

City of San Fernando Zoning Code and Specific Plan 5 Updates

	<b>Zoning Code Section</b>	<b>Reason for Update</b>	<b>Summary of Update</b>	<b>SP-5 Amendment</b>
1.	Sec. 106-11 - Rules of Interpretation	<b>Best Practice Evaluation</b> Review best practices for calculations and rounding for dwelling units. Also, evaluate whether interpretations should follow an established procedure.	Added language "except as otherwise provided" for flexibility as state laws may change year to year such as with density bonus.	NA
2.	Sec. 106-15 – Conflicting Regulations	<b>Clarification</b> Include a clause to "except as otherwise required by State Law" (e.g. GP density always supersedes zoning density per SB330).	Revised First paragraph in 106-15 to include ', except "as otherwise required by State law or" as otherwise expressly provided.'	NA
3.	Sec. 106-15 – Conflicting Regulations	<b>Clarification</b> Clarification and hierarchy for interpretation of planning documents and Amend subsection C. to mention that if conflicts occur between the provisions within this chapter and applicable state law, state law shall control.	Added "If conflicts occur between the provisions within this chapter and applicable state law, state law shall control."	NA
4.	Sec. 106-15 – Conflicting Regulations	<b>Clarification</b> Amend subsection D. to mention that if the development agreements or specific plans are silent about the matter, then the Zoning Ordinance shall control.	Added "If a Development Agreement or Specific Plan is silent regarding a particular regulation, the City of San Fernando Zoning Ordinance shall apply." to section 106-15(D). Also added the if there is conflict with city and state then state supersedes.  Added Section F to also state that ODS will supplement zoning standards for the underlying zone and that the ODS will apply when there is conflict between the Zoning Code and the ODS.	NA
5.	Table 106-42	<b>Housing Element</b> Program 5-15: The Zoning Code currently does not address the development of new Single-Family residential in the multi-family zones. The City will amend the Zoning Code to prohibit the future development of Single-Family in the Multi-Family zones. Currently existing Single-Family developments will be permitted to remain.	Removed CUP and added dash "-" which designated uses that are not permitted under R-2and R-3 and references Article V Division 11 for nonconforming uses	NA
6.	Sec. 106-42. – Use regulations	<b>Legislative Compliance</b> October 2025 Legislation AB 752- Day Care center collocate multifamily housing	Added provision to allow by right with multifamily housing when in accordance with state law. To comply with other state laws regarding family day cares- removed small family day	NA

	<b>Zoning Code Section</b>	<b>Reason for Update</b>	<b>Summary of Update</b>	<b>SP-5 Amendment</b>
			cares as small and large (up to 14) are regulated the same.	
7.	Sec. 106-42. – Use regulations	<b>Clarification</b> Add and clarify reference to additional regulations for with Family Day Care Homes (up to 14 children) referencing the California Health and Safety Code.	Revised the additional regulations associated with Family Day Care Home (up to 14 children) to include “California”, as revised language as follows: “Family day care homes must be developed in compliance with the provisions of Chapter 3.6 (Family Day Care Homes) of the <i>California</i> Health and Safety Code.”	NA
8.	Sec. 106-42 – Use Regulations table	<b>Legislative Compliance and Clarification</b> Manufactured homes required on lots zoned for single-family residences Cal gov. Code 65852.3(a)and 65852.7 which requires mobilehome parks to be a permitted land use on all land planned and zoned for residential land use	ZC Updates- Manufactured home parks revised to approval by CUP in R-1. Existing code allows the use w CUP in R-2 and R-3  SP-5 Updates- Added “P” in GN district which allows single family residences	Table 4.1 Page 48
9.	Sec. 106-42 – Use Regulations table	<b>Review and Evaluate</b> City currently prohibits private parks in residential zones. Evaluate if they should be a permitted use	Permit Private parks in residential zones by CUP subject to ODS requirements	
10.	Sec. 106-42 – Use Regulations table	<b>Review and Evaluate</b> Existing code prohibited nursery schools in R-1 and R-2 and allowed them by CUP in R-3. Revised permitted land use Table 106-42 allow nurseries with CUP across all residential zones, based on City staff direction. Nursery Schools only allowed in R-3 zones, but Private Schools allowed in R-1 to R-3.	Revised Use Table 106-42 to allow Nursery Schools (which fall under the state definition of Child Day Care Center) with a CUP in R-1 and R-2.	NA
11.	Sec. 106-42 – Use Regulations table	<b>Review and Evaluate</b> Determine whether Private Wells should be allowed in R-1 zones.	Added “CUP” requirement (C) for wells in R-1. Also added public utility stations and other similar utilities	NA
12.	Sec. 106-43 - Development Standards	<b>Review and Evaluate</b> Rear setbacks from alleys are 20 feet. Evaluate if this standard should be reduced.	For lots abutting alley at the rear lot line, rear yard setbacks were increased to 25 feet. footnotes were revised to measure setback from centerline of alley.	NA
13.	Sec. 106-43 - Development Standards	<b>Legislation- ADU State Law</b> Include general language that ADUs are subject to different criteria.	Added "Refer to Division I (Accessory Dwelling Units) of Article IV (Standards for Specific Land Uses and Activities) for standards relating to Accessory Dwelling Units." in Sec 106-43.	NA
14.	Sec. 106-44 G, 106-384,	<b>Review and Evaluate</b> Trash receptacle requirements to be added to ODS document. Typically trash area size not per unit. Usually	The following trash area and receptacle requirements to be included in ODS: 106-44G, 196-384.	NA

	<b>Zoning Code Section</b>	<b>Reason for Update</b>	<b>Summary of Update</b>	<b>SP-5 Amendment</b>
		Refuse company requirements. Will need to look up best practice language and requirements Trash Area regulations applicable to multi-family residential to be included in ODS. Trash areas for non-residential uses updated to include regs to prevent illegal dumping / storm water pollution	Trash area requirements for nonresidential uses (106-385) updated to include revised standards regarding design, number and size, locational requirements, and cover requirements.	
15.	Sec. 106-44 – Residential Development Standards	<b>Review and Evaluate-</b> If recreational vehicles should be prohibited in the street side yard.	Included in Sec. 106-44 F -recreational vehicle parking for R-1 and R-2 zoning districts w/ applicable standards and maintained City's existing standard regarding allowing RV parked within front yard setback for up to 72 hours. New standards added to prohibit RV parking within R-3 and Residential mixed-use districts.	NA
16.	Sec. 106-44 (c)	<b>Review and Evaluate</b> City would like to add regulation for internal access between bedrooms- no bedroom leading straight to bedroom	No update needed. code text already included 106-44 C in existing code. Now 44 G	NA
17.	Sec. 106-44(H)	<b>Review and Evaluate</b> City requested review of the 25-foot dimension requirement for common area (Recreation area) and evaluate whether the required 25-foot dimension would be difficult to achieve.	City met with Rincon and JZMK to discuss and the required common area dimension was reduced from 25 feet to 20 feet.	
18.	Sec. 106-44 Residential Development Standards	<b>Best Practice and Evaluation</b> Development standards for private open space (150 square feet) are larger than what is typically found in most jurisdictions. May be considered a prohibitive development standard.	Reduced to 100 sq ft but maintained min. 10ft dimension for upper floor units and 120 sq. ft per unit for ground floor units.	NA
19.	Sec. 106-44 – Residential Development Standards Sec 106-45	<b>ODS Implementation</b> Move standards related to design to ODS. Add reference to ODS	Section 106-44 subsections relating to Residential Zone Property Development Standards relocated into ODS, except for certain standards relating to A. Residential (Non-ADU) Accessory Structures, B. Utilities, C. Trash Areas, D. Landscaping, E. Recreational Vehicles, and F. Reference to ODS standards. Delete Section 106-45, will reference ODS and add regulation to 106-44	NA
20.	Sec. 106-44 – Residential Development Standards; 106-375	<b>Review and evaluate-</b> Evaluate if walls and fence requirements should be moved to the ODS. Standards in this section are subjective.	Walls and Fence standards applicable to residential zones (106-375) will be moved into ODS	NA

