



**BACKGROUND:**

The City of Fountain Valley, like other local agencies across the state, has rezoned properties in the City to allow for housing development as part of a broader effort to increase housing supply and meet local needs. Through the state-mandated Regional Housing Needs Assessment (RHNA)—a process managed in Southern California by the Southern California Association of Governments (SCAG)—Fountain Valley has been assigned a target of 4,839 new housing units, including 2,093 for lower-income households. While the City is solely responsible for identifying and zoning appropriate sites to accommodate this growth, private developers are responsible for the actually planning and construction on any site that has been rezoned to allow for new homes.

**WHY THIS LOCATION:**

The City Council, Planning Commission, and the General Plan Advisory Committee, composed of residents and stakeholders, worked to identify potential housing sites that met state requirements while maintaining community aspirations, economic stability, and the need for open space. To identify sites for future housing development, the City used several criteria: targeting vacant or underutilized land, focusing on areas suitable for higher-density housing, and ensuring access to infrastructure and public services. Additional considerations included proximity to schools, jobs, and transit, as well as property owner interest.

**SITE DESCRIPTION:**

**Lot Size:** 6.87 acres (former *Boomers* site)

**Number of proposed units:** 657 (318 in Southern Building / 339 in Northern Building)

**Lower income units:** 78 (<80% Area Median Income)

**Retail:** 4,460 SF

**Open Space:** 55,388 SF (private) 20,110 SF (public)

**Zoning:** This site has been rezoned to the new Mixed Use 2 (MU2) classification.

**CITY HALL:**

**Planning Commission Hearing: June 11th**

Community input is welcomed.

Additional opportunities for feedback will be shared via the City's website and social channels.

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