



THE CITY OF
SAN FERNANDO

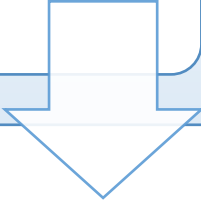
Draft Amendment to 6th Cycle 2021-2029) General Plan Housing Element to Update Sites Inventory

City Council Meeting
November 17, 2025

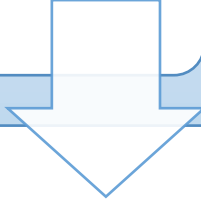
PRESENTED BY:
RON GARCIA, INTERIM DIRECTOR OF
COMMUNITY DEVELOPMENT

Background

August 9, 2022 - California Department of Housing and Community Development (HCD) certified the City's 2021-2029 Housing Element as being in full compliance with State housing law.



In 2024, City worked with consultant to comply with the Housing Element programs to create Mixed Use Overlay (MUO) zone district, and rezoning identified sites to the MUO and existing Specific Plan (SP-5) zone district.



March 20, 2025, City initiated revisions to remove 8 parcels due to community concerns to rezoning and added 3 sites to ensure the City continues to demonstrate sufficient capacity to accommodate RHNA

Proposed Sites to be Removed

Table 1: Proposed Sites to be Removed

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



Proposed Sites to be Removed (1 of 2)



Proposed Sites to be Added

Table 2: Proposed Sites to be Added

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



Recommendation

Staff recommends that the City Council:

adopt Resolution No. 8420 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 (Gov. Code §§ 65580–65589.11).

Questions?



THE CITY OF
SAN FERNANDO

Sites Adequacy

Income Group	RHNA	Potential ADU	Credits	Remaining Need	Sites Capacity	Surplus
Extremely Low-Income (< 30 percent MFI)	230	96	0	134	<u>358518</u>	<u>47160</u>
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	<u>332</u>	<u>74</u>
Above Moderate- Income (>120 percent MFI)	777	191	91	495	<u>582750</u>	<u>87-116</u>
Total	1,795	640	91	1,064	<u>1,2721,268</u>	<u>20844</u>
15% No Net Loss				160		
Total Remaining Need				1,224		