	<b>Zoning Code Section</b>	<b>Reason for Update</b>	<b>Summary of Update</b>	<b>SP-5 Amendment</b>
	- Walls and Fences (Residential Zones)			
21.	Sec. 106-45 - Residential Accessory Structures.	<b>Legislative Compliance (ADU State Law)</b> Need to allow for exceptions for ADUs and adjust these development standards for compliance with current ADU regulations. Evaluate if design criteria should be moved to the ODS.	Minor language updates to ADU section	NA
22.	Sec. 106-45 - Residential Accessory Structures.	<b>Clean-up</b> Fix typo in Paragraph No. 7.	Removed "and shall" from end of sentence	NA
23.	106-72 Use-Regulations - Commercial Zones	<a href="#">Legislative compliance (SB 6)</a>	Included Multi-family residential as a permitted use in the Commercial zones with note that it must be in compliance with Government Code Section 65852.24 and Sections 65912.100, et seq.	NA
24.	Table 160-72: Use Regulations - Commercial Zones  Sec. 106-757	<b>Legislation Compliance Housing Element (AB 2339 and AB 139)</b> Review and evaluate emergency shelter regulations and permitted zones Expands definition of emergency shelter, requires ES as a permitted use without a "CUP" in a zone that permits residential. Program 5-10: AB 101 requires cities to allow a Low Barrier Navigation Center as a use by right in areas zoned for mixed uses and nonresidential zones that permit multi-family uses if they meet specified requirements. Low Barrier Navigation Centers may include options such as allowing pets, permitting partners to share living space, and providing storage for residents' possessions. AB 139 changes the way local governments can regulate parking requirements for emergency shelters. Local governments may include parking requirements for emergency shelters specifying that adequate parking must be provided for shelter staff, but overall parking requirements for shelters may not exceed the requirements for residential and nonresidential uses in the same zone.	Added as a permitted use in the C-2 Zone in commercial use table  Added C2 in section 106-757  Under SP-5 Revised term emergency homeless shelter to Emergency shelter	SP-5 Table 4.1 and Table 4.3
25.	Sec. 106-72 – Use Regulations table	<b>Review and Evaluate</b> Community Centers permitted by right versus religious institutions requiring a Conditional Use Permit	Commercial Land use Table 106-72 revised to allow grange halls, community centers, meeting halls with CUP in C-1, C-2 and SC.	NA

	<b>Zoning Code Section</b>	<b>Reason for Update</b>	<b>Summary of Update</b>	<b>SP-5 Amendment</b>
26.	Sec. 106-72 – Commercial Uses	<b>Review and evaluate</b> Allowing parks, Hospitals, government buildings, utilities, car washes, banks, arcades, within the Service Commercial zone	Commercial Land Use Table 106-72 revised to require CUP for Private Parks, Hospitals, Carwashes, Banks, and business services in SC.	NA
27.	Sec. 106-72 – Commercial Uses	<b>Review and Evaluate</b> Consider allowing commercial recreation facilities such as gyms (e.g. Skyzone), escape rooms, craft brewery/distilleries (with and without tasting rooms). Evaluate if other uses should be allowed within these zones.	Fitness / health club centers, Commercial recreation facilities 2,500 sq ft or less permitted by right in C-1 and C-2; Included Commercial Recreation Facility definition (excluded arcades)	NA
28.	Sec. 106-72 – Commercial Uses	<b>Best Practice Evaluation</b> Consider the expansion of health club uses in other zones and perhaps an exemption for smaller gym facilities (e.g. less than 2,500 square feet.	Revised in 106-72 land use table to include Health club (2,500 sq ft and less) and as a Permitted use in C-1 and SC; and added '2,500 sq ft and greater' to existing land use. Related edits: Also included Health clubs in minimum parking required table (commercial uses)	NA
29.	Sec. 106-72 – Commercial Uses	<b>Review and evaluate</b> Consider expanding commercial recreation uses and including definitions.	Additional changes to Land Use Table 106-72: 1. Added "without on-site and/or off-site alcohol sales" to the Eating and Drinking establishments land use. 2. Separated "Arcades" as its own land use category from "Arcades and Family Entertainment Centers", and made Arcades allowed with CUP in C-2 and C-2, and not permitted in SC. 3. Replaced "Family Entertainment Centers" with "Commercial Recreation Centers", and revised the land use to differentiate based on size - 2,500 sq ft or less and 2,500 sq ft and greater. 2,500 sq ft or less are permitted by right in c-1 and c-2, while 2,500 and greater are allowed w/ CUP in C-1,C-2. Either use is not allowed in SC zone. 4. Added a "-" to the shooting / archery range land use category to denote that the use is not permitted. 5. Revised" other commercial recreation" to "Other commercial, entertainment or recreation facilities not listed in this table"	NA

	<b>Zoning Code Section</b>	<b>Reason for Update</b>	<b>Summary of Update</b>	<b>SP-5 Amendment</b>
30.	Sec. 106-72 – Commercial Uses	<b>Review and evaluate-</b> Consider expanding where amusement devices may be expanded	Changed SC to "C" (previously was P in C-1 and C in C-2, not allowed in SC). Removed restrictions on number of amusement devices at it capped at only 4 devices; but requires CUP to provide oversight which would allow review process to catch if excessive devices are meant to be installed.	NA
31.	Sec. 106-72 – Commercial Uses	<b>Review and Evaluate-</b> Expand the allowance of child care facilities.	Added child day care centers into land use table and allowable by CUP in c-1 and C-2 and prohibited in SC.	Remove outdated reference from page 53
32.	Article II. Division 3. Sec 10.72;  Sec. 106-1186. - "S" Definitions.	<a href="#">Legislative Compliance (AB 2632: Thrift Retail stores)</a>	Second hand Update to permit second hand stores by right; Add Division 23 to Article IV, Standards for Specific Land Uses and activities for Secondhand stores; Deleted secondhand stores definition under retail category; Relocate and revise secondhand store definition under S definitions Revised the secondhand stores definition to also include "buy and/or sell" and removed the 2nd "Secondhand store definition. Also, added "thrift" stores to secondhand stores definition, as the thrift and secondhand store definition are similar.  In SP-5 Added as a permitted retail use in D, MUC, and AC districts	SP-5 Table 4.1 Land Use (pg 51)
33.	Sec. 106-72 – Commercial Uses	<b>Clean-Up</b> Consider reorganizing the footnotes. Some items could be added as direct notes or to definitions.	Update footers in Table 106-72 Use Regulations; included definitions for table footnotes (6) General Retail uses and item (10) general Personal Services in Definitions section.	NA
34.	Sec. 106-72 – Commercial Uses	<b>Best Practice Evaluation</b> Considering removing internet cafes for a more generic use term.	Revised to "Digital Entertainment Cafe" in 106-72 and added definition in 106-1171. Updated commercial uses also consistent with Land Use Element policy.	NA

