

**CHAPTER FOUR:
DEVELOPMENT STANDARDS**



4.1. PURPOSE

This Chapter of the San Fernando Corridors Specific Plan provides detailed regulations for development and new land uses within the specific plan area. These provisions supersede and replace regulations in the *San Fernando City Code*, Chapter 106 (Zoning). This Development Code is intended:

- A. To revitalize the City's commercial corridors so they better represent San Fernando's small-town character and downtown's mixed-use heritage.
- B. To promote economic development by streamlining the planning and entitlement process.
- C. To allow and encourage greater mixed-use development in appropriate locations.
- D. To enable the creation of a walkable, mixed-use, multi-modal environment that accommodates retail, office, industrial, and residential uses within walking distance of the Sylmar/San Fernando Metrolink Station and Downtown San Fernando.
- E. To facilitate the transition of the Maclay Avenue, Truman Street, San Fernando Road, and First Street corridors into, pedestrian-friendly, multi-modal streets that complement the land uses and development pattern planned for the corridors through the implementation of this specific plan.

4.2. APPLICABILITY

Proposed development, subdivisions, and new land uses within the plan area shall comply with all applicable requirements of this Chapter, as follows.

- A. **City Land Use Districts and Overlays.** Figure 4.1 (City Land Use Districts and Overlays Map) shows the land use districts within the San Fernando Corridors Specific Plan area and identifies the parcels included within each district. The characteristics of each district are described in Section 4.3. (Characteristics of Specific Pan Districts).
- B. **Land Use and Permit Requirements.** Section 4.4 identifies the land use types allowed by the City in each of the districts established by Figure 4.1 (City Land Use Districts and Overlays Map). A parcel within the San Fernando Corridors Specific Plan area shall be occupied by the land uses identified as allowed within the applicable zone by Section 4.4, subject to the type of City approval (for instance permitted by right, conditional use permit) required by Section 4.4.
- C. **Development Standards.** The development standards in Section 4.5 regulate the building

envelope and the features of buildings that affect the public realm of the street, sidewalk, and public open spaces. The development standards regulate building intensity, building height, building setbacks, landscaping, signage, and parking requirements and vary according to the zone applied to a parcel as shown in Figure 4.1 (City Land Use Districts and Overlays Map). Proposed development shall comply with all applicable standards in Section 4.5.

- D. **Design Guidelines.** The Design Guidelines in Chapter 5 are recommendations intended to increase the awareness of building owners and designers to the architectural, historic, and site planning features that are traditional to San Fernando; to illustrate options, solutions, and techniques to encourage high-quality design and construction; and to provide potential applicants and the City with a basis for proposing and reviewing development applications. These guidelines are not meant to dictate specific design solutions or stifle creative design

