less than 1/3 of permitted FAR (Permitted FAR: 1.8)

In conclusion, each proposed site meets at least two (2) of the feasibility criteria, demonstrating they can be “deemed feasible” for inclusion on the City of San Fernando’s Housing Element Sites Inventory. Therefore, we respectfully request approval of the request to remove the eight sites and the addition of the three sites.

Sincerely,



Erika Ramirez
Director of Community Development

cc: Paul McDougall, Senior Program Manager

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT**DIVISION OF HOUSING POLICY DEVELOPMENT**

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May 19, 2025

Erika Ramirez, Director
Community Development Department
City of San Fernando
117 Macneil Street
San Fernando, CA 91340

Dear Erika Ramirez:

RE: City of San Fernando's 6th Cycle (2021-2029) Draft Amendment to the Housing Element

Thank you for submitting the City of San Fernando's (City) draft amendment to the housing element that was received for review on March 21, 2025. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review.

On August 9, 2022, HCD found the City's housing element in substantial compliance with State Housing Element Law (Gov. Code, § 65580 et seq) and, as of this writing, the City continues to comply with State Housing Element Law. These draft amendments do not impact the August 9, 2022 finding of substantial compliance. The element will continue to comply with State Housing Element Law once the amendments have been adopted, submitted, and reviewed by HCD pursuant to Government Code section 65585.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

For your information, the element relies on nonvacant sites to accommodate 50 percent or more of the housing needs for lower-income households, which triggers requirements to make findings based on substantial evidence that the existing use is not an impediment and will likely discontinue in the planning period. While the prior resolution

Erika Ramirez, Director

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of adoption included the appropriate findings, future adoption of draft amendments should have similar findings, and the findings should be updated as appropriate based on changes to the analysis of sites.

Pursuant to Government Code section 65583.3, subdivision (b), upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to sitesinventory@hcd.ca.gov. While the City has submitted an electronic version of the sites inventory, since changes have occurred, the City must submit the revised electronic version of the sites inventory with the future adoption of these draft amendments.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City continues to meet housing element requirements for these and other funding sources.

HCD appreciates the hard work and diligence of the City in the housing element update and welcomes the opportunity to discuss this review and assist with the remaining statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Anthony Errichetto, of our staff, at Anthony.Errichetto@hcd.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McDougall", with a stylized flourish at the end.

Paul McDougall
Senior Program Manager



IV. HOUSING OPPORTUNITIES

The following section presents the resources available for the development, rehabilitation, and preservation of housing in San Fernando. The section begins with an overview of the availability of residential sites for future housing development and the adequacy of these sites to address the City's identified share of future housing needs. This section also presents the financial resources available to support in the provision of affordable housing in the community. The final part of the section is an overview of energy conservation and green building resources available to the City and its residents.

A. LAND RESOURCES

State law requires communities to play an active role in ensuring that enough housing is available to meet expected population growth. This section discusses how San Fernando will plan for the provision of housing for all economic segments.

1. REGIONAL HOUSING NEEDS ALLOCATION (RHNA)

The Regional Housing Needs Allocation (RHNA) is mandated by State Housing Law as part of the periodic process of updating local housing elements. The RHNA quantifies the need for housing within each jurisdiction during specific planning periods. The current 6th cycle RHNA planning period is from October 15, 2021, through October 15, 2029. For the projection period, the State Department of Housing and Community Development (HCD) approved a projected future need of 1,341,827 new housing units in the Southern California Association of Governments (SCAG) region encompassing the counties of Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial. SCAG is responsible for allocating this future housing need to the 197 jurisdictions (six counties and 191 cities) within the region. In this capacity, SCAG determined each jurisdiction's share of the forecasted growth.

The RHNA is divided into four income groups established by HCD: above moderate-, moderate-, low-, and very low-income, with a fifth income group, extremely low-income, required as a subset of very low-income. Pursuant to State Housing Element Law, a jurisdiction must demonstrate in its Housing Element that it has adequate residential sites at appropriate densities and development standards to accommodate its RHNA.

2. SAN FERNANDO'S RHNA

According to the RHNA prepared by SCAG, San Fernando's share of the forecasted growth is 1,795 new housing units. To ensure the City meets this minimum the City has incorporated a 15 percent unit buffer to account for the "No Net Loss" requirement as mandated by Senate Bill 166 (SB 166). Pursuant to SB 166, if sites are not developed at the density or income level identified in the Housing Element, the City must ensure that there is enough land in reserve to fully accommodate the RHNA. This 15 percent buffer for No Net Loss brings the City's RHNA obligation to 2,064 units. These new housing units are divided into five income categories as follows:

Table 33: Regional Housing Needs Allocation 2021-2029

Income Group	Number of Units	Percentage of Total
Extremely Low-Income (< 30 percent MFI)	230	13%
Very Low-Income (31–50 percent MFI)	231	13%
Low-Income (51–80 percent MFI)	273	15%
Moderate-Income (81–120 percent MFI)	284	16%
Above Moderate-Income (>120 percent MFI)	777	43%
Total	1,795	100%

3. RHNA CREDIT AND REMAINING NEED

The 6th cycle RHNA covers an eight -year planning period, starting on October 15, 2021, and ending on October 15, 2029. Housing units built, under construction, or approved from June 30, 2020, onward can be credited towards meeting the City's RHNA obligation. Table 34 summarizes San Fernando's credits and the remaining housing need through October 15, 2029.

Table 34: RHNA Credits and Remaining Need

Income Group	RHNA	Potential ADU	Credits	Remaining Need	Remaining Need + 15% No Net Loss Buffer
Extremely Low-Income (< 30 percent MFI)	230	96	0	134	154
Very Low-Income (31–50 percent MFI)	231	54	0	177	204
Low-Income (51–80 percent MFI)	273	273	0	0	0
Moderate-Income (81–120 percent MFI)	284	26	0	258	297
Above Moderate-Income (>120 percent MFI)	777	191	91	495	569
Total	1,795	640	91	1,064	1,224
15% No Net Loss				160	
Total Remaining Need				1,224	1,224

ANTICIPATED ACCESSORY DWELLING UNITS

New State laws for development of Accessory Dwelling Units (ADUs) passed since 2017 have substantially relaxed the development standards and procedures for the construction of ADUs. As a result, the City experienced an increase in ADU construction throughout the City, averaging 80 ADUs per year. Specifically, according to the Housing Element Annual Progress Reports, the annual numbers of ADUs permitted between 2018 and 2021 are:

- **2018:** 87 ADUs permitted
- **2019:** 62 ADUs permitted
- **2020:** 90 ADUs permitted

Based on this trend, and anticipating a consistent trend moving forward, the City expects to approve at least 640 ADUs during the 6th Cycle planning period.

The growth factor is partially due to the City's ongoing efforts to streamline the ADU permitting process. Currently, the City's ADU regulations include a ministerial approval process and allowance for both attached and detached units.

To further streamline ADUs approval process, City will update its ADUs regulations to meet current state mandates. The City currently follows the state ADUs regulations and reverts to City adopted regulations when state regulations do not provide adequate guidance.

SCAG conducted a regional analysis of existing ADU rents in April and June 2020. The analysis broke down Los Angeles

County into two survey areas (LA County I and LA County II). The City of San Fernando is located within in the LA County II study area. The analysis resulted in affordability assumptions for jurisdictions in this study area, that allocated 15.0 percent to extremely low income, 8.5 percent to very low income, 44.6 percent, to low-income households, 2.1 percent to moderate-income, and 29.8 percent to above-moderate income households. Based on these assumptions, of the 640 ADU's projected to be built, 96 units will be for extremely low-income households, 54 units for very low-income households, 273 units for lower-income households, 26 for moderate-income households, and 191 units would be assumed at above-moderate households.

ENTITLED PROJECTS

As of July 1, 2021, the City entitled a total of 52 housing units, including condominiums, and single-family homes. Active entitlement projects are separate from the Opportunity Sites Inventory and counted as credit units and not as potential sites.

PROJECTS UNDER REVIEW

As of October 2021, a total of 39 units were at various stages of review and approval process. For RHNA credit purposes, all units were counted towards the above-moderate income category.

REMAINING NEED

After accounting for ADUs, entitled projects, and project under review, the remaining need is 1,224 units, including a 15 percent "No Net Loss" buffer. The City must demonstrate the availability of sites with appropriate zoning and development standards that can facilitate and encourage the development of such units by October 15, 2029. To accomplish this, the Housing Opportunity Sites Inventory was developed and is described in further detail in the following section.

B. HOUSING OPPORTUNITY SITES INVENTORY

The RHNA period extends from October 15, 2021, to October 15, 2029. The City has considered potential development on suitable vacant and/or non-vacant sites and identified how zoning and development standards on the sites will facilitate housing. San Fernando has the land capacity to meet the 6th Cycle RHNA obligation for each of the income groups. A summary of the detailed parcel data is included as part of Appendix C: Opportunity Sites Inventory.

State law requires that a community provide an adequate number of sites to allow for and facilitate the production of the City's regional fair share of housing. To determine whether the City has sufficient land to accommodate its regional housing share for all income groups, San Fernando must identify "adequate sites" for housing. Under State law (California Government Code Section 65583 c.l.) adequate sites are those with appropriate zoning and development standards, services, and facilities needed to facilitate and encourage the development of a variety of housing for all income levels. Land considered suitable for residential development includes:

- Vacant residential zoned sites.
- Vacant and non-residential zoned sites that allow residential uses (such as mixed-uses); and
- Underutilized residential zoned or non-residential zoned sites that can be rezoned or are capable of being developed at a higher density or with greater intensity.

A vacant site is defined as a site without any houses, offices, buildings, or other significant improvements on it. Improvements are generally defined as development of the land (e.g., paved parking lot or income production improvements, such as crops, high voltage power lines, etc.) or structures on a property that are permanent and add significantly to the value of the property. An underutilized or non-vacant site is a parcel or grouping of parcels that have structures or other site improvements but are capable of being redeveloped with residential uses at a higher density under the Zoning and General Plan land use designations. Examples include parcels with vacant or abandoned buildings, surface

parking lots along commercial corridors, and large parcels that are only partially developed.

Residential uses proposed on sites counted toward meeting San Fernando's RHNA for very low, low, moderate, and/or above moderate-income needs must be approved if developed in accordance with the applicable development standards of the San Fernando Municipal Code. The Site Plan Review process will ensure that projects on the inventory sites comply with development regulations and design requirements. In no case will a project be denied for residential use based on the use itself. The rezoned sites and sites applying the Mixed-Use Overlay are identified in Appendix C: Opportunity Sites Inventory.

1. METHODOLOGY IN IDENTIFYING SITES

The process of developing the Opportunity Sites Inventory involved identifying and eliminating sites with constraints to development. Properties that were impacted by various environmental constraints or hazards were excluded from the analysis. Inventory analysis was initially conducted using a data-driven process to identify as many sites as possible. A weighted suitability model was used to evaluate multiple criteria influencing the likelihood of development on a parcel-by-parcel basis. Each property was assigned a total weighted score, the higher the score, the greater the likelihood of development. The following factors were used in this process:

Existing Land Use was used to identify properties with industrial, commercial, office, and mixed uses that are active on the site as defined by Los Angeles County Tax Assessors data. These uses either currently allow for housing production or could support housing in the future with zoning amendments. Single-family residential existing land use properties were generally excluded from further consideration, except for large sites located on arterial corridors with access to services and amenities. Recent projects from nearby cities in LA County that have recycled similar land uses include 531 and 555 E. Arrow Highway in Glendora which had a previous land use of retail and restaurant and is now zoned as Arrow Highway Specific Plan-mixed-use- commercial core, providing 33 new residential units. Another similar project includes 501 Route 66, which had a previous land use of commercial office and is now zoned as Route 66 Specific Plan Town Center mixed-use and R-3 multi-family residential, achieving 8 new units.

General Plan Land Use identified what is allowed within the General Plan designation, which may allow for future housing on a site that currently does not support housing. Targeted land uses include multi-family residential, industrial, commercial, office, and mixed use.

Year constructed of buildings on the property, as defined by Los Angeles County Assessor, was used to identify older properties more likely to redevelop. Properties with buildings between 40 to 60 years old were flagged as a property that was likely to be redeveloped. Similar projects in nearby cities in LA County that utilized properties with older buildings include 905 E. Arrow Highway which contained a building constructed in 1951 is now zoned as Arrow Highway Specific Plan-mixed-use- commercial core and provides 16 new units. Additionally, 531 and 555 E. Arrow Highway in Glendora utilized a property with a previous use of retail and restaurant with an existing building built in 1950.

Improvement Ratio identified the ratio between the value of improvements (buildings, or other construction) versus the value of the underlying land (improvement value/land value) which is considered a market factor influencing the likelihood of development. When the underlying land is worth more than the improvements on the land, the property is more likely to redevelop.

Lot Acreage was evaluated based on guidance from the California Department of Housing and Community Development site inventory criteria for the 6th Cycle RHNA process. Lots with an area less than half an acre were eliminated as too small to allow enough housing to support affordability. Lots larger than 10 acres were considered too expensive for affordable housing developers to purchase. Therefore, the analysis looked for properties greater than half an acre and smaller than 10 acres, with exceptions for sites in strategic locations with unique development potential.

Lot Vacancy is a key driver for identifying potential opportunity sites because of the ease of developing housing on vacant lots. SCAG has provided parcel level data via the HELPR app that has classified existing uses and lot vacancy status for every parcel in the City. This data was used and manually verified to ensure accuracy.

Airport Compatibility Zone constraints removed properties from consideration if the properties are in the most restrictive airport land use areas: A, B1, B2, C, C1, and C2 as set forth in the Los Angeles County Airport Land Use Compatibility

Plan. The City of San Fernando is not within an Airport Compatibility Zones and therefore no sites were restricted due to airport proximity.

Current Zoning identifies the current zoning designation of the potential opportunity sites.

City Opportunity Sites contains a list of target sites identified by the City for consideration.

Pipeline Projects contains a list of active development projects under consideration in the City.

5th Cycle RHNA Sites were included in the analysis if undeveloped.

REALISTIC CAPACITY ASSUMPTIONS

Most residential zones in the City of San Fernando establish a range of allowable density, expressed as dwelling units per acre (du/ac). To calculate realistic capacity assumptions for each site, a typical density achieving 75 percent of maximum du/ac was assumed. This density was assumed as it was the average buildout percentage based on a review of similar projects over the past five years from in process, approved, entitled, and/or permitted projects within the City and surrounding areas. A list of these projects is provided under Development Trends in the Suitability of Non- Vacant and Underutilized Sites discussion.

Existing development trends show that sites are developing at above 75 percent maximum allowed density, and even more than 100 percent of maximum allowed density. However, the analysis conservatively assumed no parcel would develop at greater than 75 percent maximum capacity.

Since 2019, the City has not received any application for construction of a 100 percent commercial project. Although redevelopment is slow or non-existent in the commercial corridors, and there has been no recent development trends in commercial zoned (C-1 and C-2) properties, a mixed-use overlay is proposed to facilitate and encourage investment and redevelopment in these commercial areas. This assumption is based on development trends of non-residential properties being converted to residential or mixed-use in the San Fernando Corridors Specific Plans area, in nearby communities such as Panorama City, and developer's inquiries in the City. Recently, the City has been receiving a lot of inquiries from property owners and developers inquiring about adding residential use to existing non-residential use sites. A list of developer's inquiries is provided under Development Trends in the Suitability of Non-Vacant and Underutilized Sites discussion.

In the C-1 and C-2 zones, the mixed-use overlay will require mixed-use projects to have a minimum of 25 percent of the floor area for non-residential and have a minimum density standard, requiring residential of at least 20 units per acre to be part of a mixed-use development, or 100 percent residential if not a mixed-use development. Therefore, any mixed-use project in these zones would be required to provide the minimum residential square footage or density. Current development trends in the City show a range of densities from 24 to 37 units per acre when a non-residential site is converted to residential or mixed-use. In nearby communities, nonresidential sites are being developed with a range of densities from 16 to 105 units per acre. The realistic capacity assumption for sites in these mixed-use overlay sites is conservative at 26 units per acre (maximum allowable density will be 35 units per acre).

Program 1 requires the City to adopt a mixed-use overlay on specific commercial zoned properties and to expand the residential overlay district in the San Fernando Corridors Specific Plan to allow residential use in areas where residential use is not currently allowed. The mixed-use overlay will facilitate developments in commercial corridors that can accommodate the demand for additional density to meet the RHNA allocation and also bring several benefits to the City. The proposed mixed-use overlay will create flexibility for existing commercial properties to allow residential uses (100 percent or mixed with commercial uses) in existing commercial corridors to create a live-work environment that will support local businesses and reduce the need for vehicle travel by bringing residents and visitors.

In addition, Program 7 requires the City to revise the City's Density Bonus Ordinance to include objective design standards and incentives to facilitate development of deed-restricted affordable housing units.

With the declining trend of brick-and-mortar retail coupled with COVID-19 pandemic impacts and continued demand for housing, the likelihood of 100 percent commercial projects is not expected to increase in the near future. In fact, development trends from throughout the regional market suggest that developers are pursuing projects in mixed use zones

with either minimal or no commercial component. The realistic capacity assumptions for mixed-use zones identified are conservative, reflecting required minimum densities or lower densities than demonstrated trends.

SUITABILITY OF NON-VACANT AND UNDERUTILIZED SITES

San Fernando is generally build-out, and existing vacant sites in the City cannot accommodate the RHNA obligation. As such, the Opportunity Site Inventory is comprised largely of non-vacant sites. Non-vacant sites are relied on to accommodate **all more than 50 percent** of the City's lower income RHNA. The Opportunity Sites Inventory includes underutilized properties to help the City ensure sufficient capacity for housing development during the planning period (2021-2029).

Non-vacant parcels are included as sites that are underutilized with primarily surface parking and/or commercial buildings. Their existing uses would not preclude redevelopment as the existing uses are of marginal economic viability and the structures are at or near the end of their useful life. This includes sites with structures (if any) that were built before 1980 (over 41 years old) and the parcel has a low improvement to land value (i.e., below 1.0). Additionally, the declining trend of brick-and-mortar retail coupled with COVID-19 pandemic impacts has dramatically impacted the viability of many commercial uses. Properties with commercial and other low-intensity uses are being converted into multi-family or residential mixed-use projects in the region. These changes are occurring based on the strong demand for housing and lack of vacant land.

Pipeline projects in the City and in nearby communities demonstrate residential development trends in and around San Fernando, and provides examples of redevelopment of existing uses, as well as the strong demand for residential development in the area. Development trends demonstrate the intensification of underutilized commercial properties into multi-family or residential mixed-use projects. Tables **35##** and **36##** identify recent development projects and shows average density trends in San Fernando and nearby communities; most of these projects are on non-vacant sites. Existing and proposed uses of pipeline projects in the City and nearby communities include the following:

- 1-unit single family to a 7-unit apartment project (in San Fernando)
- 1-unit single-family to an 8-unit apartment project (in San Fernando)
- 1-unit single family to a 6-unit condominium project (in San Fernando)
- Beauty salon to a 4-unit apartment project (in San Fernando)
- Commercial storage yard to a 20-unit residential and commercial mixed-use project (in San Fernando)
- Duplex to a 36-unit residential and commercial mixed-use project (in Panorama City, near San Fernando)
- Commercial to a 54-unit apartment project (in Panorama City, near San Fernando)

Redevelopment of sites with similar conditions to the identified sites is occurring in San Fernando, and recent applications and entitlements consist of residential mixed-use or residential-only projects in almost all cases; the City has not received any application for development of a 100 percent commercial project. Recently, the City approved five residential projects and processing one mixed-use project and one all residential project. These projects have similar characteristics as proposed housing sites, including low intensity development (e.g., single-story commercial), surface parking, commercial structures that are older than 30 years and residential structures that are older than 50 years, and improvement to land value ratios below 1.0. Most identified non-vacant sites have improvement to land value ratios below 0.93, with those above having generally older buildings and underutilized land, specifically surface parking.