	<b>Zoning Code Section</b>	<b>Reason for Update</b>	<b>Summary of Update</b>	<b>SP-5 Amendment</b>
35.	Sec. 106-73 – Intensity and massing development standards.	<b>Clarification</b> Remove the mention of “mixed-use” from development standards language applicable to Commercial (C-1, C-2 and SC) zoning districts, to prevent interpretations that mixed-use is generally allowed in C-1, C-2 and SC districts.	Removed “Mixed-Use” from: “Tables 106-73.1 through 106-73.2 prescribe the development standards for Commercial <i>and mixed-use</i> developments. Residential developments permitted in commercial zones are subject to City of San Fernando Objective Design Standards, state law density requirements and general plan standards.”	
36.	Sec. 106-73 – Commercial Development Standards	<b>Review and evaluate</b> Evaluate side setback abutting a residential zone as it seems excessive.	Updated requirement from 20 feet to 10 feet with min 15 ft separation	NA
37.	Sec. 106-73 – Commercial Development Standards	<b>Review and evaluate</b> Evaluate the 19-foot rear setback in the C-2 and SC zones from a street. This is counter to urban design goals and may not be common. Consider reducing front setbacks in commercial zones.	Footnote 3 revised to require setback increase of 10 feet or more to provide a minimum separation of 15 feet between commercial structure and residential zone, when commercial zoned interior lot line abuts residential; Revised C-2 and SC rear setback (from ROW) to 10', similar to C-1 and observed Cities;	NA
38.	Sec. 106-74 – Commercial development standards Sec. 106-75 – Residential development in commercial zones	<b>Clarification</b> City requested revising zoning text to remove the mention of “mixed-use” from standards applicable to commercial zoning districts and prevent readers from interpreting that mixed-use development is allowed within Commercial zoning districts (C-1, C-2 and SC).	Language revised to remove the mention of “as well as the commercial component of mixed-use commercial developments that do not qualify as a housing project under state law”. Language was revised to read “The following development standards apply to commercial-only developments that do not contain a residential housing project as defined by state law” Removed the mention of “Mixed-use” from the Section 106-75, which now reads: Sec. 106-75 – Residential development in commercial zones.	NA
39.	Sec. 106.74 – Commercial Development Standards	<b>Review and evaluate</b> Consider consolidation and possibly expanding temporary outdoor displays to other zones and in a temporary use section.	Revised Section 106.74 B 2 Outside display. to outside uses. and divided them between temporary and non-temporary. Added reference to temporary use permit section 106-849(A)(9)	NA

	<b>Zoning Code Section</b>	<b>Reason for Update</b>	<b>Summary of Update</b>	<b>SP-5 Amendment</b>
			Included additional standards clarify districts where outdoor displays are allowed and standards regarding display area location, size, operational standards and existing standards for displays within SC district.	
40.	Sec. 106-102 – Industrial Use regulations	<b>Clean-Up</b> Signage regulations should be moved out of the land use table.	Outdoor Advertising signs footnote standards relocated from Table 106-102.1 to 106-423(E). Kept use in table and included reference to new section. And added a reference to the new section in Section 106-417.	NA
41.	Sec 106- 102 and Sec. 106-104 Industrial zoned property development standards	<a href="#">Legislative Compliance (AB 98) Logistic Use</a> and <a href="#">Warehouse Uses (SB 415)</a> Implement new standards for Logistic warehouse use to comply with new state standards.	Added standard for Warehouse uses subject to California Government Code Section 65098 et. al. and referred to the section where we placed this standard in industrial zone use regulations table	Section 4.4 Land Use and Permit Requirements G. (Pg 42) -Noted on SP-5 Revisions doc
42.	106-102 Table and 106-417(H) Sec. 106-104. – Industrial zoned property development standards.	<b>Clean-Up</b> Update section number references in section 106-417 to refer to table footnotes	Revised Table name in Section 106-102 from "160-102" to "106-102.1".  Revised reference to Table "106-102" in 106-417(H) to "Footnote (4) in Table 106-102.1, Specific Limitations"	NA
43.	Sec. 106-103 – Industrial Development Standards	<b>Clarification.</b> Change “density” to “intensity.”	Updated language from Density to intensity	NA
44.	Sec. 106-133 – Specific Plan Zones	<b>Review and Evaluate-</b> Section updated to provide clarity of specific plan area boundaries. Consider changing the text description of the zone to a graphic to make future amendments/plan revisions easier and more streamlined.	Revised Sec. 106-133 to remove "reserved" subsections, revised subsection A and added a Figure 106-133-1 with placeholder graphic from SP-5. Removed text describing Specific Plan Area.	NA
45.	Sec. 106-163 through 106-166	<b>Review and Evaluate-</b> Review and revise the RPD overlay requirements for consistency with amendments in other sections of the ordinance and compliance with applicable legislative requirements.	Reference added to 106-164, regarding state streamlining requirements subject to SPR / Zone Clearance / Ministerial process; CUP application requirement removed from Sec. 106-166 and replaced with SPR;	NA

	<b>Zoning Code Section</b>	<b>Reason for Update</b>	<b>Summary of Update</b>	<b>SP-5 Amendment</b>
			Review criteria revised to require consistency with SPR findings / Director approval and removed existing criteria.	
46.	Sec. 106-164 RPD Zone Regulations	<b>Review and evaluate-</b> Consider changing the CUP requirement for RPD zone to a design permit (e.g. Site Plan Review).	Removed CUP requirement and instead refer to site plan review to be in comply with state housing laws	NA
47.	Table 106-165.1 Specific Limitations subsection (1) & Table 106-165.2 Specific Limitations subsection (2)	<b>Clarification</b> Clarify standards applicable to eligible subdivisions pursuant to California Government Code 65852.28 and 66499.41.	Include language stating that projects eligible for subdivisions subject to California Gov. Code 65852.28 and 66499.41 shall comply with all applicable development standards established in those sections.	NA
48.	106-165(B)(1) through (B)(9)	<b>Review and evaluate-</b> Clarify exception to standards relating to Density limitations by including reference to the Affordable Housing and Density Bonus section. Delete subjective 'Density Consideration' zoning text as requested by staff. Reduce redundancy of development standards relating to projections into required yards, fencing walls and landscaping, common open space requirements, and Objective Design Standards. Revise Access standards to be applicable to public and private streets. Simplify existing landscaping standards (Formerly 106-165(B)(2)) and add reference to Walls and Fences and ODS.	Include reference to 'Article V. Division 13 – Affordable Housing and Density Bonus zoning regulations, remove “Consideration shall be given to compatibility with surrounding land uses relative to proposed densities, housing types, and buffering” in Subsection 1. Revise 106-165(B)(2): delete “Standards for projections” and add “Sec. 106-189. – Projections into required setback area” to subsection 2. Delete 106-165(B)(3), (4) and (5) of existing zoning ordinance text. Standards were revised and relocated to Article V. Division 13. Include “or private” to existing access standards and relocate from 106-165 subsection (B)(6) to subsection (B)(3). Add “unless otherwise provided by state law” to existing off-street parking standards. Relocate the standard from 106-165(B)(7) to 106-165(B)(4). Relocate sign standards from 106-165(B)(3) to 106-165(B)(6) and include revised reference (Article III Division 9. – signs). Relocate off-street parking standards from 106-165(B)(7) to 106-165(B)(4) and revise standard text to include “unless otherwise provided by state law.”	NA