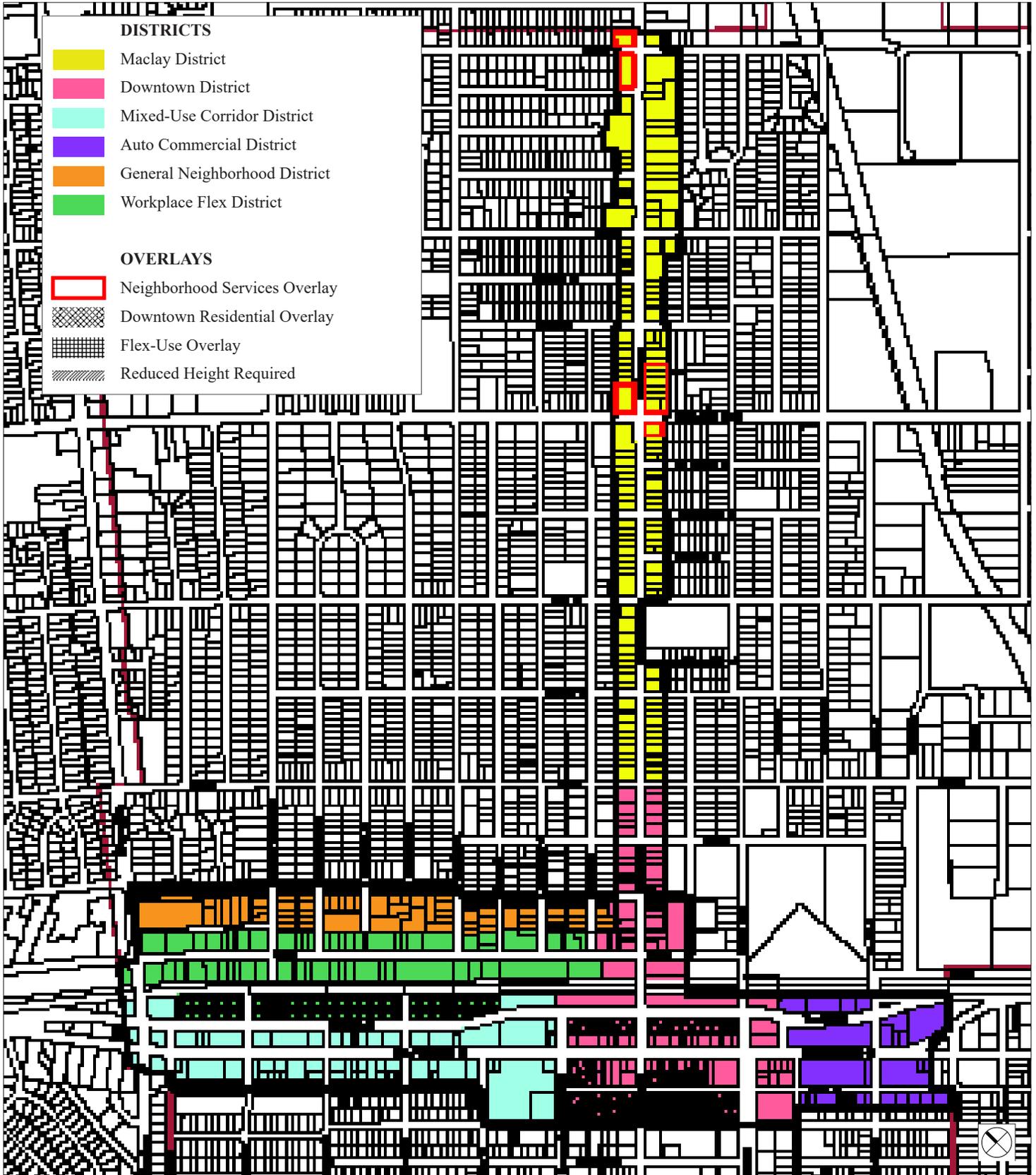
4.3. CHARACTERISTICS OF SPECIFIC PLAN DISTRICTS AND OVERLAYS

The following descriptions of each downtown district identify the characteristic uses, intensity of uses, and level of development intended for that district.

A. DISTRICTS

- 1. **Downtown District.** The Downtown District is established for the purpose of creating a lively, mixed-use, transit-oriented "center of the city" where the community of San Fernando comes together. Buildings are required to be located directly at the back of sidewalk with active storefronts that generate activity and interest along the street front. Buildings that do not contribute to such activity, such as freestanding stores, automobile-oriented buildings, and drive-up service windows, are not permitted.
- 2. **Mixed-Use Corridor District.** The Mixed-Use District is established for the purpose of creating a mixed-use, transit-oriented neighborhood between Downtown San Fernando and the Sylmar/San Fernando Metrolink Station. The Mixed-Use Corridor District will support development of a mix of use types, ranging from residential and office uses to retail stores and services and is dedicated to lively street-

FIGURE 4.1 - CITY LAND USE DISTRICTS AND OVERLAYS MAP



front activity, with commercial and mixed-use buildings located directly at the back of the sidewalk, facing the street with active storefront facades that add activity and interest along the street. Residential ground floors will be accessed from the sidewalk through lobbies or stoops and porches that provide direct access to each individual unit.

3. **Auto Commercial District.** The Auto Commercial District encompasses properties located at the eastern end of the Specific Plan Area that currently and historically accommodated auto dealerships. It includes the parcels located between Chatsworth Drive and Fox Street. The Auto Commercial District will continue to serve as a center for auto sales, while also accommodating retail and office uses.
4. **Maclay District.** The Maclay District promotes the creation of new housing opportunities, while, at the same time, maintaining the integrity of the existing, adjacent residential neighborhoods. Permitted uses include residential and commercial uses that are compatible with residential development.
5. **Workplace Flex District.** The Workplace Flex District is established for the purpose of providing a cohesive district that supports the commercial and industrial uses of the city while providing appropriate areas for limited retail uses. The Workplace Flex District also provides a framework for creating more inviting pedestrian, bicycle, and vehicular connections along First Street between the Metrolink Station and Maclay Avenue's "main street," the Civic Center, as well as along Truman Street between the Metrolink Station and Downtown.
6. **General Neighborhood District.** The General Neighborhood District is established to accommodate multi-family housing near Downtown and the Metrolink Station and to ensure that new housing along the south side of Second Street provides a suitable transition to the low-rise, single-family residential neighborhoods across the street to the north. New multi-family buildings facing Second Street will have two-story volumes at the front of the lot with massing that is in character with the single-family houses across the street. Higher massing – up to four stories – is allowed at the center and rear of the lot.