Additionally, the office market in Los Angeles region continued to see rising vacancies and lower rental rates. Potential long-term impacts on how office space will be utilized with the shift to remote work during the COVID-19 pandemic were also considered. Identified sites, including those with existing office uses, consist of older buildings with low improvement values where higher intensity residential mixed-use is or can be allowed.

The Opportunity Sites Inventory table lists the existing uses on lower income sites, including potential sites for rezoning, which are anticipated to be discontinued during the planning period (2021-2029) based on development trends, market conditions, and redevelopment potential (e.g., building age, property condition, etc.). While some lower income sites are

vacant, many lower income sites are surface parking lots with underutilized and/or underperforming commercial uses where significant development intensity can be achieved.

As previously stated, the City is implementing programs to increase the likelihood of residential in these areas with various programs, including establishing a mixed-use overlay with minimum density, eliminating single-family home in multi-family zone, and providing incentives for development of affordable housing units. The mixed-use overlay will facilitate developments in commercial corridors that can accommodate the demand for additional density to meet the RHNA allocation and also bring several benefits to the City. The proposed mixed-use overlay will create flexibility for existing commercial properties to allow residential uses (100 percent or mixed with commercial uses) to create a live-work environment that will support local businesses and reduce the need for vehicle travel by bringing residents and visitors.

Furthermore, with the declining trend of brick-and-mortar retail coupled with COVID-19 pandemic impacts and continued demand for housing, the likelihood of 100 percent commercial projects is not expected to increase in the near future. In fact, development trends from throughout the regional market suggest that developers are pursuing projects in mixed use zones with either minimal or no commercial component.

Table 35: City of San Fernando Pipeline Projects

APPLICATIONS APPROVED OR IN PROCESS									
PROJECT ADDRESS	APN	ZONING	EXISTING USE	PROPOSED USE	LOT SIZE	ALLOWABLE DENSITY	PROPOSED DENSITY *	STATUS	AFFORDABILITY
827 N BRAND	2515-015-008	R-2 (RPD)	one-unit single-family home	apartment	17,963 sq. ft. (0.18 acre)	1 du/2,562 sq. ft. (17 du/acre)	7 units, (100% of allowable density)	Submitted 10/22/2020	Low-Income
827 N MACLAY	2516-033-006	SP-5 (MACLAY)	beauty salon	apartment	7,268 sq. ft. (0.17 acre)	12 – 37 du/acre	4 units, (66% of allowable density)	Approved 06/17/2021	Above Moderate
1522 SAN FERNANDO RD	2612-006-024	SP-5 (MUC)	commercial storage yard	mixed-use (commercial & residential)	25,006 sq. ft. (0.57 acre)	24 – 37 du/acre	20 units, (95% of allowable density)	Submitted 03/19/2021	Moderate
319 N HAGAR	2520-022-011	R-3	one unit single-family	apartment	10,586 sq. ft. (0.24 acre)	1 du/1,013 sq. ft. (43 du/acre)	8 units, (80% of allowable density)	Permit Issued 04/21/2022	Moderate
1001 GLENOAKS	2515-016-017	R-2	one-unit single-family home	condominiums	16,537 sq. ft. (0.40 acre)	1 du/2,562 sq. ft. (17 du/acre)	6 units, (100% of allowable density)	Permit Issued 05/09/2019	Moderate
1426 SAN FERNANDO RD	2521-003-006	SP-5 (MUC)	vacant	apartment	4,997 sq. ft. (0.11 acre)	24 – 37 du/acre	4 units, (100% of allowable density)	Approved 03/05/2020	Moderate
443 HARPS	2518-005-016	R-2	one-unit single-family home	duplex (and 2 ADUs)	6,112 sq. ft. (0.14 acre)	1 du/2,562 sq. ft. (17 du/acre)	2 units, (100% of allowable density)	Permit Issued 5/11/2022	Moderate
NOTES: There is an average of 91.57% of allowable density being built according to current trends. Additionally, none of the projects listed above included relevant exceptions (such as variances, density bonuses, or otherwise). Only a Site Plan Review or Conditional Use Permit was required. <u>Key</u> Submitted = Planning received the application Approved = Planning approval for the entitlement Permit Issued = Building permit issuance, construction has begun									

Table 36: Entitled or Constructed Housing Development Trends

ENTITLED OR CONSTRUCTED HOUSING DEVELOPMENTS SURROUNDING CITY OF SAN FERNANDO									
JURISDICTION	ADDRESS	ZONING	EXISTING USE	PROPOSED USE	LOT SIZE	ALLOWABLE DENSITY	APPROVED DENSITY	STATUS	AFFORDABILITY
LOS ANGELES COUNTY (SANTA CLARITA)	Dockweiler 21	UR3	vacant	condominiums	19.39 ac.	11 du/ac.	93 units, (43.6% of allowable density)	Approved 2019	Above Moderate
LOS ANGELES COUNTY (SANTA CLARITA)	Sand Canyon Plaza	MX-N & UR 3	vacant	mixed-use (commercial & residential)	37.8 ac.	18 du/acre	580 units, (89.4% of allowable density)	Approved September 2017	Above Moderate
LOS ANGELES COUNTY (SANTA CLARITA)	River Walk Mixed Use Project 18300 Soledad Canyon Rd.	CP	vacant	multi-family	5.4 ac.	30 du/ac.	136 units, (84% of allowable density)	Approved May 2020	Above Moderate
LOS ANGELES	Rose Hill Courts Redevelopment 4446 Florizel St.	(Q)R1-1D	multi-family	multi-family	5.24 ac.	46 du/acre	185 units, (76.7% of allowable density)	Approved 12/12/2019	174 units Low, 4 units Workforce, 7 units Moderate
LOS ANGELES (PANORAMA CITY)	9701 Vespar Ave.	(T)(Q)RD3-1	duplex	mixed-use (commercial & residential)	0.49 ac.	14 du/ac.	36 units, (600% of allowable density)	Approved 11/19/2020	2 unit Extremely Low, 3 units Very Low, 31 units Above Moderate
LOS ANGELES (PANORAMA CITY)	8547 Sepulveda Blvd.	(T)(Q)C2-1VL	commercial	apartments	0.51 ac.	108 du/ac.	54 units (98% of allowable density)	Approved 12/19/2019	3 units Extremely Low, 50 units Low, 1 unit Moderate
LOS ANGELES (SYLMAR)	14401 Foothill Blvd.	(T)(Q)RD1.5-1	vacant	apartments	1.12 ac.	29 du/ac.	37 units, (86.4% of allowable density)	Permit Issued 8/7/2020	3 units Very-Low, 34 units Above Moderate
LOS ANGELES (SYLMAR)	12665 N. San Fernando Rd.	C2-1VL-CPIO	vacant	apartments	0.48 ac.	108 du/ac.	56 units, (109% of allowable density)	Permit Issued 12/1/2020	55 units Low, 1 unit Above Moderate

Table 37: Properties in San Fernando with Developer Interest

PROPERTIES WITH DEVELOPER INTEREST							
PROJECT ADDRESS	APN	ZONING	EXISTING USE	PROPOSED USE	LOT SIZE	ALLOWABLE DENSITY	NOTES
839 N BRAND	2515-015-010	R-2 RPD	one-unit single-family home	four-unit apartment	10,852 sq. ft. (0.25 acre)	1 du/2,562 sq. ft.	potentially 100% of allowable density
302 N MACNEIL	2519-007-001	R-3	one-unit single-family home	four-unit apartment (and ADU)	7,126 sq. ft. (0.16 acre)	1 du/1,013 sq. ft.	potentially 57% of allowable density (71% with ADU)
621 N MACLAY	2518-031-005	SP-5 (MACLAY)	one-unit single-family home	three-unit apartment	7,506 sq. ft. (0.17 acre)	12 – 37 du/acre	50% of allowable density
608 N MACLAY	2515-001-011	SP-5 (MACLAY)	commercial	mixed-use (commercial & residential)	7,490 sq. ft. (0.17 acre)	-	not zoned for mixed-use
Parking Lot 3	2521-031-901 2521-031-902 2521-031-903	SP-5 (DOWNTOWN RESIDENTIAL OVERLAY)	parking lot	mixed-use (commercial & residential)	55,848 sq. ft. (1.28 acres)	24 – 50 du/acre	64 dwelling units possible
1334 SAN FERNANDO RD	2521-016-020	SP-5 (MUC)	commercial	mixed-use (commercial & residential)	30,006 sq. ft. (0.69 acre)	24 – 37 du/acre	25 dwelling units possible
107 S HUNTINGTON	2612-003-001	SP-5 (MUC)	vacant	mixed-use (commercial & residential)	12,197 sq. ft. (0.28 acre)	24 – 37 du/acre	10 dwelling units possible
1041 TRUMAN	2522-001-003 2522-001-004	SP-5 (DOWNTOWN)	commercial	mixed-use (commercial & residential)	85,270 sq. ft. (1.96 acres)	-	not zoned for mixed-use

METHODOLOGY

To create the Opportunity Sites Inventory, the City developed a comprehensive, iterative methodology to screen parcels for near-term development. The methodology is comprised of several phases described below.

A Site Feasibility Analysis was conducted on the initial Opportunity Sites Inventory to further support their use. Site feasibility criteria were established based on the characteristics and conditions of recent development projects and existing pipeline projects sites, as well as recent development proposals that usually meet these similar criteria. Residential and non-residential sites were assessed differently based on four qualifying factors. If a site met at least two of the following four factors it was deemed feasible:

- **Improvement Ratio** – Sites with an Improvement-to-Land Value Ratio of 1.0 or less (i.e., existing buildings/structures on site are worth less than the land)
- **Zoning** – Site is currently zoned to allow residential
- **Age of Existing Structures** – If existing non-residential building is 30 years or older and if an existing residential building is 50 years or older.
- **Existing FAR** - If less than 1/3 of permitted FAR is utilized on a commercial zone parcel. Only non- residential parcels were assessed for this factor.

In addition to the site feasibility analysis performed above, several overriding factors were considered that resulted in the inclusion of sites that demonstrate feasibility despite not meeting feasibility criteria based on the characteristics described above. These factors include:

- **Developer Interest.** This group consists of sites that, notwithstanding other feasibility criteria, are the subject of express developer interest in conversion or redevelopment with residential uses, indicated by submittal of a Conceptual Development Review application or similar, substantive formal inquiries to City Staff. These sites are summarized in Table HR-4: Sites with Developer Interest.
- **Commercial Vacancy and/or Turnover.** This group of sites are zoned exclusively for nonresidential uses, are generally well developed with existing commercial uses (e.g., shopping centers, strip malls, etc.), but exhibit high observed rates of vacancy and/or turnover in commercial tenants. Inclusion of these sites paired with implementation of Program HE-5-1 creates new opportunities for residential conversion, increasing site feasibility.
- **Site Assemblage Opportunities.** This group of sites consists of individual parcels that, on their own, fail to meet established feasibility criteria for any reason; however, these parcels are contiguous with and comprise portions of larger, multi-parcel sites that, taken together, create stronger opportunities and better feasibility for residential development.
- **Development Trends.** Development trends for recycled non-vacant properties were analyzed in the City and surrounding jurisdictions to further support the feasibility of a site to be redeveloped. A list of City Pipeline and recent redevelopment projects, and Los Angeles County Projects that have developed housing on sites that have recycled developments with similar land uses, zoning, and site characteristics as the parcels selected as opportunity sites to meet RHNA in San Fernando are provided in Tables 35, 36, and 37.

CITY-OWNED SITES

To meet the city's RHNA, the current City Hall site, consisting of City Hall building located at 117 N. Macneil Street and Civic Center Parking Lot at the southwest corner of Maclay Avenue and First Street, has been identified as an opportunity site. City Hall building is located on an approximately 1.19-acre parcel and the Civic Center Parking Lot is located on an approximately 0.77-acre parcel, with a total site area of 1.96 acres. Because of its location, being adjacent to a future light rail stop that is planned for San Fernando in 2028, the site is an opportunity site for a mixed-use transit-oriented development (TOD) Civic Center that will capitalize on the future light rail stop.

The existing use of the site would not be an impediment for a mixed-use TOD because the 1.96-acre site is underutilized with a 17,735 sq. ft. building and parking lot. The existing development density of the site is 20 percent. It is estimated that the site will be developed at 75 percent development density that will accommodate 44 low-income housing units, City Hall, and other uses as a civic center. The new Civic Center will be a network of spaces and buildings to support specific needs of the community.

The City intends to release a Request for Proposals (RFP) for a mixed-use TOD Civic Center that will capitalize on the light rail stop that is planned for San Fernando. The City will not dispose of the site under the Surplus Land Act (SLA). The City will seek exemption under the SLA to do a ground lease with a developer to transform the site to a TOD Civic Center with 44 low-income housing units, City hall offices, indoor/outdoor public meeting spaces, and other uses to provide essential services to the City. To incentivize development, the City will pursue grant funding to support development of 44 units for low-income households, waiving development fees, and assigning a dedicated staff to streamline review process. (see Program 14 – City Hall Site Redevelopment)

To facilitate development of City Hall Site, the City will:

- Year 2022 - Release a RFP for preparation of a Downtown Master Plan that includes identification of City Hall Site as a mixed-use TOD Civic Center and start Downtown Master Plan.
- Year 2023 - Conduct community outreach and complete Downtown Master Plan.
- Year 2024 – Start process of SLA exemption for City Hall Site with HCD and rezone for residential use.
- Year 2025 – Apply for affordable housing grants to fund 44 low-income housing units in the new TOD Civic Center.
- Year 2026 - Release a RFP for development of City Hall site as a mixed-use TOD Civic Center and select developer for development of City Hall Site.
- Year 2027- Start construction design document, and start construction.
- Year 2028 – Complete construction.

AFFORDABILITY, SUITABILITY, AND AVAILABILITY ANALYSIS

Density is a critical factor in the development of affordable housing. Lower densities tend to increase the cost of construction per unit whereas higher densities have lower per unit costs due to lower construction cost from economies of scale. Consequently, HCD has established “default densities” that are considered sufficient to provide market based incentives for the development of housing for lower income households. For jurisdictions with populations less than 25,000, located within a Metropolitan Statistical Area (MSA) with a population of more than 2 million, the density is 20 dwelling units per acre. San Fernando has a population less than 25,000 and is within the Los Angeles MSA.

To encourage the development of affordable housing, and to also accommodate the City's remaining RHNA need of 1,224 units, including 358 lower income units, the City will establish and implement a Mixed-Use Overlay that allows 35 du/acre for sites outside of SP-5. ~~Sites within SP-5 will use the existing residential overlay density ranging from 37 du/acre to 50 du/acre.~~ After adoption of the Housing Element, the Mixed-use Overlay will be applied to facilitate the development of higher density residential uses.

CITY STRATEGIES FOR DEVELOPMENT OF AFFORDABLE HOUSING

Like most communities in Southern California, development of lower income housing in San Fernando is not likely without some form of government assistance given the highly inflated market conditions. In recognition of the significant market constraints, the City's strategy for addressing the housing needs of lower-income households involves the following:

- Facilitating the development of housing affordable to lower- and moderate-income households on properties that permit up to 30 units per acre.
- Assisting in the development of affordable housing through land write-downs, park and recreation fee reductions or waivers, or other forms of subsidies.
- Working with experienced housing developers to create quality affordable housing.
- Working on a City Homeless Plan to address the City's homeless challenges.
- Establishing a Housing Division within the Community Development Department to implement programs in the Housing Element and Homeless Plan, create a housing tracking system to ensure long-term affordability and quality of affordable housing stock, and re-establish the City's low-income home loan programs to promote homeownership and restoration of existing housing to enhance the quality of life.
- Hiring a Housing Coordinator to help implement a multi-lingual outreach and education program on housing-related matters, to administer the City's first-time homebuyer loan and rehabilitation loan programs, and to explore programs for promoting affordable housing.
- Partnering with the Valley Economic Alliance to raise awareness of housing shortages and the needs for more affordable housing in San Fernando.

The Housing Plan (Section 6) describes the City's affordable housing policies and programs.

AVAILABILITY OF INFRASTRUCTURE AND SERVICES

As a completely urbanized community, the City of San Fernando already has all the necessary infrastructure in place to support future development. All land designated for residential use is served by sewer and water lines, streets, storm drains, and telephone, electrical, and gas lines. However, as an older community, much of the City's infrastructure is aging and will require improvements or replacement over time. The City is replacing the water conveyance system on an ongoing basis in conjunction with new development projects so that the existing capacity will be maintained.

Senate Bill 1087 (SB 1087), effective January 2006, requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income households. Pursuant to these statutes, upon adoption of its Housing Element, San Fernando will immediately deliver the Housing Element to the local sewer provider, along with a summary of its regional housing needs allocation.

ADEQUACY OF SITES TO MEET RHNA

For this 6th Cycle, San Fernando has been allocated a minimum of 1,795 units. Since RHNA uses June 30, 2020 as a baseline for growth projections for the planning period (October 15, 2021 to October 15, 2029) the City can count the number of new units for which building permits or certificates of occupancy were issued since June 30, 2020 toward the RHNA.

Table 3.4.3.5 Summarizes San Fernando's applicable RHNA credit and the remaining RHNA need through October 15, 2029. With the anticipated ADU's, entitled projects, and projects under review, the City has an unmet RHNA need of 1,064,224 units (134 extremely low-income units, 177 very low-income units, 258 moderate-income, and 495 above moderate-income units). After accounting for the 15 percent No Net Loss buffer (SB 166), the City has a need of 1,224 units (154 extremely low-income units, 204 very low-income units, 297 moderate-income, and 569 above moderate-income units). After accounting for the development credits and the realistic capacity of vacant and non-vacant inventory sites, the City has identified adequate capacity to fulfill its RHNA obligation.

