

## REPORT TO THE REGIONAL PLANNING COMMISSION

DATE ISSUED: October 14, 2025

HEARING DATE: October 29, 2025 AGENDA ITEM: 5(a)

PROJECT NUMBER: PRJ2025-000442

PROJECT NAME: San Fernando Valley Area Plan

PLAN NUMBER(S): Plan Amendment No. RPPL2025000604  
Ordinance No. RPPL2025000605  
Environmental Assessment No. RPPL2025000606

SUPERVISORIAL DISTRICT: 3, 5

PROJECT LOCATION: San Fernando Valley Planning Area

PROJECT PLANNER: Kristina Kulczycki, Principal Planner  
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### SAN FERNANDO VALLEY AREA PLAN PRESENTATION

On October 29, 2025, staff will provide an overview of the San Fernando Valley Area Plan (SFVAP) Project. The SFVAP Project is a comprehensive planning effort for the San Fernando Valley Planning Area and will include a new area plan, as well as land use policy and zoning changes for the following communities: Kagel Canyon, Lopez Canyon, Sylmar Island, Oat Mountain (including Twin Lakes), West Chatsworth, and Westhills. Universal City is also within the San Fernando Planning Area, and is covered by the Universal Studios Specific Plan, which was adopted by the Board of Supervisors in 2013. The SFVAP was initiated in April 2024 as an implementation program of the General Plan (Program LU-1).

This presentation is intended to be an informational overview of the SFVAP Project for your Commission to stay up to date on the Department's efforts to provide a policy framework for the future of the unincorporated communities in the San Fernando Valley. To provide additional context on the unincorporated areas of the San Fernando Valley Planning Area, there are about 2,400 unique property owners and 4,400 parcels. These properties are located on the outer edge of the valley within environmentally sensitive and hazardous areas. The entirety of the unincorporated area of the San Fernando Valley is located in the Very High Fire Hazard Severity Zone, and many properties are also located in a Hillside Management Area (containing slopes of 25% or greater). Portions of the area are also located in the Santa Susana Mountains/Simi Hills Significant Ecological Area.

This is a discussion item, and no action is required following the presentation.

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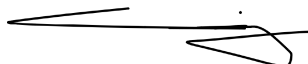
Report  
Reviewed By:



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Mark S. Herwick, AICP, Supervising Regional Planner

Report  
Approved By:



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Connie Chung, AICP, Deputy Director