B. OVERLAYS

1. **Downtown Residential Overlay.** The Downtown Residential Overlay applies to select parcels within the Downtown District that are located near the San Fernando Mall. It allows an increased maximum floor area ratio (FAR), permits an extra story of development, and allows upper floor residential uses, subject to a conditional use permit.
2. **Neighborhood Services Overlay.** The Neighborhood Services Overlay applies to parcels within the Maclay District located at and near the intersections of Maclay Avenue with Glenoaks Boulevard and with Eighth Street. It promotes the creation of mixed-use neighborhood centers with active, commercial ground floors.
3. **Flex-Use Overlay.** The Workplace Flex District accommodates the Flex-Use Overlay, which applies to the parcels designated Workplace Flex along the north side of Truman Street. It permits the light industrial uses (i.e., M-1 Limited Industrial, per the San Fernando Zoning Ordinance) allowed by the underlying Workplace Flex designation, while also allowing the residential, office, retail, and service uses allowed under the adjacent Mixed-Use Corridor District.

4.4. LAND USE AND PERMIT REQUIREMENTS

- A. Table 4.1 (Land Use and Permit Requirements) identifies allowed uses and corresponding permit requirements for the San Fernando Corridor Specific Plan's six Districts. Definitions of the land uses can be found in Article VI of the *San Fernando Zoning Ordinance* (Definitions).
- B. Additional permitted uses. Other uses not identified in Table 4.1, but deemed by the Community Development Director 1) to be similar to and compatible with the permitted uses identified in Table 4.1, and 2) to meet the purpose and intent of the district or overlay of this San Fernando Corridors Specific Plan, may be permitted subject to Community Development Director approval.
- C. Additional, non-residential conditionally permitted uses. Other non-residential uses not identified in Table 4.1, but deemed by the Community Development Director 1) to be similar to and compatible with the conditionally permitted uses identified in Table 4.1, and 2) to meet the purpose and intent of the district or overlay of this San Fernando Corridors Specific Plan, may

be conditionally permitted subject to Community Development Director approval.

D. Residential uses: ~~All residential uses are subject to a conditional use permit and review by the Planning and Preservation Commission. Other residential uses not identified in Table 4.1, but deemed by the Community Development Director 1) to be similar to and compatible with the conditionally permitted uses identified in Table 4.1, and 2) to meet the purpose and intent of the district or overlay of this San Fernando Corridors Specific Plan, may be conditionally permitted subject to Planning and Preservation Commission approval. Residential uses subject to Gov. Code sec. 65583.2, subs. (c), (h) and (i) shall be permitted.~~

i. 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.

E. Conditional uses shall be reviewed in terms of the location, design, configuration and impact of the proposed use, per *San Fernando City Code* Chapter 106 (Zoning), ~~Article V Division 7 (Section 106-867 et seq.)~~ Article V Division 7, Subdivision I (Section 106-867 et seq.).

F. All light industrial and heavy industrial uses permitted and conditionally permitted in the M-1 and M-2 zones of the San Fernando Zoning Ordinance are allowed within this Specific Plan, subject to the requirements of Table 4.1 (Land Use and Permit Requirements). Heavy industrial uses consist of those subject to the "Heavy Industrial" land use designation of the City of San Fernando General Plan, and the uses allowed in the M-2 zone of the San Fernando Zoning Ordinance. All M-1 uses are allowed within the entire Workplace Flex District. Some M-1 uses are allowed within the Auto Commercial District and Mixed-Use Corridor District. M-2 uses are allowed only along the south side of First Street within the Workplace Flex District.

G. Additional Requirements

a. Alcoholic Sales:

i. Any sale of alcoholic beverages is subject to *San Fernando City Code* Chapter 106 (Zoning), ~~Article V, Division 7, Subdivision II (Section 106-903 et seq.)~~, except as otherwise provided in 4.4.F.a.ii Article II, Division 4, Subdivision II (Section 106-903 et seq.), except as otherwise provided in

4.4.G a.ii.