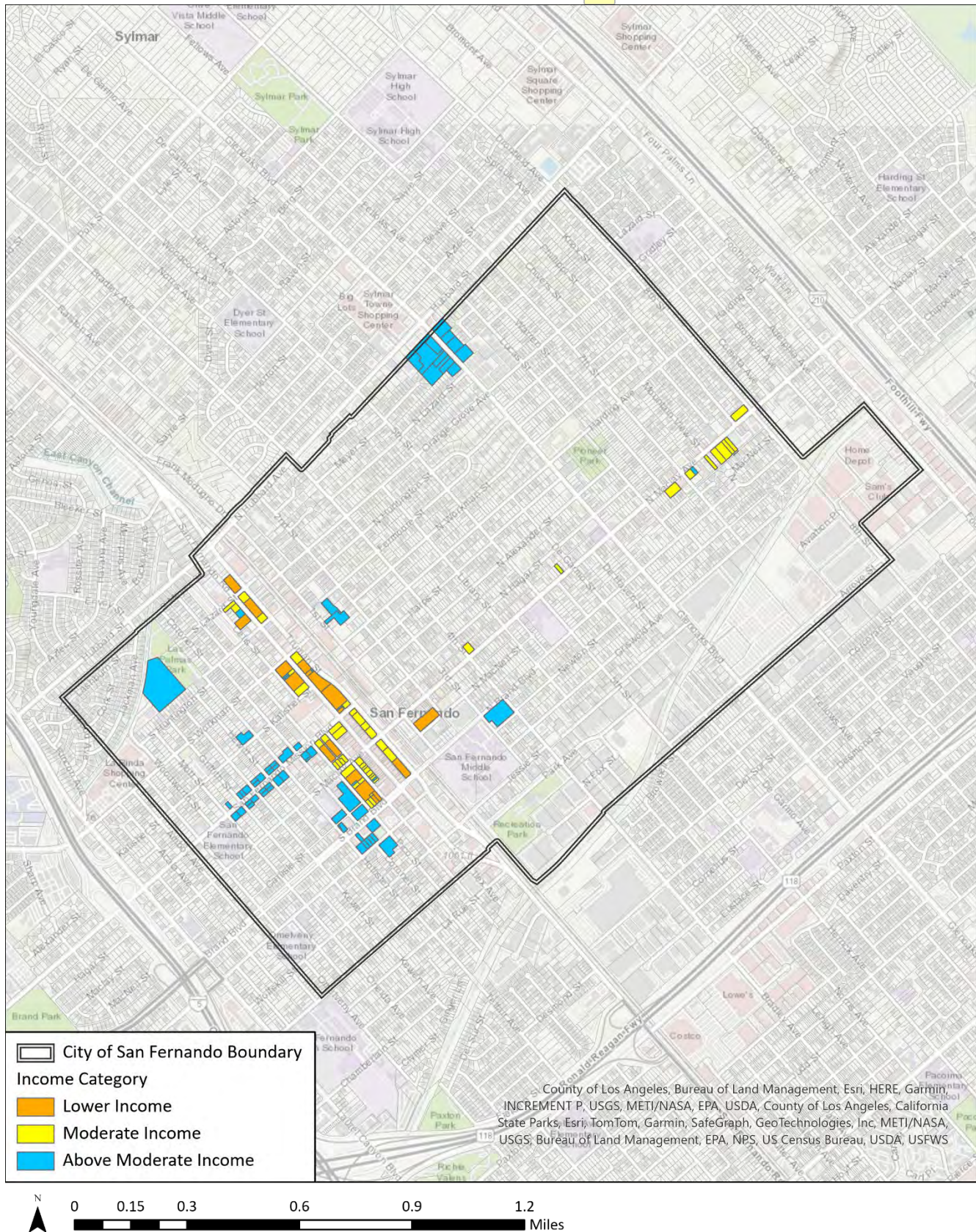
Apart from the units under construction, anticipated accessory dwelling units, entitled projects, and projects under review, the City has **4045 residential** sites that can accommodate the 2021-2029 RHNA, which are identified in **Table 35 and Figure 3**. These sites consist of **128135** parcels on **53.155.8** acres of land, which could accommodate the unmet RHNA need **and 15 percent buffer** of 1,224 units. **74Eighty (80)** of these **128135** parcels are within the San Fernando Corridors Specific Plan area, designated as SP-5 in the City's General Plan, and zoned as SP-5. These parcels can accommodate mixed-use development at up to **34, 37 or 50** dwelling units per acre (du/acre). Additionally, outside of SP-5, there are **3940** parcels currently zoned C-1 that will be rezoned to C1-**MUOMX**, the City's new Mixed-Use Overlay that allows 35 du/acre, and 11 parcels zoned C-2 **that will be rezoned to C2-MUO, which would that** also allow 35 du/acre. There are also four **(4)** residentially zoned parcels that total 9.39 acres.

In summary, the opportunity sites can accommodate **843328** units (**358244** lower-income, **332 moderate, and 153 and 84 moderate and** above- moderate income sites) without any zone changes. The remaining unmet need of **429896** units (**429114 lower and 782 moderate and** above-moderate income) will require rezoning to meet the city's RHNA obligation with at 15% No Net Loss Buffer. Total size for rezone is approximately **18.1237.22** acres. In addition to providing appropriate zoning and development standards, the City will designate a dedicated staff to further encourage and facilitate production of affordable housing units on these sites through regulatory incentives such as density bonuses and direct financial assistance as funding becomes available.

Table 38: Sites Adequacy

Income Group	RHNA	Potential ADU	Credits	Remaining Need	Sites Capacity	Surplus
Extremely Low-Income (< 30 percent MFI)	230	96	0	134	358518	47160
Very Low-Income (31–50 percent MFI)	231	54	0	177		
Low-Income (51–80 percent MFI)	273	273	0	0		
Moderate-Income (81–120 percent MFI)	284	26	0	258	332	74
Above Moderate- Income (>120 percent MFI)	777	191	91	495	582750	87-116
Total	1,795	640	91	1,064	1,2721,268	20844
15% No Net Loss				160		
Total Remaining Need				1,224		

Figure 3: Residential Land Inventory



C. FINANCIAL RESOURCES

There are a variety of potential funding sources available for housing activities in San Fernando. Due to both the high cost of developing and preserving housing, and limitations on both the amount and uses of funds, a variety of funding sources may be required. The State's dissolution of the San Fernando's Redevelopment Agency in 2012 eliminated the City's primary source of affordable housing funding. Other funding resources available for affordable housing development are highly limited.

Table 39 lists the potential funding sources that are available for housing activities. They are divided into five categories: federal, state, county, local, and private resources.

Table 39: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	As a participating City in Urban LA County, grants are allocated directly to the City on a formula basis for housing and community development activities primarily benefiting low- and moderate- income households. San Fernando receives approximately \$225,000 in CDBG funds from LACDC on an annual basis.	• Rehabilitation • Homebuyer Assistance • Economic Development • Homeless Assistance • Public Services
HOME www.lacdc.org	Funding used to support a variety of County housing programs the City has access to. Funds are used to assist low income (80% AMI) households.	• New Construction • Acquisition • Rehabilitation • Homebuyer Assistance • Rental Assistance
Housing Choice Voucher www.lacdc.org	Rental assistance payments to owners of private market rate units on behalf of low- income (50% AMI) tenants. Administered by the Housing Authority of the County of Los Angeles. An average of 32 San Fernando households have received assistance annually since 2008, with 79 residents on the waiting list as of August 2013.	• Rental Assistance
Section 202	Grants to non-profit developers of supportive housing for the elderly.	• Acquisition • Rehabilitation • New Construction

Program Name	Description	Eligible Activities
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	• Acquisition • Rehabilitation • New Construction • Rental Assistance
Mortgage Credit Certificate www.lacdc.org	Federal income tax credits (15% mortgage interest) available to low income first-time homebuyers to purchase housing in San Fernando. The County makes certificates available through participating lenders.	• Home Buyer Assistance
2. State Programs		
SB 2/LEAP Grants	SB 2 funds are available as planning grants to local jurisdictions to increase the supply of affordable housing. For the second year and onward, 70 percent of the funding will be allocated to local governments for affordable housing purposes. A large portion of year two allocations will be distributed using the same formula used to allocate federal Community Development Block Grants (CDBG).	• Planning
Low-income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing.	• New Construction
Multi-Family Housing Program (MHP) www.hcd.ca.gov/fa/mhp/	Deferred payment loans to local governments, non-profit and for-profit developers for new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower income households.	• New Construction • Rehabilitation • Preservation • Conversion of Nonresidential to Rental

Program Name	Description	Eligible Activities
CalHome www.hcd.ca.gov/fa/calhome	Grants to cities and non-profit developers to offer homebuyer assistance, including down payment assistance, rehabilitation, acquisition/rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment, and construction period expenses for homeownership projects.	• Predevelopment, Site Development, Site Acquisition for Development Projects • Rehabilitation • Acquisitions/Rehabilitation • Down payment Assistance • Mortgage Financing • Homebuyer Counseling
CalHFA Homebuyer's Downpayment Assistance Program www.calhfa.ca.gov/homeownership/programs/chdap.htm	CalHFA makes below market loans to first- time homebuyers of up to 3% of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified borrowers.	• Homebuyer Assistance
3. Local Programs		
Los Angeles County Housing Innovation Fund https://www.lacda.org/affordable-housing/la-county-housing-innovation-fund	LACHIF provides low-cost financing up to \$5,000,000 to support the creation and preservation of affordable housing, including supportive housing projects. Eligible entities include non-profit and for-profit developers, and cities in Los Angeles County.	• Predevelopment • Acquisition
Tax Exempt Housing Revenue Bond	The City can support low-income housing by issuing housing mortgage revenue bonds requiring the developer to lease a fixed percentage of the units to low- income families at specified rental rates.	• New Construction • Rehabilitation • Acquisition
4. Private Resources/Financing Programs		
Federal Home Loan Bank Affordable Housing Program	Direct Subsidies to non-profit and for profit developers and public agencies for affordable low-income ownership and rental projects.	• New Construction

D. OPPORTUNITIES FOR ENERGY CONSERVATION

Establishment and enforcement of energy and water conservation standards, as well as continuing programs and establishing new programs aimed at efficiency awareness, are key factors in reducing energy and water consumption. Some conservation measures require a higher up-front cost but result in net savings over the life of the improvement from reduced energy and/or water consumption. In large part, utility bill reductions through energy and water savings can be realized through the incorporation of energy conserving design features.

1. ACTIVE ENERGY EFFICIENCY PROGRAMS

While the City does not directly offer energy-efficient programs, it serves as an information center for the various programs available for area residents. Below is a list of energy efficiency programs offered by various organizations:

SOUTHERN CALIFORNIA EDISON (SCE) ENERGY EFFICIENCY PROGRAMS

The following programs are offered by SCE to help lower income customers reduce energy costs and control their energy use:

California Alternate Rates for Energy (CARE) /Family Electric Rate Assistance (FERA): These programs provide income-qualified customers with much-needed bill relief.

Energy Savings Assistance Program: This program is designed to assist income-qualified households with the conserving of energy and reducing their monthly electrical costs. SCE may provide free appliances and installation of energy-efficient appliances like refrigerators and air conditioners, as well as home efficiency solutions like weatherization.

Energy Assistance Fund (EAF) Program: SCE and United Way work together to assist customers who are unable to pay their electric bill due to financial constraints. A maximum of \$100 is available to eligible customers once in a 12-month period. The program has provided assistance for nearly 250,000 households since the fund started in 1982.

Medical Baseline Allowance: Customers with a medical condition that requires electricity-powered life support equipment may be eligible to receive additional baseline allocation. The Baseline program offers an additional year- round baseline allocation of 16.5 kWh per day in addition to a customer's applicable seasonal baseline and the baseline for its region.

SOUTHERN CALIFORNIA GAS COMPANY ENERGY EFFICIENCY PROGRAMS

The following programs are available to SoCalGas customers who reside in the City of San Fernando:

California Alternate Rates for Energy (CARE): The CARE program provides eligible SoCalGas customers a 20 percent discount on their monthly gas bill. In addition, new customers who are approved within 90 days of starting new gas service will also receive a \$15 discount on the Service Establishment Charge.

Energy Savings Assistance Program: SoCalGas offers no-cost energy-saving home improvements and furnace repair or replacement services for qualified limited-income renters and homeowners. Available energy-saving services may include attic insulation, door weather-stripping, caulking, low flow shower heads and faucet aerators, water heater blankets, and energy education.

Medical Baseline Allowance: SoCalGas knows that not all customers are alike. Some of them suffer from poor health, which can make it even harder to make ends meet. If someone in the household has a life-threatening illness, is seriously disabled, or requires more heat in winter due to a serious health condition, the household may qualify for an additional allowance of gas at a lower rate.

Residential Energy Efficiency Loan (REEL): The REEL program offers a variety of financing options to owners and renters to purchase energy-efficiency products and upgrades. Eligible properties include single-family homes, condominiums, townhomes, and one to four-unit properties. Property owners are eligible for this program, as are renters who receive approval from their property owner.

2. BUILDING AND SITE DESIGN CONSERVATION

Conventional building construction, use, and demolition along with the manufacturing of building materials have multiple negative impacts on the environment. A rise in environmental consciousness has led to the development of various building and site designs that promote conservation. This includes site design standards associated with the orientation of the building, installation of solar panels, and so forth.

In California, the Green Building Order challenges the State government to demonstrate leadership by becoming a model of energy and resource efficiency at State-owned buildings. This has been achieved through attainment of Leadership in Energy and Environmental Design (LEED) certification. Some local jurisdictions have taken this certification as an opportunity to further promote a green building program.

LEED is an internationally recognized green building certification system that provides different levels of certification in terms of energy efficiency. In summary, it is a third-party verification that a building was designed and built using strategies aimed at improving performance across the following metrics: energy savings, water efficiency, CO2 emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts.

There are four levels of progressive certification, based on the total number of points earned within each of the LEED categories noted above: Certified, Silver, Gold, and Platinum.

A total of six performance measures are utilized to review and promote a whole-building approach to sustainability:

- Sustainable Site Development
- Water Efficiency
- Energy and Atmosphere
- Materials and Resources
- Indoor Environmental Quality
- Innovation and Design

The City has had several participants in the LEED program, including affordable special needs projects. It is the developer's goal to generate enough energy to power all common areas including the community center and all hallways. It is the City's intent to facilitate the permitting process for commercial and residential property owners wishing to pursue a LEED certification.

GLAZING

Energy efficient window glazing resists heat flow. The strategic placement of such windows can reduce energy consumption for more efficient interior climate control. Glazed windows on south-facing walls allow for passive solar heating by allowing direct sunlight to enter a room and warm the space. Because the windows minimize heat flow, this warmth remains in the building. The sun is higher in the sky during the summer. Therefore, less direct sunlight enters the building during these months than in winter. Also, during winter weather, the glazing minimizes the amount of heat that is transferred directly through the window to the cooler air outside. Typically, avoidance of window placement on the west side of a building will minimize the overheating effects of direct afternoon sun.

LANDSCAPING

Strategically placed vegetation can help regulate the amount of direct sunlight on windows, as well as reduce indirect heating

from concrete and other hardscape materials. The incorporation of deciduous trees and vines in landscaping plans along the south and west facing sides of buildings can buffer the heating effects of direct sunlight in summer, while allowing winter sunlight to warm the building. The use of native or low water use plants and efficient irrigation, such as drip systems, can minimize water needs for outside landscaping. Automatic irrigation systems that incorporate time clocks with multiple stations can offer options for varying water needs.

BUILDING DESIGN

There are several variables in the design of a building that impact the energy efficiency of the structure. The building orientation, placement and specification on windows, and design of details, such as exterior overhead structures and roof overhangs, can affect the passive solar performance of a building. These measures reduce the need for energy-consuming heating and cooling system use. The installation of overhead structures, such as eaves, arbors, and roof overhangs, can reduce the amount of direct sunlight that passes through windows, thus preventing overheating. An arbor directly above a south-facing window can limit solar access in the summer and allow for passive heating in winter when combined with deciduous vines.

COOLING/HEATING SYSTEMS

There are several energy-saving alternatives to using traditional energy sources for cooling and heating systems that can reduce the cost of housing. Attic ventilation systems allow rising heat to escape the building. This type of system, such as a whole-house fan, can create an air circulation pattern that encourages the movement of cooler air to circulate through a building with the use of traditional energy sources. Solar heating systems for swimming pool facilities reduce energy costs. Hot water solar panels can provide solar-heated domestic water with minimal use of flow restrictors on all hot water faucets and showerheads.

WEATHERIZATION TECHNIQUES

Weatherization techniques, such as insulation, caulking, and weather-stripping, can reduce energy use for air-conditioning up to 55 percent and for heating as much as 40 percent. These techniques help to seal a dwelling unit to guard against heat gain in the summer and prevent heat loss in the winter. Other comfortable benefits include noise and dust reduction.

EFFICIENT USE OF APPLIANCES

Most households contain a variety of appliances. Regardless of the types of present, appliances can be used in ways that increase their energy efficiency. Elimination of unnecessary and/or older appliances and proper maintenance and use of the stoves, ovens, clothes dryers, clothes washers, dishwashers, refrigerators, and other major appliances will keep energy costs to a minimum.

EFFICIENT USE OF LIGHTING

Costs of lighting a home can be reduced through the purchase of efficient light bulbs that produce the most lumens per watt. New fluorescent bulb fixtures can greatly improve lighting levels while reducing energy costs. Compact fluorescent bulbs replace existing incandescent bulbs in average fixtures. These compact fluorescent bulbs are 10 times more efficient and last longer than regular incandescent bulbs. Time clocks, photocell sensors, and motion sensors for security lights and areas where lights might be left on otherwise can make a significant reduction in lighting usage.

LOAD MANAGEMENT

The time and day when power is used can be as important as how much power is used. Power plants must have enough generated capacity to meet the highest level of consumer demand for electricity. Peak demands for electricity occur on summer afternoons and coincide with higher costs for electric generation. Therefore, reduction in the use of appliances during these peak load hours can reduce the need for new power plants just to meet unusually high-power demands and will reduce overall energy costs.

Figure 7: Percentage of Population with Disabilities

Figure 7 depicts the RHNA Opportunity Sites juxtaposed with disability data. Most sites are located in tracts where between 10 and 20 percent of the population have disabilities. A large cluster of sites are located in census tract **3201.01** at the intersection of Glenoaks Boulevard and Hubbard Street, primarily in the less than 10 percent category.