	<b>Zoning Code Section</b>	<b>Reason for Update</b>	<b>Summary of Update</b>	<b>SP-5 Amendment</b>
49.	Sec. 106-165	<b>Review and evaluate-</b> Review and simplify walls, fences and landscaping standards, common open space elements and “other conditions” standards applicable to the RPD overlay.	Revise 106-165(C) (Walls, fences and landscaping) to be 106-165(B)(5), add a reference to Division 7 (Walls and fences) and ODS fencing standards. Revise subsection 106-165(D) – Common open space elements to be 106-165(B)(8), delete existing standards and replace with reference to Section 106-44. Delete 106-165(E) – Other conditions. Create 106-165(B)(9) to reference Objective Design Standards and a standard requiring that a deviation from ODS may require review by the Planning and Preservation Commission.	NA
50.	Sec. 106-166 Procedure	<b>Best Practice Evaluation</b> Review Time Limit and Review Criteria subsections of RPD zone to ensure objectivity and consistency with state laws	Added language to RPD time limit to refer to housing state law. Revised review criteria to refer to site plan findings.	NA
51.	Sec. 106-166 Procedure	<b>Clarification and Clean-Up</b> Simplify procedure and move sections out of RPD that are applicable to other zones as well.	Removed language under 106-166 C for revisions to plans and instead referred to new section 106-876 for Revisions to Plans	NA
52.	Subdivision II Sec 106-167 through 106-170	<b>Review and Evaluate</b> Review sections and evaluate ways to streamline housing proposed within the PD overlay and ensure consistency with State housing legislation.	Added development standards same as C-2 standards. Revised procedure section- removed certificate of use as this is no longer a procedure or permit city uses and just refer to CUP section. Also added provisions for by right projects subject to state law and referred to zone clearance.	NA
53.	Secs. 106-171 to -174 MU Overlay	<b>Best Practice Evaluation</b> General standards applicable to design in MUO will be included in ODS document, others will remain in ZCO. Consider moving design regulations in this section to the ODS.	Development standards Table, parking standards in subsection (D), and (Subsection E4, 5,6,7 and 8 (Signs, Loading and Unloading, Uses restricted to indoor, outdoor dining and outdoor sales and display) to remain in code.  General standards 106-173 regarding building design / and some site planning applicable to MUO Identified for location in	NA

	<b>Zoning Code Section</b>	<b>Reason for Update</b>	<b>Summary of Update</b>	<b>SP-5 Amendment</b>
			ODS or revised per JMZK review /analysis. ZO sections updated to include references to ODS and Specific sections not incorporated into ODS.	
54.	Article II Division 7- Mixed Use Zones (MU) 55. Secs 106-171 through 106-173	<b>Legislative Compliance</b> Compliance with HCD and state court cases on Mixed use Overlays	Updated MU overlay to remove overlay and instead make it into two new zoning districts CMU-1 and CMU-2. C1 zones with MU overlay will become CMU-1 and C2 zones with MU overlay will become CMU-2	NA
56.	Secs. 106-212 to -220 Street Dedications 57. Moved to Ch 78	<b>Review and Evaluate</b> Evaluate moving Street Dedication section to Chapter 78, Subdivisions of the SFMC.	Moved Division 2 Sections 106-212 to 220 to Chapter 78 of the Subdivision.	NA
58.	Sec. 106-278 Parking Spaces Required	<b>Best Practice Evaluation</b> Expand the definition of institutional uses to capture other uses with assembly halls.	Added 'colleges', 'funeral homes and mortuaries', 'Government Offices', "Lodges, social clubs, youth or senior citizen centers", added "temple, and other places of worship" to church category. updated numbering.	NA
59.	Sec. 106-278 Parking Spaces Required	<b>Best Practice Evaluation</b> Consider allowing parking exemptions for small uses, such as restaurants, yoga classes, etc. less than 2,000 or 2,500 square feet to allow for parking and locational flexibility for small businesses.	Removed 10 space minimum for dining and drinking establishments, but retained the one space for each 100 square feet of gross floor area. Retained this as San Fernando does not have the extensive transit.  For offices, studios, retail sales, and other commercial services not classified everywhere, set a minimum of 2,500sf, then one space per 300 sf	NA
60.	Sec. 106-278 Parking Spaces Required	<b>Best Practice Evaluation</b> Evaluate parking space requirements for residential uses. Some, such as cluster housing, exceed what is typically allowed in other jurisdictions.	Removed Cluster development	NA
61.	Sec. 106-278 Parking Spaces Required	<b>Clean-Up</b> Separate parking lot design requirements from parking space requirements in this section.	Relocated regulations applicable to parking area design (residential 3e through 3h, to a new subsection in Section 106-293) Moved note regarding what is considered a bedroom from parking space table to 106-	NA

	<b>Zoning Code Section</b>	<b>Reason for Update</b>	<b>Summary of Update</b>	<b>SP-5 Amendment</b>
			279- Computation of required parking spaces	
62.	Section 106-278 (F)- No update needed	<a href="#">Legislative compliance</a> AB 2097- Parking requirements prohibits public agency from imposing any minimum automobile parking requirements on any residential commercial or other development as defined that is located within 1/2 mile of public transit	Zoning Code-No update required. Code already contains exception language and reference to government code: <i>106-278(F). "Exception. Pursuant to Government Code Section 65863.2, there are no minimum parking requirements on a residential, commercial, or other development project if the project is located within one-half mile of public transit."</i>  SP-5- updated to include parking exception. language revised to include reference to parking exemption language and Gov. code 65863.2 reference for consistency	SP-5 Section 4.7(1)(a) Page 63
63.	Sec. 106-278 Parking Spaces Required C	<b>Review and Evaluate</b> Review the parking requirements for gymnasiums as it seems higher than what jurisdictions require.	Added Gymnasium and fitness health clubs to parking requirements table	NA
64.	Sec. 106-281 Parking for Mixed uses	<b>Best Practice Evaluation</b> Separate shared parking regulations as mixed uses may not be shared parking.	Added reference to government code section 65863.1 for AB 894 which has criteria and requirements for shared parking	NA
65.	Sec. 106-281 Parking for Mixed uses	<b>Best Practice Evaluation</b> Evaluate adding a shared parking analysis to optimize the use or parking for mixed uses that have different peak hours of demand (such as residential and office).	Referred to government code section 65863.1 for AB 894 which has criteria and requirements for shared parking	NA
66.	Sec. 106-286 Parking Stall Size	<b>Best Practice Evaluation</b> Allow for exceptions in Type (6) that columns that do not obstruct door swings are not subject to the additional parking stall width	Added standard for columns and parking size	NA
67.	Sec. 106-286 Parking Stall Size	<b>Best Practice Evaluation</b> Consider reducing parking stall sizes. Handicap space requirements are not consistent with State and Federal ADA requirements.	Reduced to 18 ft length added reference to uniform building code for ADA spaces Reduced compact to 8 feet by 15 feet instead of 8 feet by 16 feet.	NA
68.	Secs 106-289/325 – Parking Aisle Widths	<b>Clean- Up</b> Evaluate the duplication of parking regulations.	Revised to remove duplicated parking design standards (already included in 106-289. Added a Sec. 106-289 reference in Sec. 106-325.	NA