- ii. Alcoholic beverages served for on-site consumption ancillary to the operation of a sit-down restaurant including microbreweries, and sports bars, with table service that is a "bonafide public eating place" as that term is defined in *San Fernando City Code* Section 106-118568, are permitted by right.
- b. Bed and breakfasts providing lodging and meals for guests are allowed, subject to a Conditional Use Permit, and provided:
 - i. The establishment is a private residence which is owner-occupied at all times.
 - ii. The establishment has no more than ten (10) guest rooms.
 - iii. The establishment serves food only to overnight guests.
 - iv. Overnight guests stay for no longer than seven (7) consecutive days.
 - v. The use is not located within 200 feet of a railroad right of way.
- c. Live-Work and Home Occupations: Live-work and home occupations, where an occupation, hobby or profession may be conducted within a dwelling, are allowed, subject to a Conditional Use Permit, and provided:
 - i. The residential use is the predominant use of the premises, and the commercial workplace activity is secondary. Permitted work activities shall be classified as a business and shall be subject to *San Fernando City Code* Chapter 106 (Zoning), Article IV, Division 11 ~~10~~, (Section ~~106-614~~ 106-652 et seq.).
 - ii. Occupational activity is limited to a business office or a studio, including the making of arts and crafts or other occupational activity compatible with a residential use.
 - iii. Client visitation to a home occupation shall be by appointment only; walk-in trade is not permitted, except:
 - (a) Downtown District: Walk-in trade may be conditionally permitted by the Community Development Director or designee.
 - iv. The maximum number of employees discounting the owner/occupant is limited to two.
- d. Manufacturing: Manufacturing, assembling, repairing, testing, processing, packaging, warehousing, wholesaling, research or treatment of products may be conducted (other than those

which may be obnoxious or offensive because of emission of odor, dust, smoke, gas, noise, vibration or other similar causes detrimental to the public health, safety or general welfare).

- e. Outdoor Dining: Chairs and tables for outdoor dining that is accessory to an eating establishment is permitted in the public right-of-way (i.e., in sidewalk areas) provided that the business operator obtains a sidewalk encroachment permit from the City of San Fernando (refer to Sec. 74-196), and adheres to the following requirements:

~~The activity maintains a minimum five-foot wide sidewalk corridor which is clear and unimpeded for pedestrian traffic.~~

~~————The activity maintains a minimum five-foot wide clearance from the building entrance and all points of entry for building access.~~

~~All outdoor furniture must be of commercial grade (i.e., manufactured for outdoor commercial use) with attractive, sturdy and durable materials. Tables should be no larger than two and one-half (2 ½) feet in any dimension.~~

- ~~i. Other requirements specified by the Public Works Director or designee: Within the Downtown District of the SP-5 zone, the hours of operation of outdoor dining areas shall be limited to the hours between 7:00 a.m. and 12:00 a.m., daily.~~
 - ~~ii. Standards and requirements established in Article IV Division 12 (Outdoor Dining).~~
 - ~~iii. Other requirements specified by the Public Works Director or designee.~~
- f. Warehousing: Warehouse uses subject to California Government Code Section 65098 et seq. shall comply with all applicable development standards set forth in state law. All development applications for warehouse uses subject to this standard shall include documentation demonstrating compliance with the above requirements. Approval shall be conditioned upon full adherence to these standards.

TABLE 4.1 - LAND USE AND PERMIT REQUIREMENTS

Land Use	District					
	M	D	MUC	AC	WF	GN
Accessory Buildings and Structures						
Cabana Located on the Same Lot as the Principal Residential Use.	P	–	–	–	–	P
Garage	P	–	–	–	–	P
Recreation Room	P	–	–	–	–	P
Storage Shed	P	–	–	–	–	P
Workroom	P	–	–	–	–	P
Automobile and Vehicle Uses						
Automobile Laundry/Car wash	–	–	–	–	P	–
Automobile Sales: New	–	–	–	P	CUP	–
Automobile Sales: Used	–	–	–	P	CUP	–
Automotive Repair, Major and Minor	–	–	–	P	P[1]	–
Automobile Rental Agencies	–	–	–	P	CUP	–
Automotive Impound Area	–	–	–	–	CUP[2]	–
Gasoline Refueling Service Stations	CUP	–	CUP	P	CUP	–
Recreational Vehicle Storage	–	–	–	–	CUP	–
Tire Retreading and Recapping	–	–	–	–	CUP[2]	–
Manufacturing and Industrial Uses						
Agriculture	–	–	–	–	P	–
Animal Hospital	–	–	–	–	P	–
Animal Shelter	–	–	–	–	CUP[3]	–
Assaying	–	–	–	–	P[2]	–
Assembly Plants	–	–	P	–	P	–