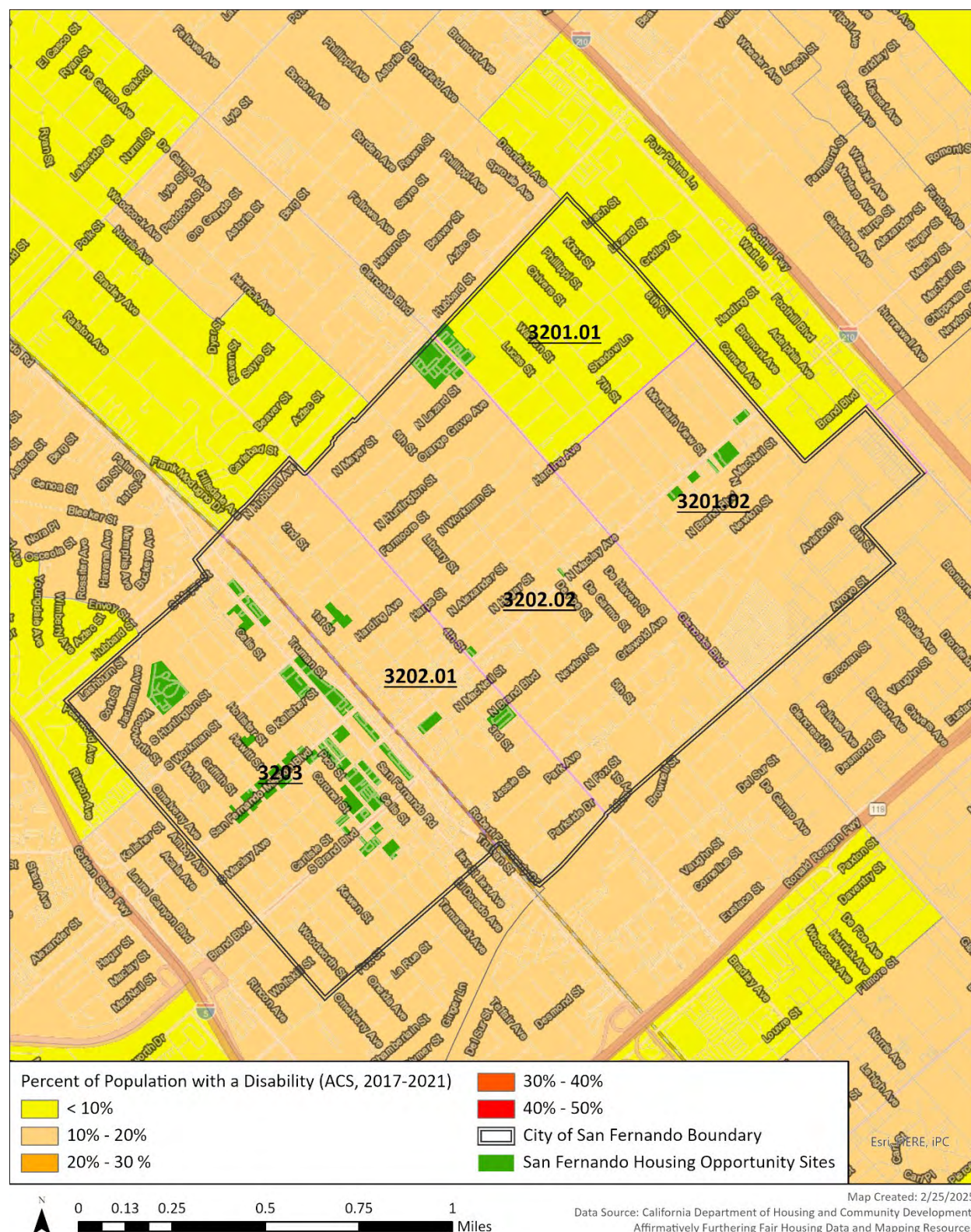


Figure 17: TCAC Areas of High Segregation and Poverty

Figure D-17 demonstrates that no RHNA Opportunity Sites are located in TCAC areas.

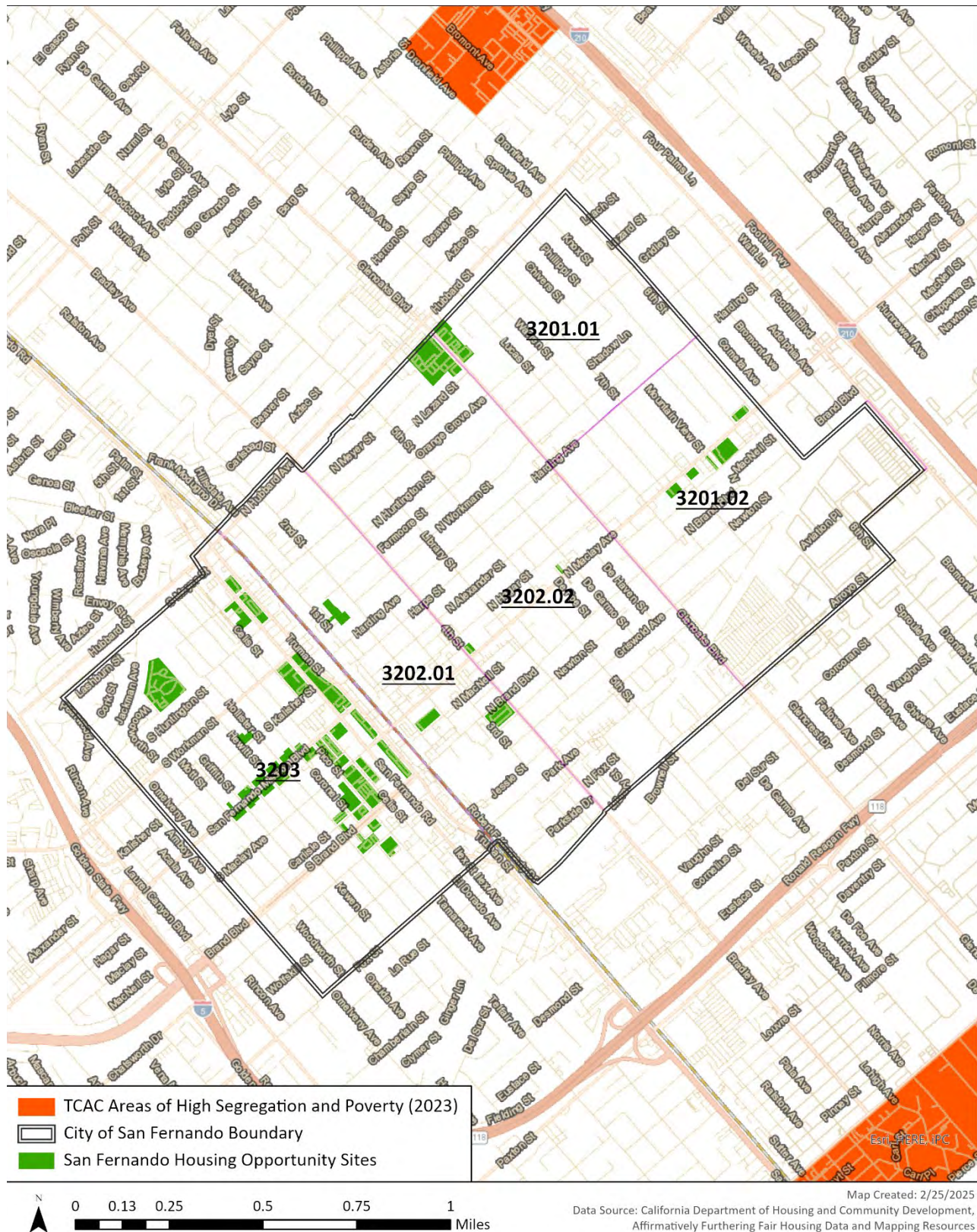
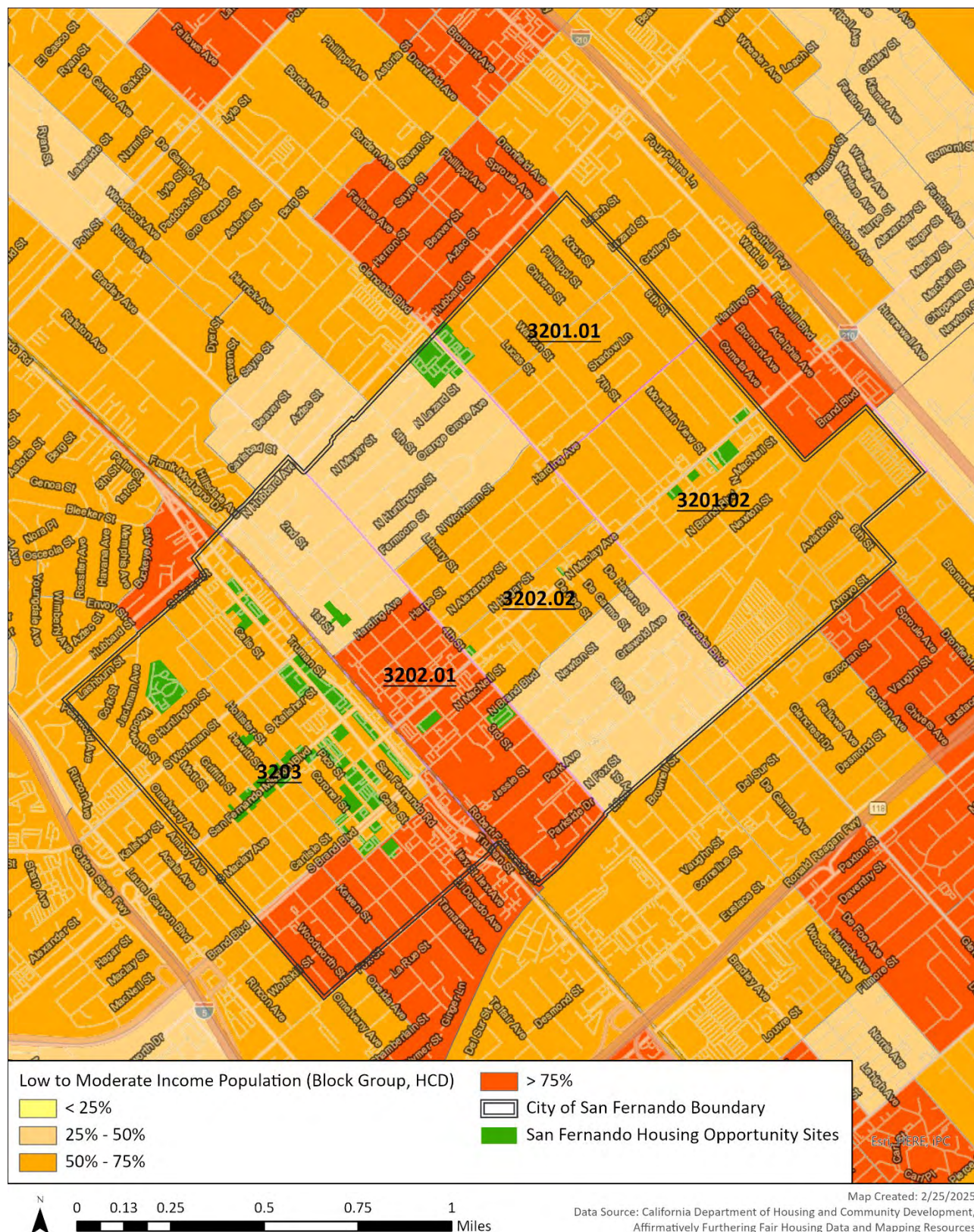


Figure 18: Low- and Moderate-Income Areas

Figure D-18 shows the RHNA Opportunity Sites in the context of low to moderate-income populations. Much of the City and most RHNA sites are located in areas where between 50 and 75 percent of the population are low to moderately resourced. A cluster of RHNA Sites are also located between 1st and 4th Streets in the 75 to 100 percent category.



DISADVANTAGED COMMUNITIES

According to Senate Bill 535, disadvantaged communities are “identified based on geographic, socioeconomic, public health, and environmental hazard criteria, and may include, but are not limited to, either of the following: (a) Areas disproportionately affected by environmental pollution and other hazards that can lead to negative public health effects exposure, or environmental degradation, and (b) Areas with concentrations of people that are of low income, high unemployment, low levels of homeownership, high rent burden, sensitive populations, or low levels of educational attainment. While Figure 19 shows that all much of San Fernando is categorized as a disadvantaged community, census tract 3202.02 is not categorized as disadvantaged. SB 535 measures disadvantaged communities as the top 25% scoring areas from CalEnviroScreen. According to the February 2021 update of CalEnviroScreen 4.0, Census Tract 3202.02 has a CalEnviroScreen percentile below 75 and is not considered disadvantaged.

Figure 19: Disadvantaged Communities

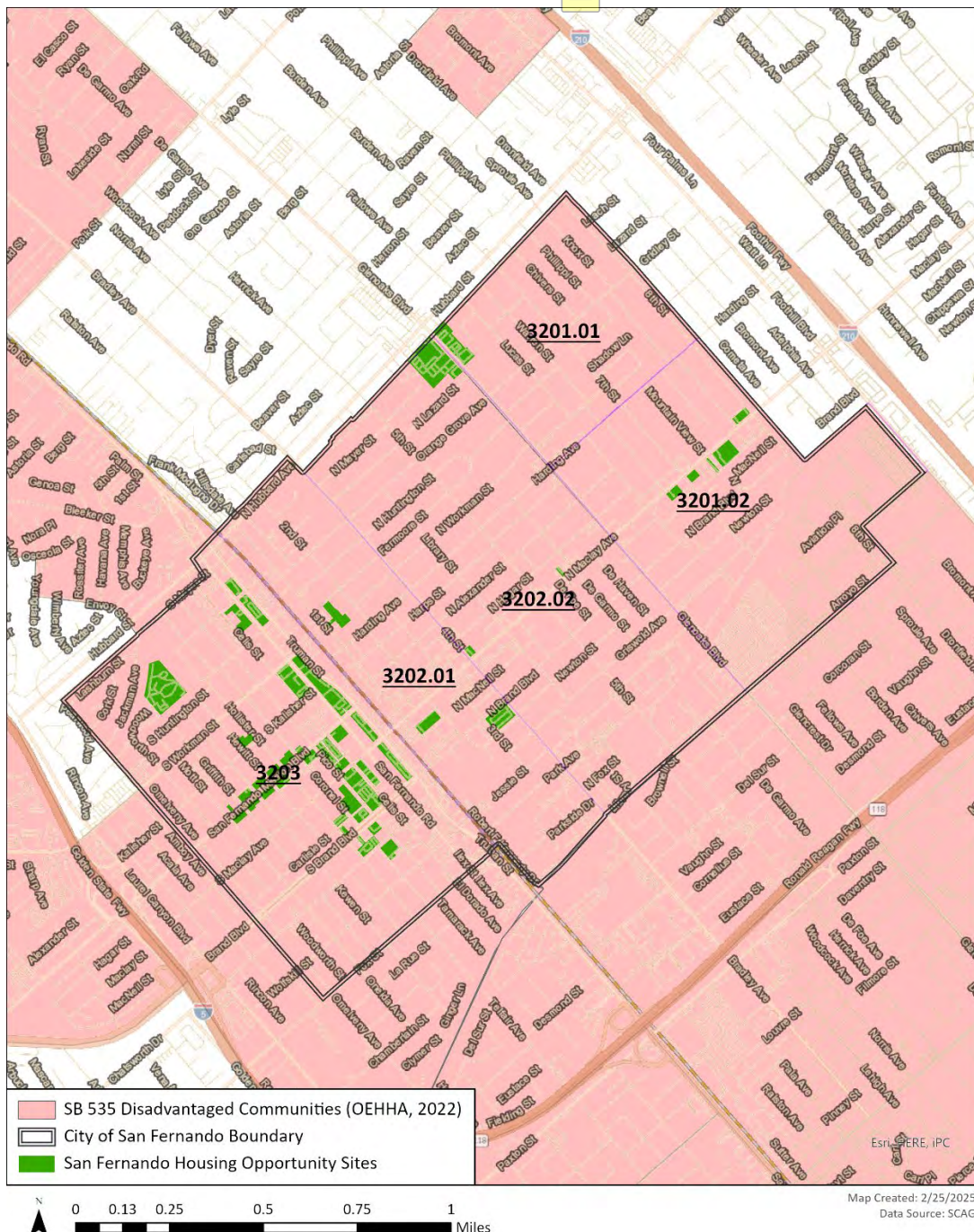


Figure 22: Census Tract Map

Figure 22 illustrates the four census tracts, identified in table D-6 above, located in San Fernando. The selection of opportunity sites heavily considered feedback from the community, where residents wanted to see more housing near commercial areas and transit. Many opportunity sites have been located in the SP-5 area in Census tract 3203 due to an objective of the SP-5 area, which is to promote compact, pedestrian friendly Transit Oriented Development near the Sylmar/San Fernando Metrolink station (located right outside Census Tract 3203) and other future public transit stops. This will help promote a walkable and pedestrian friendly neighborhood while increasing economic development through a hub that combines transit, commercial and an increase in housing opportunities for different income groups.

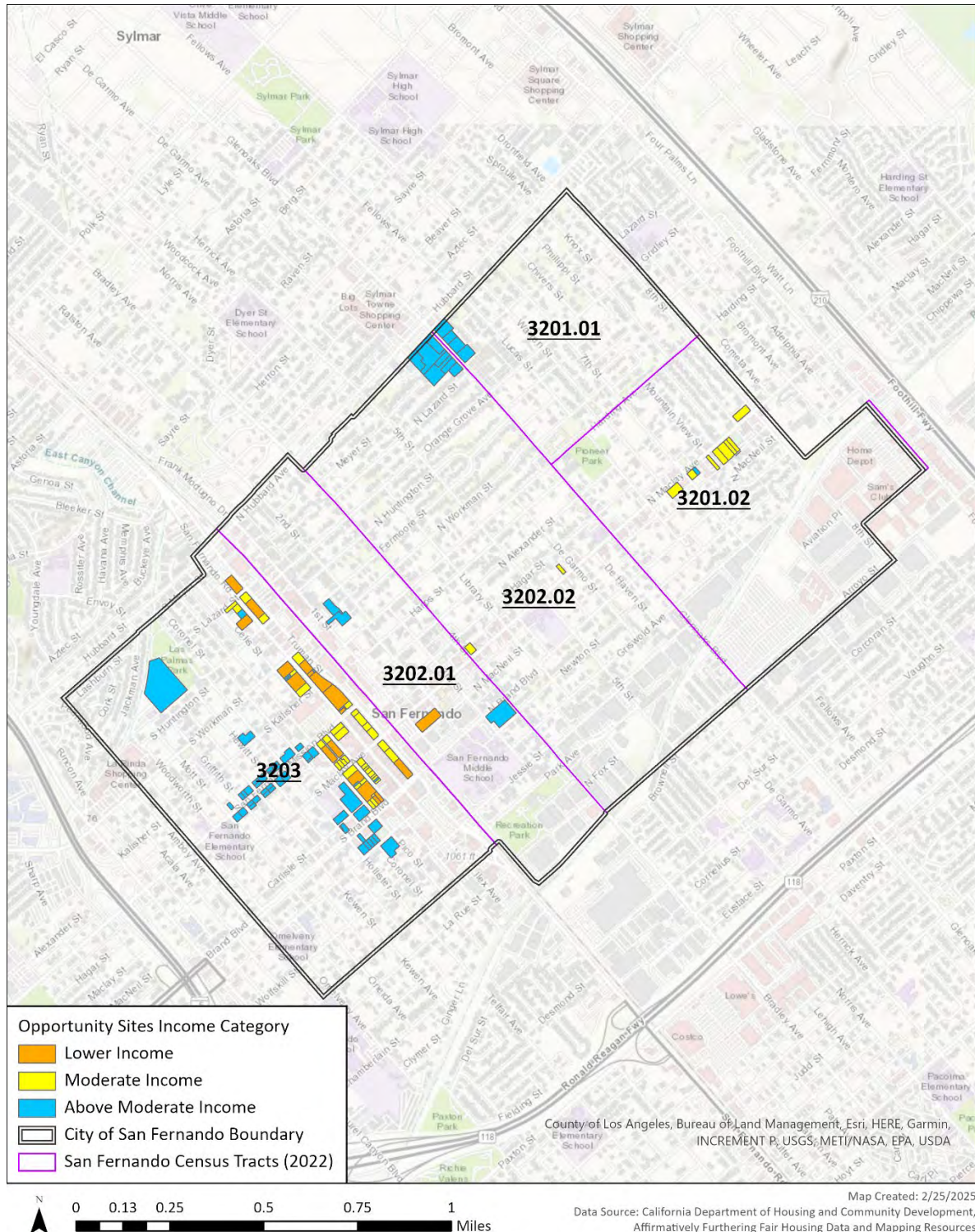


Figure 24: TCAC Opportunity Areas – Composite Score

Figure 24 shows the RHNA Opportunity sites in the context of HCD composite opportunity scores. Nearly all sites are located in low resource areas, while a few are located in the moderately resourced areas northeast of Glenoaks Boulevard.