	<b>Zoning Code Section</b>	<b>Reason for Update</b>	<b>Summary of Update</b>	<b>SP-5 Amendment</b>
69.	Sec. 106-322 – Loading Areas Required	<b>Best Practice Evaluation</b> Consider changing the loading requirements per use, rather than per zone, and evaluate minimum required sizes. The SC zone should have loading requirements, and not every C-1 or C-2 use may need loading.	Revised required loading areas table to require minimum loading area size by GFA ranges. Added additional requirements for reduction, additional, location, size and access.	NA
70.	Secs. 106-324/377 Sight Clearance	<b>Clean-Up and Best Practice</b> Consider consolidating Sight Clearance regulations.	No consolidation of sight clearance requirements. Instead, a reference to minimum sight clearance standards in from 106-378 included in 106-324.	
71.	Sec. 106-353 Outdoor Lighting	<b>Best Practice Evaluation</b> Considering requiring a photometrics plan for projects over a certain threshold for compliance.	Revised Section 106-353 to include a photometric plan requirement for an applicant seeking a multi-family residential, commercial or industrial development project that abuts a residentially zoned parcel.	NA
72.	Sec. 106-353 Outdoor Lighting	<b>Best Practice Evaluation</b> Evaluate lighting regulations for enforceability (e.g. average bulb life).	Revised slightly with objective requirements for brightness and intensity	NA
73.	Sec 106-354	<b>Safety Element:</b> Review and evaluate the City’s Zoning ordinance and amend development standards relating to encroachments into setbacks for consistency with Program 33.	Update from 15 gallon tree with street facing setback to 24 inch box	
74.	Sec. 106-661	<b>Clean-Up</b> Revise references in Outdoor dining	Revised to reference to include "subject to the administrative citation provisions Article III (Administrative Penalties—Citations) of Chapter 1 (General Provisions and Penalties) of the SFMC.", which is consistent with reference also included in SFMC 74-196. - Use of sidewalk for outdoor dining.	SP-5 Chapter 4: Land Use Policies for the Districts (pg 42)
75.	Sec. 106-364 Screening	<b>Clarification</b> Define “screened from view” as appropriate (e.g. tops need to be screened when viewed from a neighboring taller building).	Revised subsection B2: "completely screened from view <b><i>from all sides to prevent visibility of rooftop equipment from public right-of-way and adjacent properties</i></b> ".' and B4 and All wall air conditioner units shall be screened from view to <b><i>prevent visibility of the air conditions units from public rights-of-ways and adjacent properties. The screening material shall be use the same</i></b>	NA

	<b>Zoning Code Section</b>	<b>Reason for Update</b>	<b>Summary of Update</b>	<b>SP-5 Amendment</b>
			<i>color and materials as the</i> architectural styling and detailing of the building.	
76.	Sec. 106-364 Screening	<b>Best Practice Evaluation</b> Make the screening requirements more objective.	Revised Sec. 106-364 standards to include more objective standards: including screening of private open space for MF-Residential units, private open space 85 percent surface area screening threshold. Additional edits to Equipment Screening standards. Standards also included in new ODS document	NA
77.	Sec. 106-364 106-377 106-420 106-1179	<b>Best Practice and Evaluation. Clarification</b> When appropriate, add graphics to help depict regulations.	New Graphics- Depiction of sign area standards, awning and canopy sign heights, window sign size, sight clearance, commercial residential screening requirements.	NA
78.	Sec 106-375 – Fences and Walls	<b>Clean-Up</b> Walls and Fence standards 106-375(A) though (E) applicable to residential zones located into ODS.  Consider moving residential wall design requirements to the ODS.	Walls and Fence Standards applicable to residential zones (106-375A through E) to be included in ODS. sections numbers / references updated	
79.	Sec 106-376 – Fences and Walls	<b>Best Practice Evaluation</b> Pilasters every 8 feet is a much shorter interval than typically found in other jurisdictions. Evaluate this and other decorative requirements.	Revised pilaster distance to up to 12 feet and included standards stating that the distance shall be measured from the center of the pilaster.	NA
80.	Sec. 106-384 Multi-Family Trash Areas	<b>Best Practice Evaluation</b> Allow townhomes to have individual trash collections, like a single-family house.	Added an "alternatives" section allowing director to consider alternative trash/garbage area locations if certain criteria is met.	NA
81.	Sec. 106-384 Multi-Family Trash Areas	<b>Best Practice Evaluation</b> Update to be consistent with water quality regulations and consider moving trash area requirements to ODS;	Identified for relocating into ODS. Standards for trash and garbage collection areas for multi-family and commercial uses were updated to include setback and distance requirements, trash cover requirements to prevent illegal dumping and protection from rain, and an alternatives sections allowing director to consider alternative trash/garbage area locations if certain criteria is met.	NA

	<b>Zoning Code Section</b>	<b>Reason for Update</b>	<b>Summary of Update</b>	<b>SP-5 Amendment</b>
82.	Sec. 106-385 Nonresidential Trash Areas	<b>Clean Up and Best Practice</b> Update design standards to be consistent with current water quality requirements.	Revised to include standards relating to the Design, number and size, Location, screening and cover requirements for non-residential trash area enclosures 106-385.	
83.	Secs. 106-413 to - 428 Signs	<b>Review and Evaluate</b> Discuss sign regulations with City staff.	1. Added graphics for total sign area measurement, Awning canopy and sign, projecting sign and window signs; 2. Added outdoor advertising signs within industrial zones standards / CUP requirement to 106-423. This was relocated from Industrial land use table into sign standards. 3. Updated References	
84.	Sec 106-520 through 523	<b>Legislative Compliance</b> Oct 2025 Legislation ADU- AB 130, SB 543, AB 462, AB 1154	Added clarifying language that unit size refers to interior livable space, update occupancy restrictions, update application process, update language for unpermitted structures	
85.	Sec. 106-520 - 106- 523	<b>Clean-Up</b> Assign sections to reserved sections to organize sections within ADU Division 1	Assigned numbers (Sec. 106-520 - 106-523) to sections in Article VI, Div 1 from reserved sections and revised reserved section numbering.  Removed language " "Subsections A through K establish the standards for the development of an accessory dwelling unit and subsection L..." and drafted new Purpose Section (106-520). New Sections were added to identify standards applicable to ADUs (106-521) and another for JADUs (106-522).	
86.	Article IV Division 1 Sec 106-520 through 523	<b>Housing Element</b> <b>Legislative Compliance</b> AB 1584- CCRs AB 2533- unpermitted developments AB 1211 SB 477 SB 987 AB 2221 <b>Program 5-8:</b> The City will amend its current ADU regulations to align with current State mandates, clearly allow ADUs in all	Minor language updates and heading updates. Zoning Code consistent with state laws  SP-5 Update- Permit ADUs where residential uses are permitted -in M, D, MUC, and GN districts	SP-5 Table 4.1 Land Use -Noted on SP-5 Revisions doc