- KEY**
- P = use permitted by right
 - CUP = use requires approval of conditional use permit
 - = use not permitted
 - M** = Maclay District
 - D** = Downtown District
 - MUC** = Mixed-Use Corridor District
 - AC** = Auto Commercial District
 - WF** = Workplace Flex District
 - GN** = General Neighborhood District
- NOTES**
- [1] Along Truman Street only: Auto repair activity is required to be conducted entirely within an enclosed building.
 - [2] Heavy Industrial uses allowed only along the south side of First Street.
 - [3] Use Permitted by Right along south side of First Street.
 - [4] A minimum of 60% of street frontage shall be occupied by business uses with retail-type shopfronts.
 - [5] Use permitted only on parcels that face Hubbard Avenue
 - [6] *Use not permitted within 200 feet of railroad right-of-way. Housing development projects with 20% affordable units and projects subject to state streamlining shall be processed ministerially under the Zone Clearance, Streamlined Development process.*
 - [7] Use permitted only within Downtown Residential Overlay and only on upper floors.
 - [8] Lobbies providing entrance to upper floor Residential and Lodging facilities may occur on the ground floor.
 - [9] Drive-up window allowed subject to a conditional use permits and provided it will not interfere with pedestrian traffic or service along public streets.
 - [10] Commercial uses shall maintain hours of operation between seven o'clock (7:00) A.M. and eleven o'clock (11:00) P.M.
 - [11] Within Neighborhood Service Overlay Areas: Use permitted only on ground floor.
 - [12] Allowed as accessory use to uses permitted or conditionally permitted in Workplace Flex District.
 - [13] Use allowed only along north side of Truman Street and south side of First Street.

TABLE 4.1 - LAND USE AND PERMIT REQUIREMENTS (CONTINUED)

Land Use	District					
	M	D	MUC	AC	WF	GN
Assembly and Production Facilities	–	–	P	–	P	–
Assembly of Plastic Products	–	–	–	–	CUP	–
Blast Furnaces as an Accessory Use and not Needing EPA or AQMD approvals	–	–	–	–	P[2]	–
Boat Building and Repair Business	–	–	–	–	CUP	–
Cabinet Shops and Woodworking	–	–	P	–	P	–
Commercial uses which are customarily and incidental to permitted and conditionally permitted uses	–	–	–	–	P	–
Contractors’ Storage and Fabrication Yards	–	–	–	–	CUP	–
Exhibition of products, produced on the premises or available for wholesale distribution.	–	–	P	–	P	–
Extermination Businesses	–	–	–	–	CUP	–
Glass Edging, Beveling, and Silvering	–	–	–	–	CUP	–
Hazardous Waste Facility which includes Off-Site Facility, Regional Facility, Transfer Facility/Station, Transportable Treatment Units, and Treatment Facility	–	–	–	–	CUP	–
Heavy Equipment Sales and Rental	–	–	–	–	P[2]	–
Helistop or Heliport	–	–	–	–	CUP	–
House Moving Businesses	–	–	P	P	CUP	–
Laboratory						
Anatomical	–	–	CUP	CUP	CUP	–
Biological	–	–	CUP	CUP	CUP	–
Chemical	–	–	CUP	CUP	CUP	–
Pharmaceutical	–	–	CUP	CUP	CUP	–
Landscaping and Gardening Service and Supply Business	–	–	–	–	CUP	–

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TABLE 4.1 - LAND USE AND PERMIT REQUIREMENTS (CONTINUED)