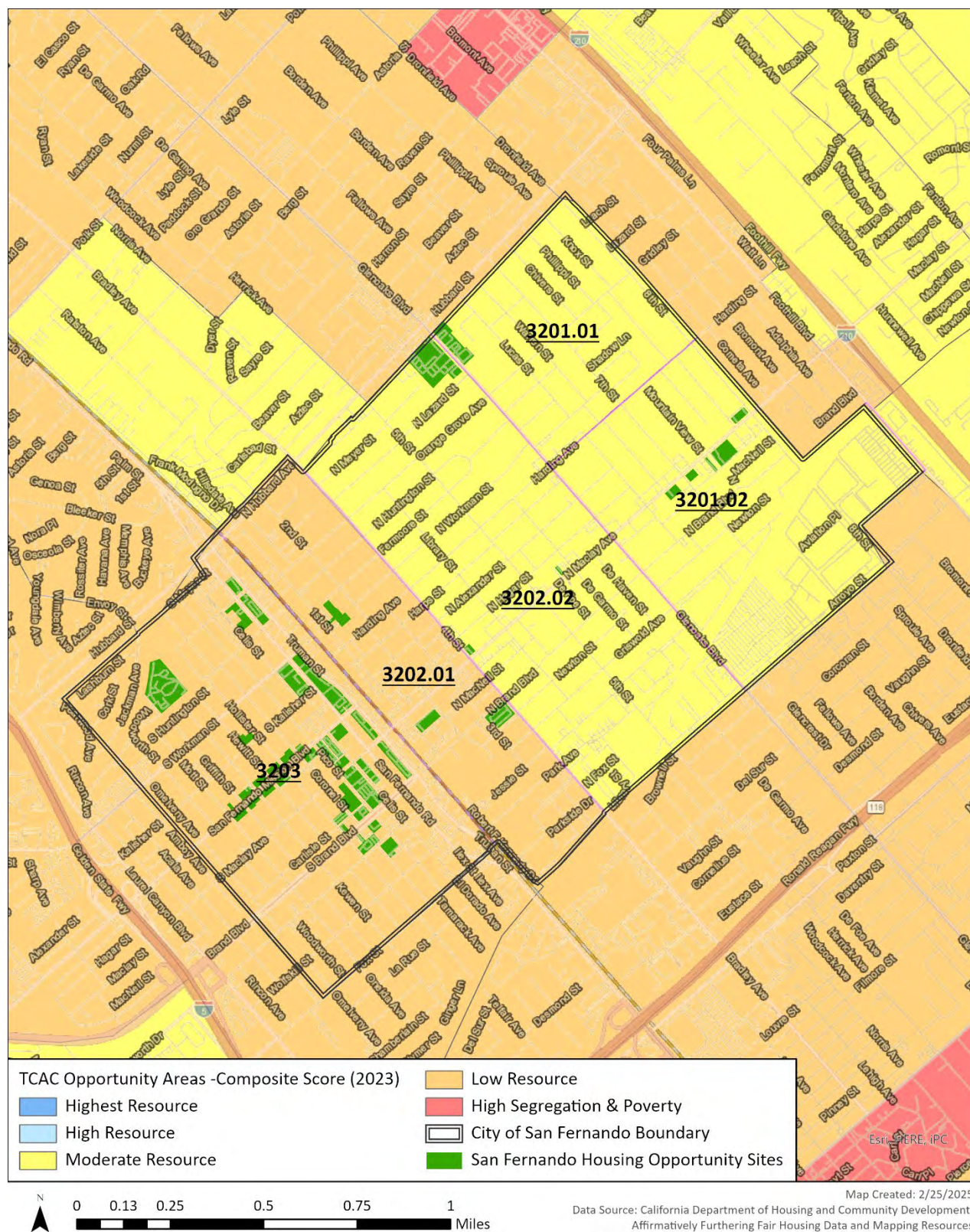
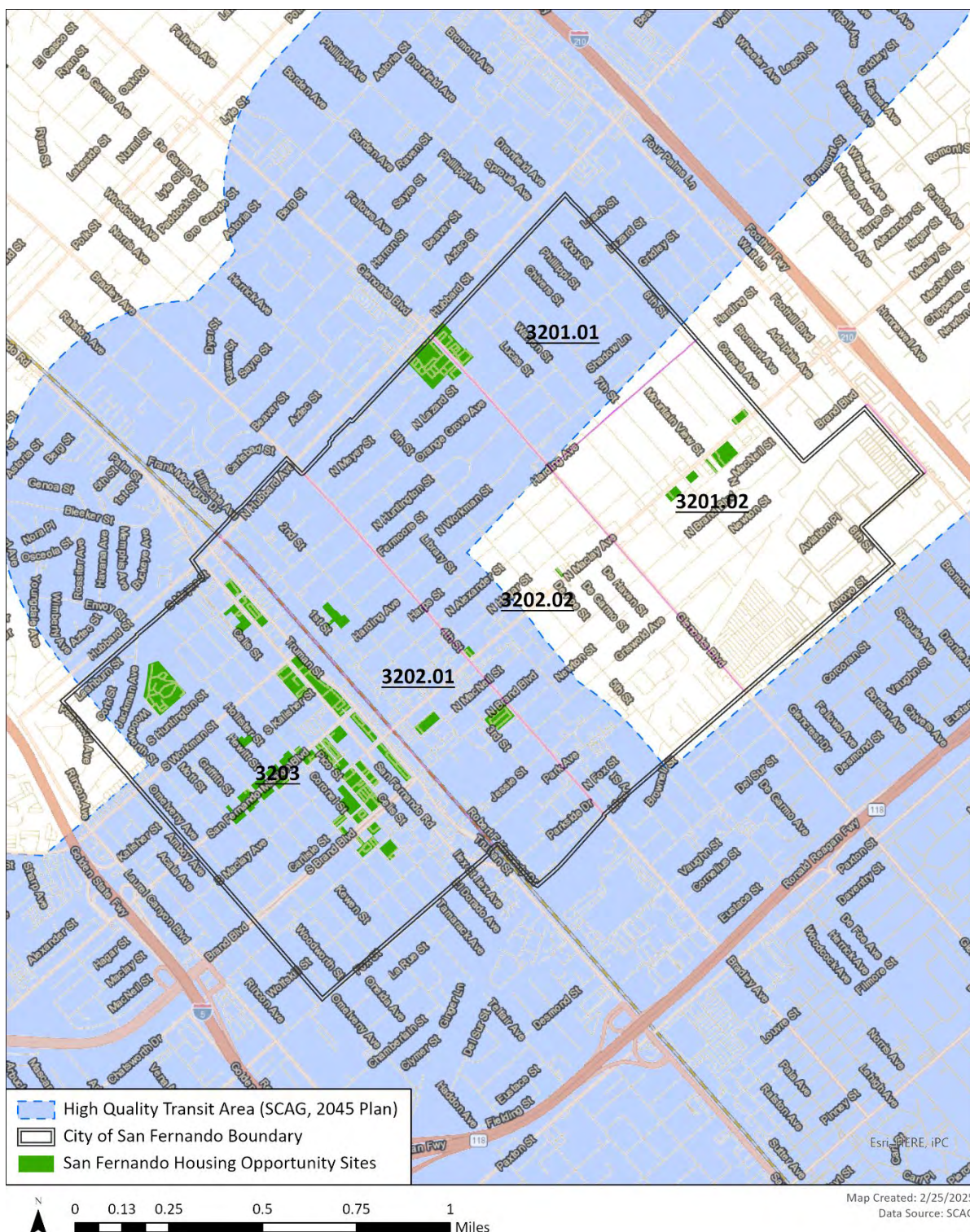


Figure 30: High-Quality Transit Areas

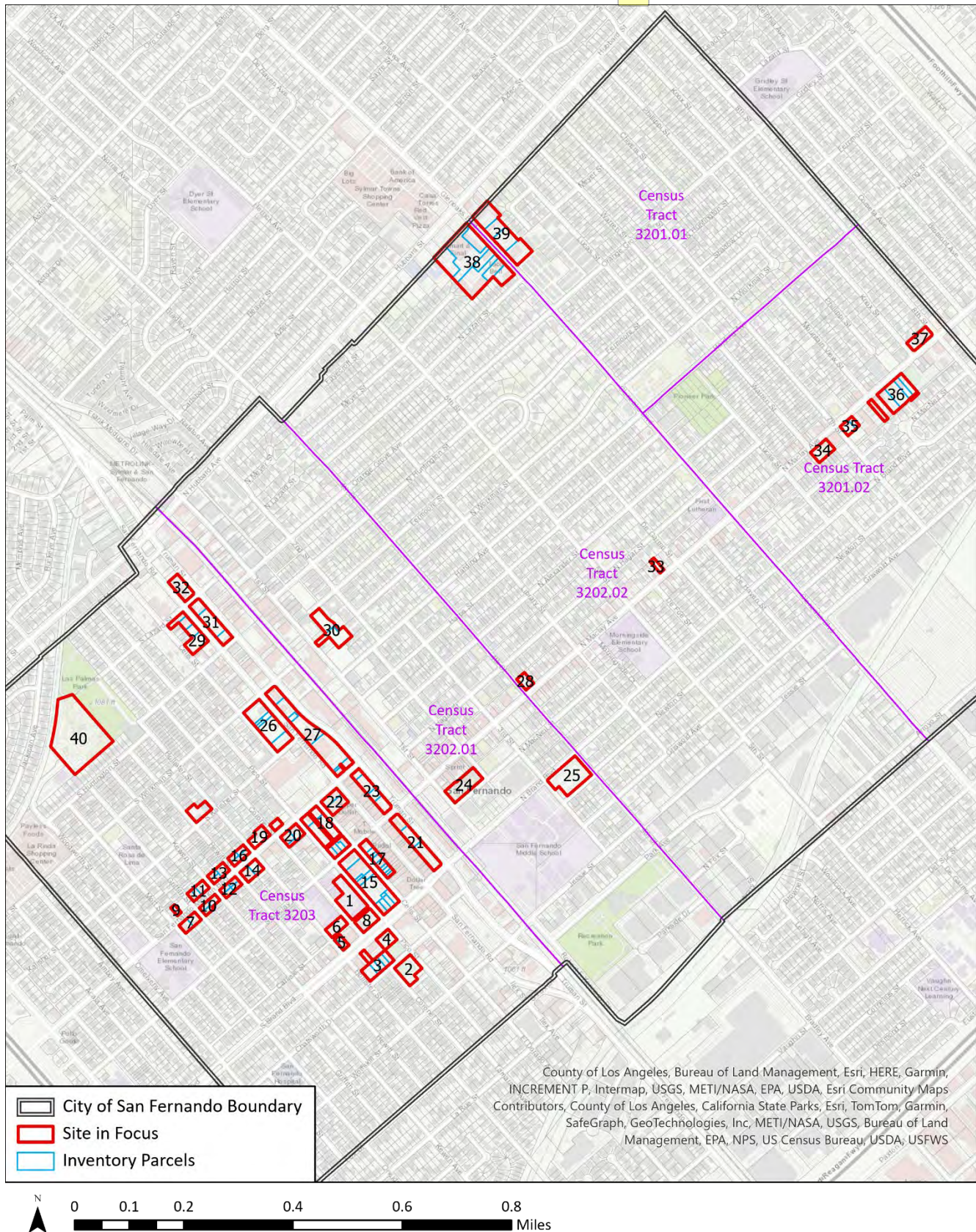
Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. SCAG developed a mapping tool for High Quality Transit Areas (HQTAs) as part of the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). SCAG defines HQTAs as areas within one-half mile from a major transit stop and a high-quality transit corridor. Figure 30 demonstrates that most of San Fernando, and the majority of the RHNA opportunity sites, are in a high-quality transit area. The northeast quadrant of the City is the only portion that is not in a HQTA but the area is served by several major bus stops along Maclay Avenue.



APPENDIX C: OPPORTUNITY SITES INVENTORY

Figure C-1 provides the geographic location of the parcels within San Fernando. Table C-1 presents a detailed list of parcels used in Section 4, Housing Resources, to demonstrate that the City has adequate capacity to accommodate the 2021-2029 RHNA. The Opportunity Sites Map book consists of a series of maps depicting each of the Opportunity Sites parcels grouped by site. Each map includes an aerial photograph of the sites and a corresponding table with details for each individual parcel that is included in Table C-1 Opportunity Sites Table.

Figure C-1 – Opportunity Sites Map



Note: There are 4045 opportunity sites number 1-4050. Sites 11, 24, 25, 45, and 49 were removed.



Table C-1 – San Fernando Housing Opportunity Sites



Site ID	Assessor Parcel Number	Site Address/Intersection	Existing Use	Lot Acres	General Plan Land Use	Current Zoning	Proposed Zoning	Proposed Maximum Density (du/ac)	Identified in Last/Last Two Planning Cycle(s)	Income Category	Capacity			Improvement Ratio	Existing FAR
											Lower	Moderate	Above Moderate		
1	2522-005-001	1008 PICO ST	Educational/institutional/religious	1.49608	PUB	C-1	C-1-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	38	0.92	0.18
2	2522-020-019	400 CHATSWORTH DR	Public facilities	0.92	MDR	R-2		20	Not Used in Prior Housing Element	Above Moderate	0	0	10	2.24	0.43
3	2522-013-012	Hollister St. / Catsworth Dr.	Commercial	0.31	CBD	C-1	C-1-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	7	0.01	0.88
3	2522-013-013	Hollister St. / Catsworth Dr.	Commercial	0.16	CBD	C-1	C-1-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	3	0.01	0.88
3	2522-013-014	453 CHATSWORTH DR	Commercial	0.16	CBD	C-1	C-1-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	3	0.01	0.89
3	2522-013-015	HOLLISTER ST./CHATSWORTH DR.	Commercial	0.16	CBD	C-1	C-1-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	3	0.01	0.98
3	2522-013-016	HOLLISTER ST./CHATSWORTH DR.	Parking	0.16	CBD	C-1	C-1-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	3	0.01	0.99
4	2522-013-011	402 S BRAND BLVD	Commercial	0.47	CBD	C-1	C-1-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	12	0.89	0.26
4	2522-013-019	456 S BRAND BLVD	Parking	0.16	CBD	C-1	C-1-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	4	0.07	0
5	2522-013-003	465 S BRAND BLVD	Commercial	0.2	CBD	C-1	C-1-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	4	0.81	0.54
5	2522-013-802	S. BRAND BLVD / HOLLISTER ST.	Educational/institutional/religious	0.03	CBD	C-1	C-1-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	0	0	0
6	2522-006-900	HOLLISTER SR. / CARLISLE ST.	Public facilities	0.46	CBD	C-1	C-1-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	12	0	0
7	2521-035-008	650 SAN FERNANDO MISSION BLVD	Commercial	0.23	COM	C-1	C-1-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	6	1.24	0.22
7	2521-035-009	670 SAN FERNANDO MISSION BLVD	Commercial	0.23	COM	C-1	C-1-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	5	1.16	0.49
8	2522-013-025	411 S BRAND BLVD	Public facilities	0.61	CBD	C-1	C-1-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	14	0	0.24
9	2521-036-019	661 SAN FERNANDO MISSION BLVD	Residential	0.11	COM	C-1	C-1-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	2	1.22	0.6
10	2521-026-009	600 SAN FERNANDO MISSION BLVD	Commercial	0.17	COM	C-1	C-1-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	4	0.52	0.32
10	2521-026-010	616 SAN FERNANDO MISSION BLVD	Residential	0.11	COM	C-1	C-1-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	2	0.58	0.31
10	2521-026-024	1143 GRIFFITH ST SAN FERNANDO	Residential	0.11	COM	C-1	C-1-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	1	1.27	0.36
11	2521-025-001	603 SAN FERNANDO MISSION BLVD	Commercial	0.23	COM	C-1	C-1-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	6	2.08	0.2
11	2521-025-022	615 SAN FERNANDO MISSION BLVD	Commercial	0.11	COM	C-1	C-1-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	2	1.43	0.31
11	2521-025-023	1203 GRIFFITH ST	Residential	0.11	COM	C-1	C-1-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	2	1.95	0.6
12	2521-027-009	550 SAN FERNANDO MISSION BLVD	Commercial	0.11	COM	C-1	C-1-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	3	1.12	0.23
12	2521-027-008	1142 HEWITT ST	Residential	0.11	COM	C-1	C-1-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	2	0.25	0.14



12	2521-027-010	568 SAN FERNANDO	Commercial	0.11	COM	C-1	C-1-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	2	1.2	0.44
12	2521-027-011	1143 KEW EN ST	Residential	0.11	COM	C-1	C-1-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	2	1.11	0.21
13	2521-024-025	561 SAN FERNANDO MISSION BLVD	Commercial	0.11	COM	C-1	C-1-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	3	0.42	0.32
13	2521-024-028	1200 HEWITT ST	Commercial	0.23	COM	C-1	C-1-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	3	0.88	0.49
13	2521-024-024	1207 KEW EN ST	Residential	0.11	COM	C-1	C-1-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	1	0.33	0.18
14	2521-028-029	500 SAN FERNANDO MISSION BLVD	Commercial	0.29	COM	C-1	C-1-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	7	2.11	1.32
14	2521-028-027	1141 HEWITT ST	Commercial	0.29	COM	C-1	C-1-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	6	2.11	0.48
15	2522-004-006	S MACLAY AVE. / PICO ST.	Commercial	0.06	SP-5	SP-5 D Res		50	Not Used in Prior Housing Element	Above Moderate	0	0	1	0	1
15	2522-004-903	308 S MACLAY AVE	Public facilities	0.46	SP-5	SP-5 D Res		50	Not Used in Prior Housing Element	Moderate	0	16	0	0	0
15	2522-014-025	313 S BRAND BLVD	Commercial	0.15	SP-5	SP-5 D Res		50	Not Used in Prior Housing Element	Moderate	0	4	0	0.67	0.26
15	2522-014-026	317 S BRAND BLVD	Commercial	0.15	SP-5	SP-5 D Res		50	Not Used in Prior Housing Element	Moderate	0	4	0	1.96	0.38
15	2522-004-004	S MACLAY AVE. / PICO ST.	Commercial	0.12	SP-5	SP-5 D Res		50	Not Used in Prior Housing Element	Moderate	0	3	0	0.06	1
15	2522-004-007	1023 PICO ST	Commercial	0.11	SP-5	SP-5 D Res		50	Not Used in Prior Housing Element	Moderate	0	3	0	1.19	0.51
15	2522-004-905	S MACLAY AVE. / PICO ST.	Public facilities	0.03	SP-5	SP-5 D Res		50	Used in Two Consecutive Prior Housing Elements - Vacant	Moderate	0	1	0	0	0
15	2522-004-904	S MACLAY AVE. / PICO ST.	Public facilities	0.99	SP-5	SP-5 D Res		50	Used in Two Consecutive Prior Housing Elements - Vacant	Lower	36	0	0	0	0
15	2522-004-005	1030 CELIS ST	Commercial	0.63	SP-5	SP-5 D Res		50	Not Used in Prior Housing Element	Lower	23	0	0	0.52	1.15
15	2522-014-901	S MACLAY AVE. / PICO ST.	Public facilities	0.19	SP-5	SP-5 D Res		50	Used in Two Consecutive Prior Housing Elements - Vacant	Lower	6	0	0	0	0
15	2522-014-900	S MACLAY AVE. / PICO ST.	Commercial	0.15	SP-5	SP-5 D Res		50	Used in Two Consecutive Prior Housing Elements - Vacant	Lower	5	0	0	0	0
16	2521-023-001	501 SAN FERNANDO MISSION BLVD	Commercial	0.11	COM	C-1	C-1-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	3	0.92	0.45
16	2521-023-002	1206 HOLLISTER ST	Commercial	0.12	COM	C-1	C-1-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	3	1.06	0.3
16	2521-023-022	1201 HEWITT ST	Commercial	0.11	COM	C-1	C-1-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	3	3.13	0.4
16	2521-023-021	1207 HEWITT ST	Residential	0.11	COM	C-1	C-1-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	2	1.26	0.24
17	2522-003-902	S MACLAY AVE. / CELIS ST.	Commercial	0.05	SP-5	SP-5 D Res		50	Used in Two Consecutive Prior Housing Elements - Vacant	Above Moderate	0	0	1	0	0
17	2522-003-029	1045 CELIS ST	Commercial	0.21	SP-5	SP-5 D Res		50	Not Used in Prior Housing Element	Moderate	0	7	0	0.73	0.59
17	2522-003-021	1023 CELIS ST	Commercial	0.13	SP-5	SP-5 D Res		50	Used in Prior Housing Element - Non-Vacant	Moderate	0	4	0	0.85	0.96
17	2522-003-904	S MACLAY AVE. / CELIS ST.	Commercial	0.13	SP-5	SP-5 D Res		50	Used in Prior Housing Element - Non-Vacant	Moderate	0	4	0	0	0
17	2522-003-030	S MACLAY AVE. / CELIS ST.	Commercial	0.11	SP-5	SP-5 D Res		50	Not Used in Prior Housing Element	Moderate	0	3	0	2.34	0.1