	<b>Zoning Code Section</b>	<b>Reason for Update</b>	<b>Summary of Update</b>	<b>SP-5 Amendment</b>
		zones where residential is allowed including mixed-use sites to comply with State law and include objective design standards to be uniformly applied without involving personal or subjective judgement.		
87.	Secs. 106-662 to 663 Solar Energy Systems	<a href="#">Legislation</a> <a href="#">Ensure consistency with State and Federal Law regarding Solar energy systems</a>	Removed solar performance standards for single family dwellings. CA permitting guidebook limits planning and zoning authority for solar systems for residential. Added to performance standards section to refer to building code section for solar and requirements for height and visibility.	NA
88.	Sec. 106-762 Two-unit urban residential development	<a href="#">Legislative Compliance SB 450- Urban Lot Split</a>	Removed standards for window orientation toward rear yards as this is not a standard that applies to R-1. Updated open space requirements by referencing 106-44 which has open space requirements for all residential zones. Removed "or physical environment and" as per SB 450 legislative update	NA
89.	Sec. 106-762	<b>Legislative Compliance</b> Oct 2025 AB 1061- Clarification on SB 9 and historic properties	Changed from not being ministerial permitted if in a historic district to specifying a contributing structure within a historic district	NA
90.	Secs. 106-808 to -1021 Administration	<b>Review and Evaluate</b> Evaluate procedures with City staff. Administration of concurrent application filing and processing not included in code section. Check that all application listed in permit table are defined and include findings	Included definition for Conditional Use Permit; Zone Clearance Added "Concurrent Application Filing" and Concurrent Application Processing subsections to 106-810:  <i>'106-810(B)(4) Concurrent Application Filing. If a project requires more than one Application (e.g., a Conditional Use Permit, Modification and Site Plan Review, etc.) the project applicant shall file all required applications concurrently, including all application fees. The concurrent filing requirements may be waived by the Community Development Director. and 106-810(B)(5) Concurrent Application Processing. Multiple applications or permits for the same project shall be process</i>	NA

	<b>Zoning Code Section</b>	<b>Reason for Update</b>	<b>Summary of Update</b>	<b>SP-5 Amendment</b>
			<i>concurrently and shall be reviewed and decided according to Section 106-809.'</i>	
91.	Division 2 of Article V, Sec. 106-813.	<a href="#">Legislative compliance AB 2094 Zoning Ordinance Notice</a> <a href="#">Requires notice of the planning commission's hearing on a proposed zoning ordinance or amendment to a zoning ordinance, if the proposed ordinance or amendment to a zoning ordinance affects the permitted uses of real property, to be published, posted, mailed, and delivered, or advertised, as applicable, at least 20 days before the hearing.</a>	No Change. Language addressing state law requirements already included in code Revised in recent city amendments	NA
92.	Sec. 106-817-818	<b>City Council Direction</b> City Council provide direction to revise appeal periods	Updated appeals section to include more detail regarding the process of appeals. Added section for calls for review as well as timing of appeals	NA
93.	Sec. 106-824 and 106-827	<b>Best Practice Evaluation</b> Evaluate the preliminary application process in conjunction with an SB330 process.	Added language to applicability to refer to streamlined state law. Added Procedure to invoke SB 35	NA
94.	Article V. Division 3. Zone Clearance Sec. 106-827.- Procedure	<b>Clarification</b> Update Zoning Conformance Letter process	Created new section for Procedure for Zone Clearance Included section 106-827.	NA
95.	Sec. 106-846. – Thresholds for review.	<b>Best Practice Evaluation</b> Review thresholds for review for new construction	Updated residential major administrative planning review to add "single family" to clarify and change buildings less than 200 to 500 square feet	NA
96.	Sec. 106-863. – Discretionary Site Plan Review Permit	<b>Clarification</b> Add section to clarify procedure for projects that do not want to follow ODS streamlining process	Added section Discretionary Site Plan Review Permit to clarify that the project will go through a discretionary site plan review if they do not want to abide by ODS	NA
97.	Secs. 106-876. – Revisions to Plans	<b>Clarification</b> Add section to clarify what happens if revisions are made to plans for CUP	Added section for Revisions to plans. And when approval for director is needed vs going back to Planning and Preservation Commission	NA
98.	Sec. 106-1027	<b>Clarification</b> Update nonconforming status for demolitions	Included additional language in 106-1027 regarding the Continuation of nonconforming structures, rebuilding of single/multi-family residential units when involuntarily destroyed and loss of nonconforming status if voluntarily destroyed and additional criteria.	NA

	<b>Zoning Code Section</b>	<b>Reason for Update</b>	<b>Summary of Update</b>	<b>SP-5 Amendment</b>
99.	Article V. Division 13- Density Bonus 106-1125 through 106-1138	<b>Housing Element</b> <b>Implement program 2.4 by incorporating</b> Policy 2.4 Encourage developers to include rental housing that is large enough to accommodate large households and provide zoning incentives, such as through the density bonus ordinance, to facilitate family housing development	Added section for Density Bonuses which would grant additional density bonus of 5% beyond state DB for projects that have at least 20% of units 3+ bedrooms.	NA
100.	Secs. 106-1125 to - 1138 Density Bonus	<b>Housing Element</b> <b>Legislation</b> Program 5-7: The City last revised the City's Density Bonus Ordinance in 2013. Since that time, several amendments to the State Density Bonus Law have occurred including, AB 1763 (Density Bonus for 100 Percent Affordable Housing) Density bonus and increased incentives for 100 percent affordable housing projects for lower income households. SB 1227 (Density Bonus for Student Housing) - Density bonus for student housing development for students enrolled at a full-time college, and to establish prioritization for students experiencing homelessness. AB 2345 (Increase Maximum Allowable Density) revised the requirements for receiving concessions and incentives, and the maximum density bonus provided.	References to state law for density bonuses granted based on affordability levels and types as well as for concessions provided	NA
101.	Secs. 106-1125 to - 1138 Density Bonus	<b>Legislation- Density Bonus</b> Update based on desired incentives and to be consistent with State Law.	Updated incentives, and added community benefit incentive density bonus for three+ bedroom units	NA
102.	Sec. 106-1136	<b>Housing Element</b> Program 5-5: The City will adopt a policy and will require replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3) on sites identified in the site inventory when a new development (residential, mixed-use, or non-residential) occurs on a site that is identified in the inventory meeting the following conditions: § Currently has residential uses or within the past five years has had residential uses that have been vacated or demolished, and; § Was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or § Subject to any other form of rent or price control through a public entity's valid exercise of its police power, or § Occupied by low or very low-income households	Added new subsection A. to 106-1136 General Affordable Housing Requirements	NA