17	2522-003-900	S MACLAY AVE. / CELIS ST.	Public facilities	0.06	SP-5	SP-5 D Res		50	Used in Two Consecutive Prior Housing Elements - Vacant	Moderate	0	2	0	0	0
17	2522-003-901	S MACLAY AVE. / CELIS ST.	Public facilities	0.07	SP-5	SP-5 D Res		50	Used in Two Consecutive Prior Housing Elements - Vacant	Moderate	0	2	0	0	0
17	2522-003-903	S MACLAY AVE. / CELIS ST.	Public facilities	0.06	SP-5	SP-5 D Res		50	Used in Two Consecutive Prior Housing Elements - Vacant	Moderate	0	2	0	0	0
17	2522-003-905	S MACLAY AVE. / CELIS ST.	Commercial	0.06	SP-5	SP-5 D Res		50	Used in Two Consecutive Prior Housing Elements - Vacant	Moderate	0	2	0	0	0
18	2521-031-903	SAN FERNANDO MISSION BLVD / PICO ST	Commercial	0.21	SP-5	SP-5 D Res		50	Used in Two Consecutive Prior Housing Elements - Vacant	Moderate	0	7	0	0	0
18	2521-031-011	314 SAN FERNANDO MISSION BLVD	Commercial	0.21	SP-5	SP-5 D Res		50	Not Used in Prior Housing Element	Moderate	0	6	0	1.33	0.28
18	2521-031-013	301 S MACLAY AVE	Commercial	0.15	SP-5	SP-5 D Res		50	Not Used in Prior Housing Element	Moderate	0	5	0	1.5	2.06
18	2521-031-005	317 S MACLAY AVE	Commercial	0.14	SP-5	SP-5 D Res		50	Not Used in Prior Housing Element	Moderate	0	4	0	0.54	0.56
18	2521-031-006	313 S MACLAY AVE	Commercial	0.14	SP-5	SP-5 D Res		50	Not Used in Prior Housing Element	Moderate	0	4	0	0.53	0.42
18	2521-031-012	307 S MACLAY AVE	Commercial	0.12	SP-5	SP-5 D Res		50	Used in Prior Housing Element - Non-Vacant	Moderate	0	4	0	0	0
18	2521-031-901	SAN FERNANDO MISSION BLVD / PICO ST	Public facilities	0.54	SP-5	SP-5 D Res		50	Used in Two Consecutive Prior Housing Elements - Vacant	Lower	19	0	0	0	0
18	2521-031-902	SAN FERNANDO MISSION BLVD / PICO ST	Public facilities	0.54	SP-5	SP-5 D Res		50	Used in Two Consecutive Prior Housing Elements - Vacant	Lower	19	0	0	0	0
19	2521-022-021	455 SAN FERNANDO MISSION BLVD	Agricultural/open space	0.52	CBD	C-1	C-1-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	12	1.31	0.41
20	2521-030-037	400 SAN FERNANDO MISSION BLVD	Commercial	0.3	CBD	C-1	C-1-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	7	0.43	0.61
20	2521-030-030	418 SAN FERNANDO MISSION BLVD	Commercial	0.23	CBD	C-1	C-1-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	6	0.63	0.52
20	2521-030-024	SAN FERNANDO MISSION BLVD / PICO ST	Commercial	0.07	CBD	C-1	C-1-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	1	0	0
21	2521-021-027	415 SAN FERNANDO MISSION BLVD	Commercial	0.17	CBD	C-1	C-1-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	4	0.02	1
21	2522-001-902	S MACLAY AVE / TRUMAN ST	Public facilities	0.46	SP-5	SP-5 D Res		50	Used in Two Consecutive Prior Housing Elements - Vacant	Moderate	0	16	0	0	0
21	2522-001-001	104 S MACLAY AVE	Commercial	0.34	SP-5	SP-5 D Res		50	Used in Prior Housing Element - Non-Vacant	Moderate	0	12	0	0.41	0.47
21	2522-001-901	S MACLAY AVE / TRUMAN ST	Public facilities	0.69	SP-5	SP-5 D Res		50	Used in Two Consecutive Prior Housing Elements - Vacant	Lower	25	0	0	0	0
22	2521-012-025	1304 HOLLISTER ST	Educational/institutional/religious	0.58	MDR	R-2		17	Not Used in Prior Housing Element	Above Moderate	0	0	5	3.33	1.02
22	2521-032-008	1140 SAN FERNANDO RD	Commercial	0.46	SP-5	SP-5 D Res		50	Not Used in Prior Housing Element	Moderate	0	17	0	2.81	2.99
22	2521-032-007	210 SAN FERNANDO MISSION BLVD	Commercial	0.34	SP-5	SP-5 D Res		50	Not Used in Prior Housing Element	Moderate	0	12	0	0.43	0.61
23	2521-034-904	SAN FERNANDO MISSION BLVD. / TRUMAN ST	Public facilities	0.42	SP-5	SP-5 D Res		50	Used in Two Consecutive Prior Housing Elements - Vacant	Moderate	0	15	0	0	0
23	2521-034-	1100 TRUMAN ST	Commercial	0.35	SP-5	SP-5 D		50	Used in Two Consecutive Prior Housing	Moderate	0	10	0	1.06	0.21



	009					Res			Elements - Vacant						
23	2521-034-007	1120 TRUMAN ST	Commercial	0.22	SP-5	SP-5 D Res		50	Used in Two Consecutive Prior Housing Elements - Vacant	Moderate	0	5	0	1.35	0.35
23	2521-034-905	SAN FERNANDO MISSION BLVD. / TRUMAN ST	Public facilities	0.15	SP-5	SP-5 D Res		50	Used in Two Consecutive Prior Housing Elements - Vacant	Moderate	0	5	0	0	0
24	2519-002-900	117 N MACNEIL ST	Public facilities	1.19	SP-5	SP-5 D Res		50	Not Used in Prior Housing Element	Lower	44	0	0	0	0
25	2519-016-906	300 N BRAND BLVD	Public facilities	1.88	HDR	R-3		43	Not Used in Prior Housing Element	Above Moderate	0	0	60	0	0
26	2521-016-011	S WORKMAN ST / CELIS ST	Vacant	0.06	SP-5	SP-5 MUC		37	Used in Two Consecutive Prior Housing Elements - Vacant	Above Moderate	0	0	1	0.09	1
26	2521-016-012	S WORKMAN ST / CELIS ST	Vacant	0.06	SP-5	SP-5 MUC		37	Used in Two Consecutive Prior Housing Elements - Vacant	Above Moderate	0	0	1	0.09	1
26	2521-016-018	1300 SAN FERNANDO RD	Commercial	0.46	SP-5	SP-5 MUC		37	Used in Two Consecutive Prior Housing Elements - Vacant	Moderate	0	12	0	0.03	1
26	2521-016-003	S WORKMAN ST / SAN FERNANDO RD.	Vacant	0.11	SP-5	SP-5 MUC		37	Used in Two Consecutive Prior Housing Elements - Vacant	Moderate	0	3	0	0	0
26	2521-016-900	1320 SAN FERNANDO RD	Commercial	0.92	SP-5	SP-5 MUC		37	Used in Prior Housing Element - Non-Vacant	Lower	25	0	0	0	0
26	2521-016-020	1334 SAN FERNANDO RD	Agricultural/open space	0.69	SP-5	SP-5 MUC		37	Used in Prior Housing Element - Non-Vacant	Lower	17	0	0	0.53	0.47
27	2521-017-002	SAN D\FERNAND RD / TRUMAN ST.	Commercial	0.03	SP-5	SP-5 MUC		37	Not Used in Prior Housing Element	Above Moderate	0	0	1	0	0
27	2521-033-013	1203 SAN FERNANDO RD	Commercial	0.04	SP-5	SP-5 MUC		37	Not Used in Prior Housing Element	Above Moderate	0	0	1	2.08	0.72
27	2521-017-022	1345 SAN FERNANDO RD	Commercial	0.4	SP-5	SP-5 MUC		37	Not Used in Prior Housing Element	Moderate	0	10	0	0.7	0.4
27	2521-034-901	TRUMAN ST / MISSION BLVD.	Public facilities	0.16	SP-5	SP-5 MUC		37	Used in Two Consecutive Prior Housing Elements - Vacant	Moderate	0	4	0	0	0
27	2521-034-011	1231 SAN FERNANDO RD	Commercial	1.53	SP-5	SP-5 MUC		37	Not Used in Prior Housing Element	Lower	42	0	0	0.72	0.29
27	2521-017-021	1245 SAN FERNANDO RD	Commercial	0.99	SP-5	SP-5 MUC		37	Not Used in Prior Housing Element	Lower	27	0	0	1.65	0.36
27	2521-017-023	1327 SAN FERNANDO RD	Commercial	0.48	SP-5	SP-5 MUC		37	Not Used in Prior Housing Element	Lower	11	0	0	4.97	0.13
27	2521-017-008	1315 SAN FERNANDO RD	Commercial	0.11	SP-5	SP-5 MUC		37	Not Used in Prior Housing Element	Lower	3	0	0	0	0
27	2521-033-014	1201 SAN FERNANDO RD	Commercial	0.1	SP-5	SP-5 MUC		37	Not Used in Prior Housing Element	Lower	2	0	0	0.5	0.2
28	2518-008-022	403 N MACLAY AVE	Commercial	0.32	SP-5	SP-5 M		37	Not Used in Prior Housing Element	Moderate	0	8	0	1.7	0.52
29	2612-006-028	1526 SAN FERNANDO RD	Commercial	0.23	SP-5	SP-5 MUC		37	Not Used in Prior Housing Element	Above Moderate	0	0	1	1.74	0.4
29	2612-006-009	1550 SAN FERNANDO RD	Commercial	0.23	SP-5	SP-5 MUC		37	Not Used in Prior Housing Element	Moderate	0	6	0	0.97	0.25
29	2612-006-029	1542 SAN FERNANDO RD	Commercial	0.23	SP-5	SP-5 MUC		37	Not Used in Prior Housing Element	Moderate	0	6	0	1.28	0.5
29	2612-006-024	1522 SAN FERNANDO RD	Commercial	0.57	SP-5	SP-5 MUC		37	Not Used in Prior Housing Element	Lower	15	0	0	0	0
30	2520-011-041	1529 1ST ST	Industrial	0.79	SP-5	SP-5 GN		43	Not Used in Prior Housing Element	Above Moderate	0	0	25	0	0
30	2520-011-	1501 1ST ST	Vacant	0.61	SP-5	SP-5		43	Not Used in Prior Housing Element	Above Moderate	0	0	18	0	0.32



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31	2612-003-013	1547 SAN FERNANDO RD	Commercial	0.34	SP-5	SP-5 MUC		37	Not Used in Prior Housing Element	Moderate	0	9	0	0.07	0.13
31	2612-003-001	107 S HUNTINGTON ST	Commercial	0.28	SP-5	SP-5 MUC		37	Not Used in Prior Housing Element	Moderate	0	7	0	0.02	0.05
31	2612-003-014	1511 SAN FERNANDO RD	Commercial	0.76	SP-5	SP-5 MUC		37	Not Used in Prior Housing Element	Lower	21	0	0	0.02	0.91
32	2612-004-017	1601 SAN FERNANDO RD	Commercial	0.69	SP-5	SP-5 MUC		37	Not Used in Prior Housing Element	Lower	18	0	0	0.14	0.37
33	2518-031-009	661 N MACLAY AVE	Commercial	0.17	SP-5	SP-5 M		37	Not Used in Prior Housing Element	Moderate	0	4	0	0.03	1.03
34	2515-017-004	958 N MACLAY AVE	Educational/institutional/religious	0.6	SP-5	SP-5 M		37	Not Used in Prior Housing Element	Moderate	0	16	0	0.35	0.24
35	2515-028-018	1012 N MACLAY AVE	Commercial	0.13	SP-5	SP-5 M		37	Not Used in Prior Housing Element	Above Moderate	0	0	1	0.56	0.38
35	2515-028-017	1000 N MACLAY AVE	Commercial	0.27	SP-5	SP-5 M		37	Not Used in Prior Housing Element	Moderate	0	6	0	0.68	0.33
36	2515-030-023	1064 N MACLAY AVE	Educational/institutional/religious	0.66	SP-5	SP-5 M		37	Not Used in Prior Housing Element	Moderate	0	18	0	0.46	0.17
36	2515-030-012	1056 N MACLAY AVE	Commercial	0.51	SP-5	SP-5 M		37	Not Used in Prior Housing Element	Moderate	0	13	0	0.83	0.19
36	2515-030-015	1104 N MACLAY AVE	Commercial	0.28	SP-5	SP-5 M		37	Not Used in Prior Housing Element	Moderate	0	6	0	0.5	0.22
36	2515-030-016	1110 N MACLAY AVE	Commercial	0.29	SP-5	SP-5 M		37	Not Used in Prior Housing Element	Moderate	0	6	0	0.43	0.08
36	2515-028-025	1036 N MACLAY AVE	Commercial	0.26	SP-5	SP-5 M		37	Not Used in Prior Housing Element	Moderate	0	5	0	0.31	0.29
37	2516-019-024	1173 N MACLAY AVE	Commercial	0.59	SP-5	SP-5 M		37	Not Used in Prior Housing Element	Moderate	0	14	0	1.04	0.35
38	2517-015-043	2040 GLENOAKS BLVD	Commercial	2.07	COM	C-2	C-2-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	54	0.82	0.5
38	2517-015-034	2002 GLENOAKS BLVD	Commercial	1.37	COM	C-2	C-2-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	35	1.57	0.34
38	2517-015-030	2010 GLENOAKS BLVD	Parking	0.84	COM	C-2	C-2-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	21	0.01	0.96
38	2517-015-042	2010 GLENOAKS BLVD	Commercial	0.62	COM	C-2	C-2-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	15	1.5	0.48
38	2517-015-032	1968 GLENOAKS BLVD	Commercial	0.47	COM	C-2	C-2-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	11	1.76	0.1
38	2517-019-006	1960 GLENOAKS BLVD	Commercial	0.48	COM	C-2	C-2-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	11	0.5	0.23
38	2517-015-033	2014 GLENOAKS BLVD	Commercial	0.42	COM	C-2	C-2-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	9	0.67	0.15
39	2517-013-013	2029 GLENOAKS BLVD	Commercial	0.88	COM	C-2	C-2-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	21	1.1	0.43
39	2517-014-054	1955 GLENOAKS BLVD	Commercial	0.79	COM	C-2	C-2-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	20	1.56	0.18
39	2517-013-015	2001 GLENOAKS BLVD	Commercial	0.71	COM	C-2	C-2-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	18	0.82	0.97
39	2517-013-014	2021 GLENOAKS BLVD	Commercial	0.47	COM	C-2	C-2-MUO	35	Not Used in Prior Housing Element	Above Moderate	0	0	11	0.5	0.1
40	2612-015-012	1519 WOODWORTH ST	Educational/institutional/religious	6.01	LDR	R-1		6	Not Used in Prior Housing Element	Above Moderate	0	0	27	3.85	



E. OPPORTUNITY SITES MAP BOOK

The Opportunity Sites Map book consists of a series of maps depicting each of the Opportunity Sites parcels grouped by site. Each map includes an aerial photograph of the sites and a corresponding table with details for each individual parcel.

Note: Sites 11, 14, 25, 45, and 49 have been removed from this map book.

San Fernando RHNA Housing Element Update Site 1

 City of San Fernando Boundary
 Site in Focus
 Opportunity Parcel

APN	Site Address	Existing Use	Lot Acres	General Plan Land Use	Current Zoning	Proposed Zoning	Income Category	Capacity		
								Lower	Moderate	Above Moderate
2522-005-001	1008 PICO ST	Educational/ institutional /religious	1.50	PUB	C-1	C-1-MUO	Above Moderate	0	0	38

San Fernando RHNA Housing Element Update **Site 2**

City Boundary Site In Focus Opportunity Parcel

Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
109	2522-020-019		0.92	1955	No	Recreational - Clubs., Lodge Halls, Fraternal Organizations	MDR	R-2	R-2 Multiple Family Dwelling	20	10	Moderate Income

San Fernando RHNA Housing Element Update **Site 3**

City Boundary
 Site In Focus
 Opportunity Parcel

Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
102	2522-013-016	453 CHATSWORTH DR	0.16	1950	No	Commercial - Parking Lots (Commercial Use Properties)	CBD	C-1	C-1 Mixed Use Overlay	35	3	Moderate Income
103	2522-013-015		0.16	1950	Potentially Vacant	Commercial - Parking Lots (Commercial Use Properties)	CBD	C-1	C-1 Mixed Use Overlay	35	3	Moderate Income
104	2522-013-014		0.16	1973	Potentially Vacant	Commercial - Parking Lots (Commercial Use Properties)	CBD	C-1	C-1 Mixed Use Overlay	35	3	Moderate Income
105	2522-013-013		0.16	1973	Potentially Vacant	Commercial - Parking Lots (Commercial Use Properties)	CBD	C-1	C-1 Mixed Use Overlay	35	3	Moderate Income
106	2522-013-012		0.31	1973	Potentially Vacant	Commercial - Parking Lots (Commercial Use Properties)	CBD	C-1	C-1 Mixed Use Overlay	35	7	Moderate Income

San Fernando RHNA Housing Element Update Site 4

 City of San Fernando Boundary
 Site in Focus
 Opportunity Parcel

APN	Site Address	Existing Use	Lot Acres	General Plan Land Use	Current Zoning	Proposed Zoning	Income Category	Capacity		
								Lower	Moderate	Above Moderate
2522-013-011	402 S BRAND BLVD	Commercial	0.47	CBD	C-1	C-1-MUO	Above Moderate	0	0	12
2522-013-019	456 S BRAND BLVD	Parking	0.16	CBD	C-1	C-1-MUO	Above Moderate	0	0	4

San Fernando RHNA Housing Element Update **Site 5**

City Boundary Site In Focus Opportunity Parcel

Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
100	2522-013-003	465 S BRAND BLVD	0.2	1945	No	Commercial - Stores	CBD	C-1	C-1 Mixed Use Overlay	35	4	Moderate Income
101	2522-013-802		0.03		Potentially Vacant	Miscellaneous - Utility Commercial & Mutual: Pumping Plants State Assessed Pr	CBD	C-1	C-1 Mixed Use Overlay	35	0	Moderate Income

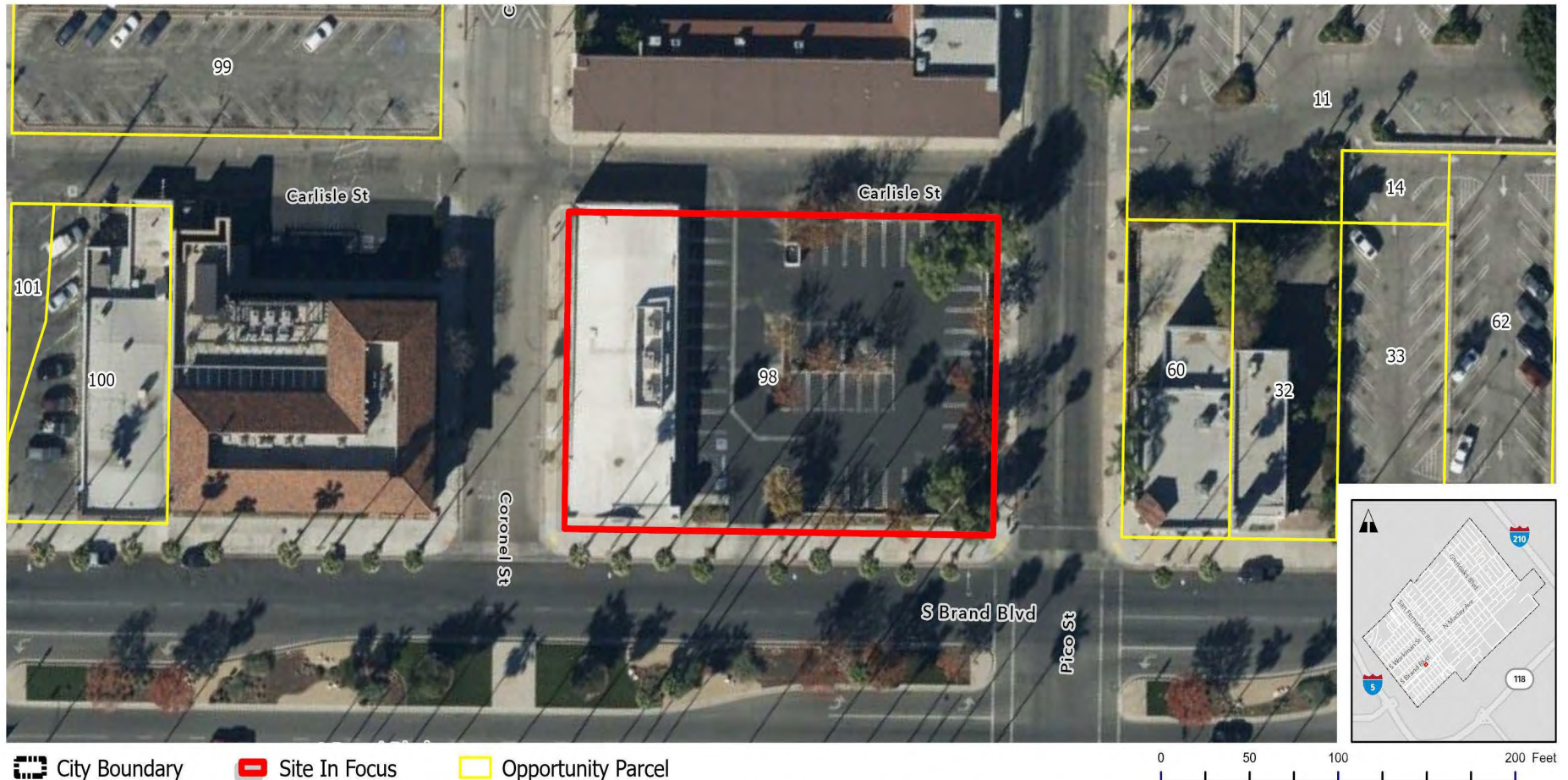
San Fernando RHNA Housing Element Update **Site 6**

City Boundary
 Site In Focus
 Opportunity Parcel

Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
99	2522-006-900		0.46		Potentially Vacant	Government - Government Parcel	CBD	C-1	C-1 Mixed Use Overlay	35	12	Moderate Income

San Fernando RHNA Housing Element Update **Site 7**

Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
92	2521-035-008	650 SAN FERNANDO MISSION BLVD	0.23	1963	No	Commercial - Auto, Recreation EQPT, Construction EQPT, Sales & Service	COM	C-1	C-1 Mixed Use Overlay	35	6	Moderate Income
93	2521-035-009	670 SAN FERNANDO MISSION BLVD	0.23	1990	No	Commercial - Store Combination	COM	C-1	C-1 Mixed Use Overlay	35	5	Moderate Income

San Fernando RHNA Housing Element Update **Site 8**

Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
98	2522-013-025	411 S BRAND BLVD	0.61	1954	No	Miscellaneous - Utility Commercial & Mutual: Pumping Plants State Assessed Pr	CBD	C-1	C-1 Mixed Use Overlay	35	14	Moderate Income

San Fernando RHNA Housing Element Update **Site 9**

Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
94	2521-036-019	661 SAN FERNANDO MISSION BLVD	0.11	1980	No	Residential - Four Units (Any Combination)	COM	C-1	C-1 Mixed Use Overlay	35	0	Moderate Income

San Fernando RHNA Housing Element Update **Site 10**

Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
95	2521-026-009	600 SAN FERNANDO MISSION BLVD	0.17	1924	No	Commercial - Store Combination	COM	C-1	C-1 Mixed Use Overlay	35	4	Moderate Income
96	2521-026-010	616 SAN FERNANDO MISSION BLVD	0.11	1929	No	Residential - Two Units	COM	C-1	C-1 Mixed Use Overlay	35	1	Moderate Income
97	2521-026-024	1143 GRIFFITH ST	0.11	1997	No	Residential - Single	COM	C-1	C-1 Mixed Use Overlay	35	2	Moderate Income

San Fernando RHNA Housing Element Update **Site 11**

City Boundary

Site In Focus

Opportunity Parcel

Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
89	2521-025-001	603 SAN FERNANDO MISSION BLVD	0.23	1976	No	Commercial - Professional Buildings	COM	C-1	C-1 Mixed Use Overlay	35	6	Moderate Income
90	2521-025-022	615 SAN FERNANDO MISSION BLVD	0.11	1998	No	Commercial - Office Buildings	COM	C-1	C-1 Mixed Use Overlay	35	2	Moderate Income
91	2521-025-023	1203 GRIFFITH ST	0.11	1979	No	Residential - Four Units (Any Combination)	COM	C-1	C-1 Mixed Use Overlay	35	0	Moderate Income

San Fernando RHNA Housing Element Update **Site 12**

Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
85	2521-027-009	550 SAN FERNANDO MISSION BLVD	0.11	1961	No	Commercial - Auto, Recreation EQPT, Construction EQPT, Sales & Service	COM	C-1	C-1 Mixed Use Overlay	35	3	Moderate Income
86	2521-027-008	1142 HEWITT ST	0.11	1926	No	Residential - Single	COM	C-1	C-1 Mixed Use Overlay	35	2	Moderate Income
87	2521-027-010	568 SAN FERNANDO MISSION BLVD	0.11	1923	No	Commercial - Store Combination	COM	C-1	C-1 Mixed Use Overlay	35	2	Moderate Income
88	2521-027-011	1143 KEWEN ST	0.11	1925	No	Residential - Single	COM	C-1	C-1 Mixed Use Overlay	35	2	Moderate Income

San Fernando RHNA Housing Element Update **Site 13**

City Boundary
 Site In Focus
 Opportunity Parcel

Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
82	2521-024-028	1200 HEWITT ST	0.23	1969	No	Commercial - Stores	COM	C-1	C-1 Mixed Use Overlay	35	3	Moderate Income
83	2521-024-024	1207 KEWEN ST	0.11	1923	No	Residential - Two Units	COM	C-1	C-1 Mixed Use Overlay	35	1	Moderate Income
84	2521-024-025	561 SAN FERNANDO MISSION BLVD	0.11	1995	No	Commercial - Stores	COM	C-1	C-1 Mixed Use Overlay	35	3	Moderate Income

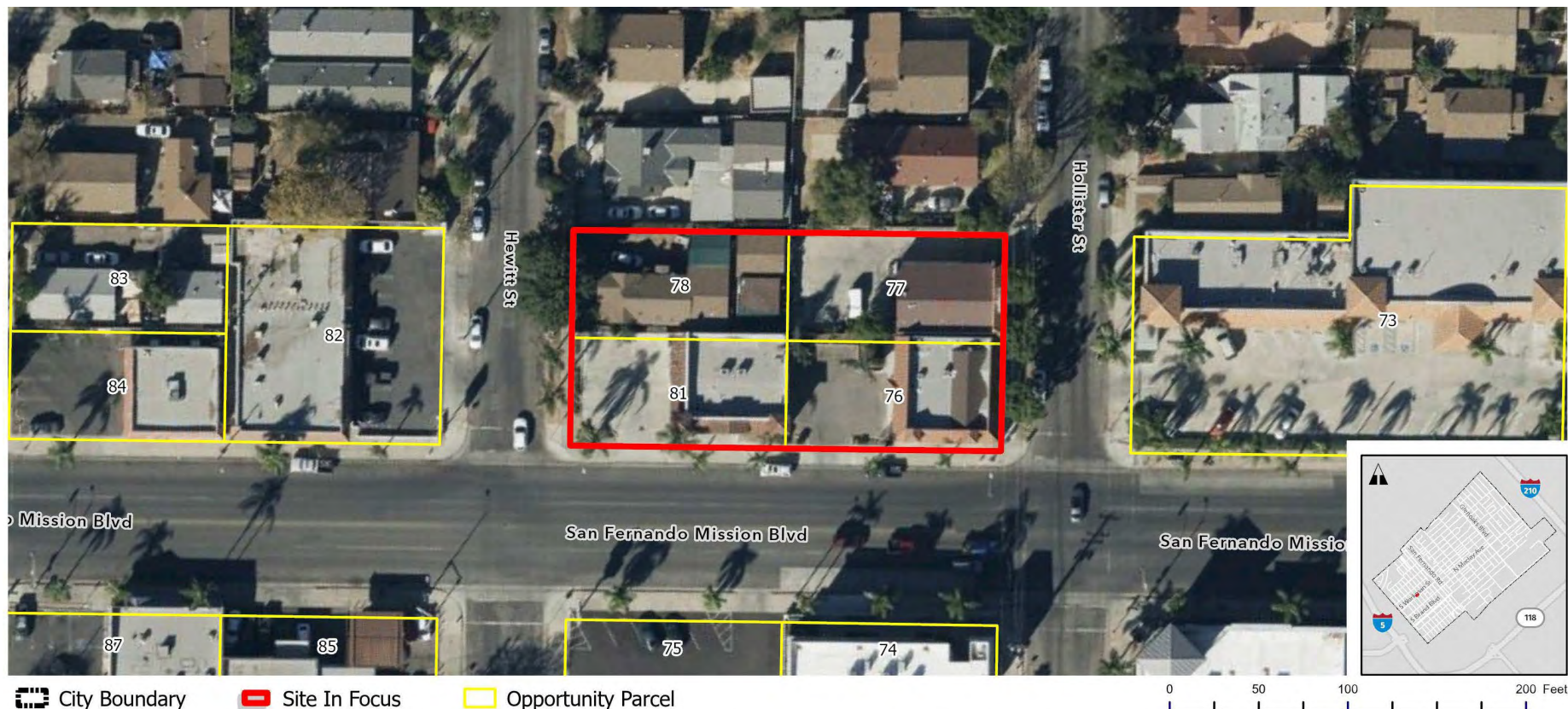
San Fernando RHNA Housing Element Update **Site 14**

Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
74	2521-028-029	500 SAN FERNANDO MISSION BLVD	0.29	2015	No	Commercial - Professional Buildings	COM	C-1	C-1 Mixed Use Overlay	35	7	Moderate Income
75	2521-028-027	1141 HEWITT ST	0.29	1964	No	Commercial - Stores	COM	C-1	C-1 Mixed Use Overlay	35	6	Moderate Income

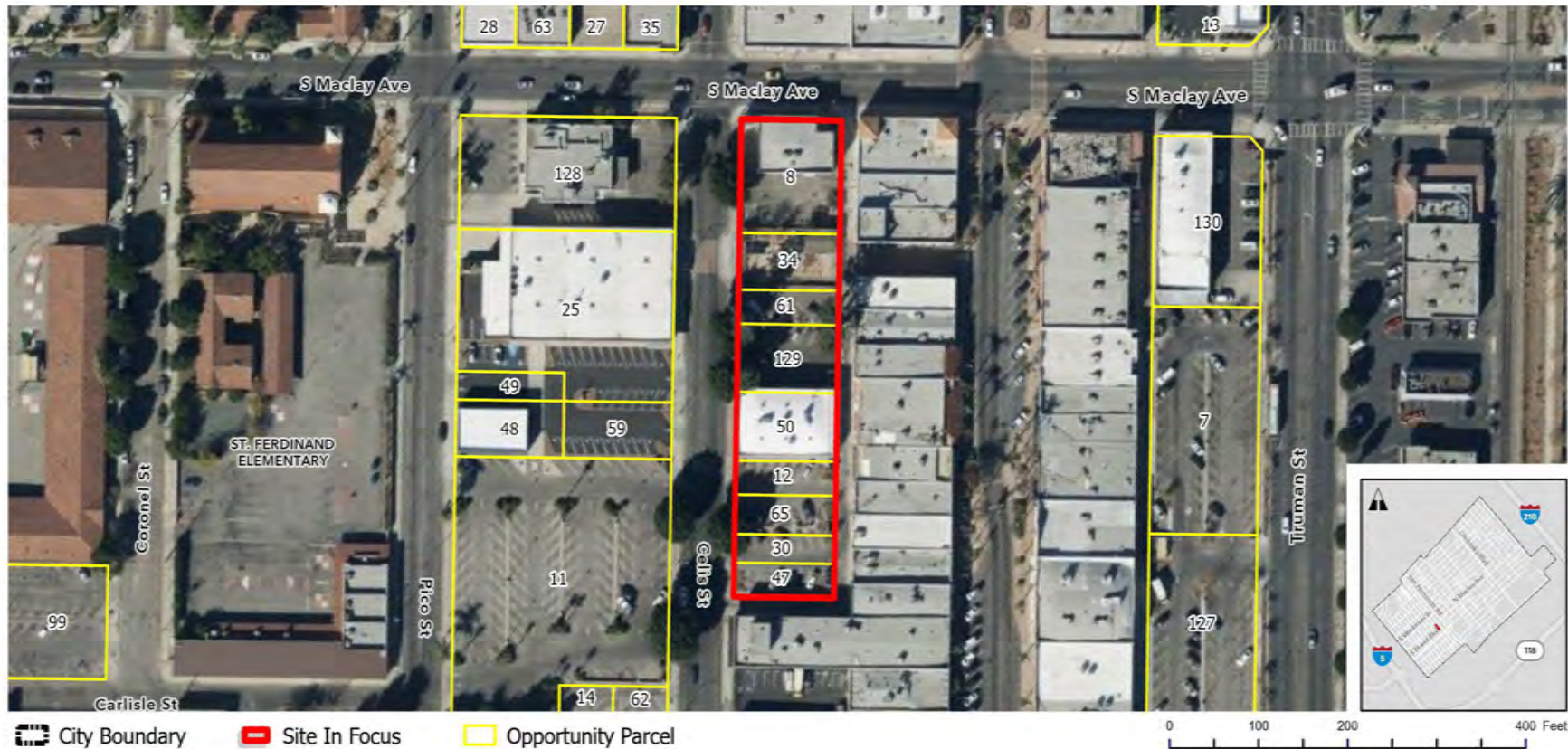
San Fernando RHNA Housing Element Update **Site 15**

City Boundary Site In Focus Opportunity Parcel

Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
11	2522-004-904		0.99		Potentially Vacant	Government - Government Parcel	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	36	Low Income
14	2522-004-905		0.03		Potentially Vacant	Government - Government Parcel	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	0	Moderate Income
25	2522-004-005	1030 CELIS ST	0.63	1949	No	Commercial - Stores	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	23	Low Income
32	2522-014-025	313 S BRAND BLVD	0.15	1939	No	Commercial - Stores	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	4	Moderate Income
33	2522-014-900		0.15		Potentially Vacant	Commercial - Commercial	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	5	Moderate Income
48	2522-004-007	1023 PICO ST	0.11	1956	No	Commercial - Stores	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	3	Moderate Income
49	2522-004-006		0.06	1949	Potentially Vacant	Commercial - Parking Lots (Commercial Use Properties)	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	1	Moderate Income
59	2522-004-004		0.12	1949	Potentially Vacant	Commercial - Parking Lots (Commercial Use Properties)	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	3	Moderate Income
60	2522-014-026	317 S BRAND BLVD	0.15	2000	No	Commercial - Stores	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	4	Moderate Income
62	2522-014-901		0.19		Potentially Vacant	Government - Government Parcel	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	6	Moderate Income
128	2522-004-903	308 S MACLAY AVE	0.46		No	Government - Government Parcel	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	16	Moderate Income

San Fernando RHNA Housing Element Update **Site 16**

Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
76	2521-023-001	501 SAN FERNANDO MISSION BLVD	0.11	1921	No	Commercial - Stores	COM	C-1	C-1 Mixed Use Overlay	35	3	Moderate Income
77	2521-023-002	1206 HOLLISTER ST	0.12	1996	No	Commercial - Office Buildings	COM	C-1	C-1 Mixed Use Overlay	35	3	Moderate Income
78	2521-023-021	1207 HEWITT ST	0.11	1938	No	Residential - Single	COM	C-1	C-1 Mixed Use Overlay	35	2	Moderate Income
81	2521-023-022	1201 HEWITT ST	0.11	2002	No	Commercial - Professional Buildings	COM	C-1	C-1 Mixed Use Overlay	35	3	Moderate Income