	<b>Zoning Code Section</b>	<b>Reason for Update</b>	<b>Summary of Update</b>	<b>SP-5 Amendment</b>
103.	Article V. Division 13- Density Bonus Sec. 106-1136	<a href="#">Legislative compliance- SB 1287 Density Bonus</a>	Added requirements for affordable unit availability	NA
104.	Article V. Division 13- Density Bonus	<a href="#">Legislative compliance AB 3116 Density Bonus: Student Housing</a>	References to state law for density bonuses.	NA
105.	Article V. Division 13- Density Bonus Sec. 106-1136	<a href="#">Legislative compliance AB 491 Mixed Income Multifamily Structures</a>	Added requirements for mixed-income buildings	NA
106.	Article V. Division 13- Density Bonus	<a href="#">Legislative compliance Density Bonus Law AB 2694 Residential Care facilities for Elderly expands the definition of a development to include a residential care facility for the elderly</a>	Reference to general DB state law for density bonuses.	NA
107.	Article V. Division 13- Density Bonus	<a href="#">Legislative compliance Density Bonus Law SB 290 additional benefits to housing developments that include moderate-income rental housing units.</a>	New density bonus language is compatible; no further changes needed	NA
108.	Article V. Division 13- Density Bonus	<a href="#">Legislative Compliance Density Bonus Ordinance AB 1551- Development Bonus: Mixed Use Projects</a>	Sunsets in 2028. General reference to state law.	NA
109.	Sec. 106-1131	<b>Legislative Compliance</b> October 2025 Legislation Density Bonus- SB 87, SB 92	Added general statement to reference compliance with state law sections regarding incentives and concessions	NA
110.	Sec. 106-1170 Sec. 106-72. – Use regulations.	<b>Clarification</b> Define Commercial recreation center	Added sub definition under Commercial Recreation for Commercial Recreation Center Also distinguish between uses that are less or more than 2,500 square feet	NA
111.	Sec. 106-1171	<b>Clean-Up</b> Fill in Blanks for developer definition for division and article section numbers.	Included references to "Division 12 of Article V of this Chapter (Chapter 106 - Zoning)".	NA
112.	Sec. 106-1175	<b>Legislative Compliance</b> Oct 2025 SB 838- revised definition of housing development projects, mixed use and hotels	Added to current definition of “Housing Development Project” to include language from state law.	NA
113.	Sec. 106-1179	<b>Clarification</b> Define corner frontage lot line	Added definition for lot line, corner frontage	NA
114.	Sec. 106-1185	<b>Clean-Up</b> Revise definitions and listing of retail and general retail stores	Revised and cleaned up of sections, relocated "retail sales" from commercial	

	<b>Zoning Code Section</b>	<b>Reason for Update</b>	<b>Summary of Update</b>	<b>SP-5 Amendment</b>
			use regulations (160-71) to Definitions (Sec.1185)	
115.	Sec. 106-1185. - "R" Definitions	<b>Land Use Element.</b> Economic Viability of Commercial Areas; Review permitted uses in commercial zones to update to modern uses, encourage greater mixed use development, and enable creation of walkable, multi-modal environment Review commercial uses to potentially include more neighborhood commercial uses.	Revised definitions of commercial uses to remove uses that are outdated and allow modern uses. SP-5 : Clarified that commercial and mixed-use would be encouraged.	SP-5 Table 4.1 Land Use; (pg 49-51) SP-5 Chapter 2: Revitalization Strategies (pg 20, 22, 29)
116.	Secs. 106-618 to - 625 Large Family Day Care Table 106-42: Use regulations - Residential Zones Sec. 106-1170. - "C" Definitions	<a href="#">Legislative Compliance SB 234</a> <a href="#">Update Large Family Day Care Facilities to be consistent with State Law.</a>	Removed section for large family day care in zoning code Removed large family day care from residential use table in zoning code updated definition for child care facility in zoning code Update SP-5 Table 4.1 to add Family Day Care (Large and Small) as a permitted use in the GN district under Residential Use category above home occupations	SP-5 Table 4.1 Land Use (Pg 48)
117.	Article VI- Definitions 118. Sec. 106-1169, 1170, 1171, 1172, 1175, 1179	<b>Clarification</b> City would like to better define residential uses to allow for different kinds.	Updated definitions for emergency shelter, low barrier navigation center and made sure that other residential use definitions were included and consistent to state laws	NA
119.	Sec. 106-8 -20, - 374, -454, -453, - 470, -472, -476, - 604, -724, -784, - 903, -1168, -1175,	<b>Clarification</b> Include reference for nuisances to the definitions in the SFMC.	Included one reference: "(As defined in Sec. 106-1183)", to the first mention of Public Nuisance in each section	NA
120.	Sec. 106-164 RPD Use Regulations, 106-170 PD Procedures, 106-173 (MUO Procedures), 106-843 (Zone Clearance Applicability), 106-827 (Procedure to Invoke Sb-35 [new]	<b>Clean-Up</b> Consistency for previous update for streamlining housing projects through zoning clearance process	Updated / included references to Sec. 106-164 RPD Use Regulations, 106-170 PD Procedures, 106-173 (MUO Procedures), 106-843 (Zone Clearance Applicability) , 106-827(Procedure to Invoke Sb-35 [new],	NA