San Fernando RHNA Housing Element Update **Site 17**

Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
8	2522-003-029	1045 CELIS ST	0.21	1961	No	Commercial - Stores	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	7	Moderate Income
12	2522-003-900		0.06		Potentially Vacant	Government - Government Parcel	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	2	Moderate Income
30	2522-003-902		0.05		Potentially Vacant	Commercial - Commercial	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	1	Moderate Income
34	2522-003-030		0.11	2004	No	Commercial - Commercial	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	3	Moderate Income
47	2522-003-903		0.06		Potentially Vacant	Government - Government Parcel	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	2	Moderate Income
50	2522-003-021	1023 CELIS ST	0.13	1946	No	Commercial - Office Buildings	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	4	Moderate Income
61	2522-003-905		0.06		Potentially Vacant	Commercial - Parking Lots (Commercial Use Properties)	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	2	Moderate Income
65	2522-003-901		0.07		Potentially Vacant	Government - Government Parcel	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	2	Moderate Income
129	2522-003-904		0.13		No	Commercial - Stores	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	4	Moderate Income

San Fernando RHNA Housing Element Update **Site 18**

City Boundary Site In Focus Opportunity Parcel

0 100 200 400 Feet

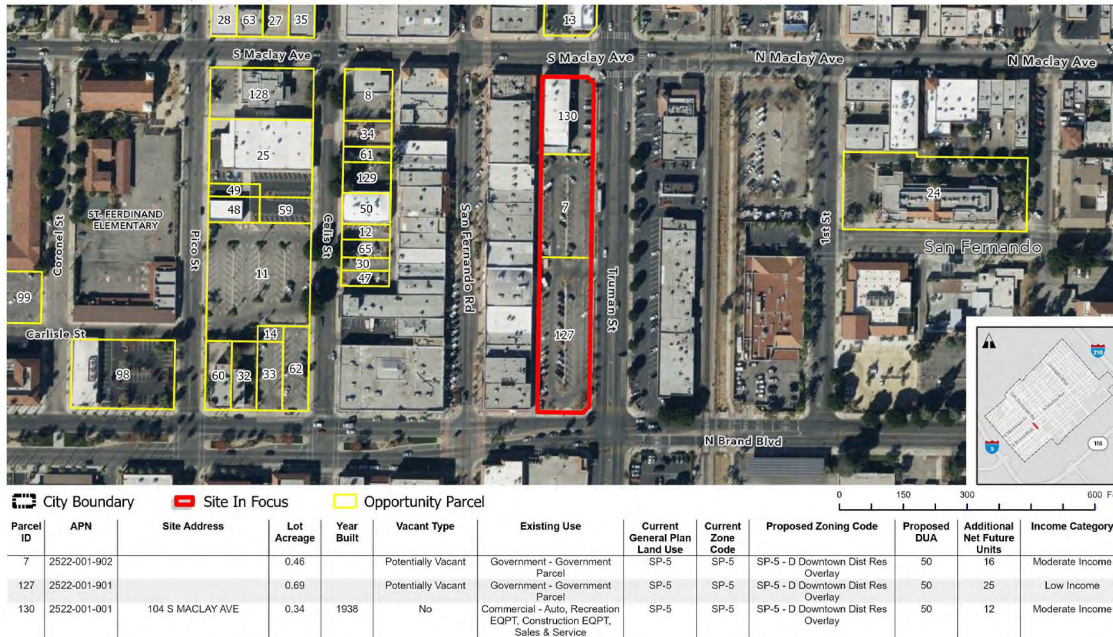
Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
10	2521-031-901		0.54		Potentially Vacant	Government - Government Parcel	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	19	Low Income
27	2521-031-012	307 S MACLAY AVE	0.12		No	Commercial - Professional Buildings	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	4	Moderate Income
28	2521-031-005	317 S MACLAY AVE	0.14	1946	No	Commercial - Stores	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	4	Moderate Income
29	2521-031-902		0.54		Potentially Vacant	Government - Government Parcel	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	19	Low Income
35	2521-031-013	301 S MACLAY AVE	0.15	1955	No	Commercial - Banks Savings & Loan	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	5	Moderate Income
36	2521-031-903		0.21		Potentially Vacant	Commercial - Service Stations	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	7	Moderate Income
46	2521-031-011	314 SAN FERNANDO MISSION BLVD	0.21	1964	No	Commercial - Restaurants, Cocktail Lounges	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	6	Moderate Income
63	2521-031-006	313 S MACLAY AVE	0.14	1946	No	Commercial - Stores	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	4	Moderate Income

San Fernando RHNA Housing Element Update **Site 19**

Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
73	2521-022-021	455 SAN FERNANDO MISSION BLVD	0.52	1999	No	Recreational - Athletic & Amusement Facilities	CBD	C-1	C-1 Mixed Use Overlay	35	12	Moderate Income

San Fernando RHNA Housing Element Update **Site 20**

Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
69	2521-030-030	418 SAN FERNANDO MISSION BLVD	0.23	1957	No	Commercial - Professional Buildings	CBD	C-1	C-1 Mixed Use Overlay	35	6	Moderate Income
70	2521-030-037	400 SAN FERNANDO MISSION BLVD	0.3	1971	No	Commercial - Office Buildings	CBD	C-1	C-1 Mixed Use Overlay	35	7	Moderate Income
71	2521-030-024		0.07		No	Commercial - Commercial	CBD	C-1	C-1 Mixed Use Overlay	35	1	Moderate Income

San Fernando RHNA Housing Element Update **Site 21**

San Fernando RHNA Housing Element Update **Site 22**

Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
9	2521-032-008	1140 SAN FERNANDO RD	0.46	1953	No	Commercial - Stores	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	17	Moderate Income
26	2521-032-007	210 SAN FERNANDO MISSION BLVD	0.34	1951	No	Commercial - Stores	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	12	Moderate Income

San Fernando RHNA Housing Element Update **Site 23**

City Boundary Site In Focus Opportunity Parcel

Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
13	2521-034-009	1100 TRUMAN ST	0.35	2014	Potentially Vacant	Commercial - Restaurants, Cocktail Lounges	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	10	Moderate Income
31	2521-034-904		0.42		Potentially Vacant	Government - Government Parcel	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	15	Moderate Income
51	2521-034-905		0.15		Potentially Vacant	Government - Government Parcel	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	5	Moderate Income
64	2521-034-007	1120 TRUMAN ST	0.22	2014	Potentially Vacant	Commercial - Stores	SP-5	SP-5	SP-5 - D Downtown Dist Res Overlay	50	5	Moderate Income

San Fernando RHNA Housing Element Update Site 24

 City of San Fernando Boundary
 Site in Focus
 Opportunity Parcel

APN	Site Address	Existing Use	Lot Acres	General Plan Land Use	Current Zoning	Proposed Zoning	Income Category	Capacity		
								Lower	Moderate	Above Moderate
2519-002-900	117 N MACNEIL ST	Public facilities	1.19	SP-5	SP-5 D Res		Lower	44	0	0

San Fernando RHNA Housing Element Update **Site 25**

City Boundary Site In Focus Opportunity Parcel

Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
52	2519-016-906	300 N BRAND BLVD	1.88		Potentially Vacant	Government - Government Parcel	HDR	R-3	R-3 Multiple Family Dwelling	43	60	Low Income

San Fernando RHNA Housing Element Update **Site 26**

City Boundary
 Site In Focus
 Opportunity Parcel

Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
16	2521-016-900	1320 SAN FERNANDO RD	0.92		No	Commercial - Auto, Recreation EQPT, Construction EQPT, Sales & Service	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	25	Low Income
17	2521-016-020	1334 SAN FERNANDO RD	0.69	1971	No	Recreational - Athletic & Amusement Facilities	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	17	Low Income
18	2521-016-012		0.06	1948	Potentially Vacant	Commercial - Parking Lots (Commercial Use Properties)	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	1	Moderate Income
41	2521-016-011		0.06	1948	Potentially Vacant	Commercial - Parking Lots (Commercial Use Properties)	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	1	Moderate Income
42	2521-016-003		0.11		Potentially Vacant	Commercial - Commercial	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	3	Moderate Income
55	2521-016-018	1300 SAN FERNANDO RD	0.46	1964	Potentially Vacant	Commercial - Parking Lots (Commercial Use Properties)	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	12	Moderate Income

San Fernando RHNA Housing Element Update **Site 27**

City Boundary Site In Focus Opportunity Parcel

Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
117	2521-017-022	1345 SAN FERNANDO RD	0.4	1964	No	Commercial - Srvc Shps:Radio, TV, Refrig, Pnt Shp	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	10	Moderate Income
118	2521-017-002		0.03		Potentially Vacant	Commercial - Commercial	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	0	Moderate Income
119	2521-017-021	1245 SAN FERNANDO RD	0.99	1925	No	Commercial - Store Combination	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	27	Low Income
120	2521-017-023	1327 SAN FERNANDO RD	0.48	1988	No	Commercial - Restaurants, Cocktail Lounges	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	11	Moderate Income
121	2521-017-008	1315 SAN FERNANDO RD	0.11		Potentially Vacant	Commercial - Commercial	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	3	Moderate Income
122	2521-034-901		0.16		Potentially Vacant	Government - Government Parcel	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	4	Moderate Income
123	2521-034-011	1231 SAN FERNANDO RD	1.53	1984	No	Commercial - Stores	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	42	Low Income
124	2521-033-013	1203 SAN FERNANDO RD	0.04	1958	No	Commercial - Stores	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	0	Moderate Income
125	2521-033-014	1201 SAN FERNANDO RD	0.1	1965	No	Commercial - Restaurants, Cocktail Lounges	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	2	Moderate Income

San Fernando RHNA Housing Element Update **Site 28**

City Boundary Site In Focus Opportunity Parcel

0 50 100 200 Feet

Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
140	2518-008-022	403 N MACLAY AVE	0.32	1980	No	Commercial - Office Buildings	SP-5	SP-5	SP-5 - M McClay District	37	8	Moderate Income

San Fernando RHNA Housing Element Update **Site 29**

Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
110	2612-006-024	1522 SAN FERNANDO RD	0.57		Potentially Vacant	Commercial - Commercial	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	15	Low Income
111	2612-006-028	1526 SAN FERNANDO RD	0.23	1971	No	Commercial - Stores	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	1	Moderate Income
112	2612-006-029	1542 SAN FERNANDO RD	0.23	1953	No	Commercial - Stores	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	6	Moderate Income
113	2612-006-009	1550 SAN FERNANDO RD	0.23	1952	No	Commercial - Store Combination	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	6	Moderate Income

San Fernando RHNA Housing Element Update Site 30

 City of San Fernando Boundary
 Site in Focus
 Opportunity Parcel

APN	Site Address	Existing Use	Lot Acres	General Plan Land Use	Current Zoning	Proposed Zoning	Income Category	Capacity		
								Lower	Moderate	Above Moderate
2520-011-041	1529 1ST ST	Industrial	0.79	SP-5	SP-5 GN		Above Moderate	0	0	25
2520-011-042	1501 1ST ST	Vacant	0.61	SP-5	SP-5 GN		Above Moderate	0	0	18

San Fernando RHNA Housing Element Update **Site 31**

Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
114	2612-003-001	107 S HUNTINGTON ST	0.28	1952	No	Commercial - Restaurants, Cocktail Lounges	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	7	Moderate Income
115	2612-003-014	1511 SAN FERNANDO RD	0.76	1970	Potentially Vacant	Commercial - Parking Lots (Commercial Use Properties)	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	21	Low Income
116	2612-003-013	1547 SAN FERNANDO RD	0.34	2000	No	Commercial - Auto, Recreation EQPT, Construction EQPT, Sales & Service	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	9	Moderate Income

San Fernando RHNA Housing Element Update **Site 32**

City Boundary

Site In Focus

Opportunity Parcel

0 50 100 200 Feet

Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
43	2612-004-017	1601 SAN FERNANDO RD	0.69	1965	No	Commercial - Auto, Recreation EQPT, Construction EQPT, Sales & Service	SP-5	SP-5	SP-5 - MUC Mixed Use Corridor	37	18	Low Income

San Fernando RHNA Housing Element Update Site 33

 City of San Fernando Boundary
 Site in Focus
 Opportunity Parcel

APN	Site Address	Existing Use	Lot Acres	General Plan Land Use	Current Zoning	Proposed Zoning	Income Category	Capacity		
								Lower	Moderate	Above Moderate
2518-031-009	661 N MACLAY AVE	Commercial	0.17	SP-5	SP-5 M		Moderate	0	4	0

San Fernando RHNA Housing Element Update **Site 34**

Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
131	2515-017-004	958 N MACLAY AVE	0.6	1946	No	Institutional - Churches	SP-5	SP-5	SP-5 - M McClay District	37	16	Low Income

San Fernando RHNA Housing Element Update **Site 35**

City Boundary Site In Focus Opportunity Parcel

Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
137	2515-028-018	1012 N MACLAY AVE	0.13	1947	No	Commercial - Auto, Recreation EQPT, Construction EQPT, Sales & Service	SP-5	SP-5	SP-5 - M McClay District	37	1	Moderate Income
138	2515-028-017	1000 N MACLAY AVE	0.27	1980	No	Commercial - Stores	SP-5	SP-5	SP-5 - M McClay District	37	6	Moderate Income

San Fernando RHNA Housing Element Update **Site 36**

City Boundary
 Site In Focus
 Opportunity Parcel

0 50 100 200 Feet

Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
132	2515-028-025	1036 N MACLAY AVE	0.26	1956	No	Commercial - Commercial	SP-5	SP-5	SP-5 - M McClay District	37	5	Moderate Income
133	2515-030-012	1056 N MACLAY AVE	0.51	1956	No	Commercial - Professional Buildings	SP-5	SP-5	SP-5 - M McClay District	37	13	Low Income
134	2515-030-016	1110 N MACLAY AVE	0.29	1925	No	Commercial - Office Buildings	SP-5	SP-5	SP-5 - M McClay District	37	6	Moderate Income
135	2515-030-023	1064 N MACLAY AVE	0.66	1965	No	Institutional - Churches	SP-5	SP-5	SP-5 - M McClay District	37	18	Low Income
136	2515-030-015	1104 N MACLAY AVE	0.28	1959	No	Commercial - Stores	SP-5	SP-5	SP-5 - M McClay District	37	5	Moderate Income

San Fernando RHNA Housing Element Update **Site 37**

City Boundary
 Site In Focus
 Opportunity Parcel

0 50 100 200 Feet

Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
67	2516-019-024	1173 N MACLAY AVE	0.59	1990	No	Commercial - Office Buildings	SP-5	SP-5	SP-5 - M McClay District - Neighborhood Services Overlay	37	14	Low Income

San Fernando RHNA Housing Element Update **Site 38**

City Boundary
 Site In Focus
 Opportunity Parcel

Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
3	2517-019-006	1960 GLENOAKS BLVD	0.48	1967	No	Commercial - Professional Buildings	COM	C-2	C-2 Mixed Use Overlay	35	11	Moderate Income
19	2517-015-043	2040 GLENOAKS BLVD	2.07	1973	No	Commercial - Supermarkets	COM	C-2	C-2 Mixed Use Overlay	35	54	Low Income
20	2517-015-034	2002 GLENOAKS BLVD	1.37	1980	No	Commercial - Shopping Centers (Neighborhood, community)	COM	C-2	C-2 Mixed Use Overlay	35	35	Low Income
40	2517-015-033	2014 GLENOAKS BLVD	0.42	1978	No	Commercial - Restaurants, Cocktail Lounges	COM	C-2	C-2 Mixed Use Overlay	35	9	Moderate Income
54	2517-015-032	1968 GLENOAKS BLVD	0.47	1978	No	Commercial - Restaurants, Cocktail Lounges	COM	C-2	C-2 Mixed Use Overlay	35	11	Moderate Income
57	2517-015-030	2010 GLENOAKS BLVD REAR	0.84	1972	No	Commercial - Parking Lots (Commercial Use Properties)	COM	C-2	C-2 Mixed Use Overlay	35	21	Low Income
126	2517-015-042	2010 GLENOAKS BLVD	0.62	1989	No	Commercial - Shopping Centers (Neighborhood, community)	COM	C-2	C-2 Mixed Use Overlay	35	15	Low Income

San Fernando RHNA Housing Element Update **Site 39**

City Boundary
 Site In Focus
 Opportunity Parcel

Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
4	2517-013-014	2021 GLENOAKS BLVD	0.47	1978	No	Commercial - Restaurants, Cocktail Lounges	COM	C-2	C-2 Mixed Use Overlay	35	11	Moderate Income
21	2517-013-013	2029 GLENOAKS BLVD	0.88	1967	No	Commercial - Stores	COM	C-2	C-2 Mixed Use Overlay	35	21	Low Income
44	2517-014-054	1955 GLENOAKS BLVD	0.79	1988	No	Commercial - Restaurants, Cocktail Lounges	COM	C-2	C-2 Mixed Use Overlay	35	20	Low Income
56	2517-013-015	2001 GLENOAKS BLVD	0.71	1987	Potentially Vacant	Commercial - Parking Lots (Commercial Use Properties)	COM	C-2	C-2 Mixed Use Overlay	35	18	Low Income

San Fernando RHNA Housing Element Update **Site 40**

Parcel ID	APN	Site Address	Lot Acreage	Year Built	Vacant Type	Existing Use	Current General Plan Land Use	Current Zone Code	Proposed Zoning Code	Proposed DUA	Additional Net Future Units	Income Category
142	2612-015-012	1519 WOODWORTH ST	6.01		No	Institutional - Churches		R-1	R-1 Subdivision	6	27	Moderate Income

RESOLUTION NO. 2025-06**RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO RECOMMENDING TO THE CITY COUNCIL OF THE CITY OF SAN FERNANDO ADOPT A RESOLUTION 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 (GOV. CODE §§ 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 PLANNING COMMISSION 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

The Planning and Preservation Commission finds that the Amendment 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 Planning and Preservation Commission of the City of San Fernando does hereby recommend that the City Council adopt a resolution 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 State Housing Element Law.

SECTION 7. Certification of the Resolution

The Secretary of the Planning and Preservation Commission of the City of San Fernando, California, shall certify the adoption of this resolution.

PASSED, APPROVED, AND ADOPTED by the Planning and Preservation of the City of San Fernando at the regular meeting held this 13th day of October 2025, by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

FRANCISCO SOLORIO, CHAIRPERSON

ATTEST:

RONALD GARCIA, SECRETARY TO THE PLANNING
AND PRESERVATION COMMISSION

ATTACHMENT “F”

Proposed Sites to be Removed

Action	APN	Moderate Income Capacity
1. Removed	2520-019-016	9
2. Removed	2520-011-043	12
3. Removed	2520-011-045	8
4. Removed	2520-002-023	5
5. Removed	2520-002-015	8
6. Removed	2520-002-016	9
7. Removed	2522-012-006	1
8. Removed	2522-012-013	1
Total Removed: 53 Moderate Income Units		





Proposed Sites to be Added

Action	APN	Moderate Income Capacity
1. Added	2522-005-001	38
2. Added	2522-013-011	12
3. Added	2522-013-019	4
Total Added: 54 Moderate Income Units		