	<b>Zoning Code Section</b>	<b>Reason for Update</b>	<b>Summary of Update</b>	<b>SP-5 Amendment</b>
121.	Division 5- Overlay Zones- Subdivision III MUO Mixed Use Overlay 106-1734- Procedure	<b>Housing Element and Legislation</b> Implement Program 5-2 to amend code to comply with AB 1397 to allow by right approval for developments with 20% affordable housing	Added additional language to Zoning Code Section to state housing developments with 20% affordable units and projects subject to state streamlining will be processed through a zone clearance  SP-5 Update Section D. to add new subsection "a." to state "Exceptions. Housing development projects with 20% affordable units and projects subject to state streamlining shall be processed ministerially under the Zone Clearance, Streamlined Development process."	Section 4.4 Land Use and Permit Requirements D. (Pg 41)
122.	NA	<b>Housing Element</b> Program 5-1: Amendments to the Zoning Code and adjust the zoning designation of select parcels, as detailed in the bullets below. Forty parcels currently zoned C-1 (Limited Commercial) and C-2 (Commercial) will accommodate housing at a maximum density of 35 dwelling units per acre through the application of a Mixed-Use Overlay District designation. Eighty parcels currently zoned SP 5 Corridors Specific Plan will accommodate housing at a maximum density range of 20 to 50 dwelling units per acre through the expansion of existing residential overlays	Change to SP-5 to Permit apartments in M, D, MUC, and GN districts. Remove note 6 language and replace with language that discussed state streamlining requirements. Remove note 7 from apartments, condominiums, home occupations, supportive housing, and transitional housing. So they can be allowed on ground floor. No update to ZC as this provision is included in the ZC	SP-5 Table 4.1 Land Use; n (pg 48)
123.	NA	<b>Housing Element Legislative Compliance</b> Employee Housing Act- Safety Code Section 17000-17062.5 Program 5-11: The Zoning Code currently does not address the requirements of the Employee Housing Act, specifically the following: § Employee housing for six or fewer employees is considered and permitted similarly as a single-family residential use. § Amend Zoning Code to remove agricultural uses from the M-1 and M-2 zones.	No change to Zoning Code. Employee housing definition and use table are compliant. No change for agriculture uses to Zoning Code. Current Code does not include agriculture uses in M-1 and M-2  Update to SP-5 Table 4.1--- Add Employee Housing as a Permitted use (P) in the GN District under Residential Uses Category	SP-5 Table 4.1 Land Use; n (pg 48)
124.	NA	<a href="#">Housing Element Legislative Compliance</a> Supportive housing compliance Program 5-9: The State requires that transitional and supportive housing be treated as residential uses.	No update required. Code already has parking exception for supportive housing near transit stop. Supportive housing permitted in R1, R2, R3 and MU)	SP-5 Table 4.1 Land Use (pg 48) Table 4.3 Parking (pg 67)

	<b>Zoning Code Section</b>	<b>Reason for Update</b>	<b>Summary of Update</b>	<b>SP-5 Amendment</b>
		Additionally, AB 2162 requires supportive housing projects of 50 units or fewer to be permitted by right in zones where multi-family and mixed-use developments are permitted, when the development meets certain conditions. The bill prohibits minimum parking requirements for supportive housing within a half mile of a public transit stop.	Update SP-5 Table 4.1 to permit supportive housing in M, D, MUC. GN districts. Currently requires CUP Add parking exemption for supportive housing in Table 4.3 "None required for supportive housing development within one-half mile of a public transit stop"	
125.	N/A	<a href="#">Legislative Compliance</a> <a href="#">Permit community clinic in compliance with state law- AB 2085</a>	In SP-5 Table 4-1 added Clinics to "medical and dental" which are already permitted by right	SP-5 Table 4.1 Land Use (Pg 50)
126.	NA	<b>Clarity</b> Determine whether new condominiums require a Conditional Use Permit Remove barrier to Housing policy 5	Update SP-5 Land Use table to Permit Condominiums in the M, D, MUC, and GN districts. Remove note 6 regarding railways as it is a constraint to housing. Add a new regulation to require acoustical analysis in section 4.8 Noise	SP-5 Table 4.1 Land Use (pg 47) and Section 4.8 (pg 70)
127.	NA	<b>Formatting and Document Cleanup</b>	Revised and cleaned up formatting throughout the document. Removed outdated images and references, updated document, policy, and contractor references. Minor clarifications to unclear language. Minor streamlining of language. Edited formatting errors and typos.	SP-5; Updated throughout document.
128.	NA	<b>Context</b>	Adds background for REAP funding to implement 6 <sup>th</sup> Cycle Housing Element policies	SP-5 Chapter One: Orientation (pg 2, 6,8,10)
129.	NA	<b>Revision</b> Outdated information	Removed references to Light Rail and BRT as it is no longer planned.	Edits throughout SP-5 Chapters One and Two
130.	NA	<b>Best Practice Consistency-</b> Consistency with ODS	Removed references to clustering of retail near major arterials as a best practice.	SP-5 Chapter One: Orientation (pg 5)
131.	NA	<b>Consistency-</b> Consistency with ODS	Added clarification that Objective Design Standards supersedes SP-5 regulations when there are conflicts.	SP-5 Chapter One: Orientation (pg 13)
132.	NA	<b>Clarification</b>	Changed guidelines for The Downtown area to say "most of" the retail rather than containing only active retail.	SP-5 Chapter 2: Revitalization Strategies (pg 19)
133.	NA	<b>Clarification</b>	Clarified that CUP would be needed for FAR increases by rewording sentence.	SP-5 Chapter 4: Land Use

	<b>Zoning Code Section</b>	<b>Reason for Update</b>	<b>Summary of Update</b>	<b>SP-5 Amendment</b>
				Policies for the Districts (pg 40)
134.	NA	<b>Clarification</b>	Added clarifying language to building height figures.	Figure 4.2 – Building Height
135.	NA	<b>Clarification</b>	Added State requirement for no minimum parking within ½ a mile of high quality transit.	SP-5 Chapter 4: Land Use Policies for the Districts (pg 62, 67)
136.	NA	<b>Remove barrier for housing</b>	Updated requirement for noise impact study within 200 feet of an active railroad.	SP-5 Chapter 4: Land Use Policies for the Districts (pg 70)
137.	NA	<b>Clarification</b>	Added clarification that Objective Design Standards supersedes SP-5 regulations when there are conflicts.	SP-5 Chapter 5: Design Guidelines (pg 73)
138.	NA	<b>Consistency-Consistency with ODS</b>	Removed 10' width requirement	SP-5 Chapter 5: Design Guidelines (pg 76)
139.	NA	<b>Consistency-Consistency with ODS</b>	Removed horizontal mass language.	SP-5 Chapter 5: Design Guidelines (pg 83)
140.	NA	<b>Consistency-Consistency with ODS</b>	Removed multiple entrance requirement.	SP-5 Chapter 5: Design Guidelines (pg 86, 103)
141.	NA	<b>Consistency-Consistency with ODS</b>	Revised window sizing requirement.	SP-5 Chapter 5: Design Guidelines (pg 92, 123)
142.	NA	<b>Consistency-Consistency with ODS</b>	Minor revisions to design guidelines for the Maclay District.	SP-5 Chapter 5: Design Guidelines (pg 99)
143.	NA	<b>Consistency-Consistency with ODS</b>	Removed garage and vehicle entrance requirements.	SP-5 Chapter 5: Design Guidelines (pg 104)

	<b>Zoning Code Section</b>	<b>Reason for Update</b>	<b>Summary of Update</b>	<b>SP-5 Amendment</b>
144.	NA	<b>Consistency-</b> Consistency with ODS	Updated window design requirements.	SP-5 Chapter 5: Design Guidelines (pg 110)
145.	NA	<b>Consistency-</b> Consistency with ODS	Removed The General Neighborhood District and added language deferring to the ODS.	SP-5 Chapter 5: Design Guidelines (pg 129-145)
146.	NA	<b>Consistency-</b> Consistency with ODS	Removed “bicycle rack styles to avoid”.	SP-5 Chapter 5: Design Guidelines (pg 160)
147.	NA	<b>Revision-</b> Outdated information	Removed “San Fernando Road Alternative 2: With Metro Tram”	SP-5 Chapter 6: Capital Improvements (pg 174)