Land Use	District					
	M	D	MUC	AC	WF	GN
Laundry, Cleaning and Dry Cleaning Plants	–	–	–	–	P	–
Machine Shop	–	–	–	–	P	–
Machine Shops and Tool and Die Making	–	–	–	–	CUP	–
Maker Space	–	–	P	P	P	–
Manufacturing	=	=	P	=	P	=
Automobiles, Trailers, and Recreational Vehicles	–	–	–	–	P[2]	–
Ceramics, Pottery, Statuary	–	–	–	–	P[2]	–
Ceramic Products using only Previous Pulverized Clay and Using Kilns Fired only by Electricity or Gas	–	–	–	–	CUP	–
Computer Manufacturing	–	–	–	–	P	–
Control Devices and Gauges	–	–	–	–	CUP	–
Cosmetics (no Soap)	–	–	–	–	P	–
Electric and Gas Appliances	–	–	–	–	P	–
Engine Manufacture	–	–	–	–	CUP	–
Food Products (excluding Fish Meat, Sauerkraut, Vinegar, Yeast, and rendering or refining of Fats and Oils)	–	–	–	–	P	–
Ink, Polish, Enamel	–	–	–	–	P[2]	–
Jewelry	–	–	–	–	P	–
Optical Equipment	–	–	–	–	P	–
Paint or Related Manufacture	–	–	–	–	CUP	–
Pharmaceutical	–	–	–	–	P	–
Signs	–	–	–	–	P	–
Tile (Indoor Kiln)	–	–	–	–	P[2]	–

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Land Use	District					
	M	D	MUC	AC	WF	GN
Wallboard, Glass (no Blast Furnace)	–	–	–	–	P[2]	–
Metal Engraving, Metal fabrications	–	–	–	–	P[2]	–
Metal Welding and Plating Business	–	–	–	–	CUP	–
Outdoor Storage	–	–	–	–	CUP	–
Parcel Service Delivery Depot	–	–	–	–	CUP	–
Pest Control Contractors	–	–	–	–	P[1]	–
Photoengraving	–	–	–	–	CUP	–
Recreation Area or Facility Accessory to Primary Use	–	–	–	–	CUP	–
Rental Yards, Maintenance Yards, and Storage Yards for Construction and Agricultural Related Equipment, Machinery, and Vehicles.	–	–	–	–	CUP	–
Research and Development	–	–	P	–	CUP	–
Research and Development Facilities for the Creation of Prototypes	–	–	P	–	CUP	–
Roofing Business	–	–	P	–	CUP	–
Salvage and Recycling Business	–	–	–	–	CUP	–
Sandblasting	–	–	–	–	P[2]	–
Storage and Distribution	–	–	–	–	CUP	–
Testing	–	–	P	–	P	–
Truck Terminal or Yard	–	–	–	–	CUP	–
Warehousing	–	–	P	–	P	–
Welding Shop	–	–	–	–	P	–
Wholesale Business	–	–	P	–	P	–
Parking Structures and Facilities						

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Land Use	District					
	M	D	MUC	AC	WF	GN
Privately-Owned	–	P[4]	P[4]	P	P	–
Publicly-Owned	–	P[4]	P[4]	P	P	–
Public Uses						
Civic and Cultural Facilities						
Libraries	–	P	–	–	–	–
Public Recreation Facilities	–	P	–	–	–	–
Museums	–	P	P	–	–	–
Art Galleries	P	P	P	–	–	–
Public and Institutional Uses						
Open Spaces, including Parks and Playgrounds	P	P	P	P	P	P
Public Health Services and Facilities	P	–	–	–	–	–
Public Service Facilities	–	–	–	–	P[2]	–
Public Assembly Uses						
Banquet Halls	–	CUP	CUP	–	–	–
Churches, Temples, or Other Places of Worship	CUP[5]	–	CUP	CUP	CUP	CUP[5]
Conference Facilities	–	CUP	CUP	–	–	–
Community Recreational Centers	CUP	–	CUP	–	–	P
Meeting Facilities	CUP	CUP	CUP	–	–	–
Movie Theaters	P	P	P	P	–	–
Public Clubs, Lodges, and Halls	CUP	CUP	–	–	CUP	–
Venues/Auditoriums for the Performing Arts	P	P	P	P	–	–
Residential Uses						
Accessory dwelling unit [6]	P	P	P	–	–	P

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TABLE 4.1 - LAND USE AND PERMIT REQUIREMENTS (CONTINUED)

Land Use	District					
	M	D	MUC	AC	WF	GN
Apartments [6]	CUP P	CUP P ^[7,8]	CUP P	–	–	CUP P
Community Care Facilities/Small [6]	P	P ^[7,8]	P	–	–	P
Community Care Facilities/Large [6]	CUP	CUP ^[7,8]	CUP	–	–	CUP
Condominiums [6]	CUP	CUP ^[7,8]	CUP	–	–	CUP
Duplexes [6]	–	–	–	–	–	P
Emergency Homeless Shelters	–	–	–	–	P[2]	–
Employee Housing	–	–	–	–	–	P
Family Day Care (up to 14 children)	P	P	P	–	–	P
Home Occupations in accordance with Division 10 of Article IV of the San Fernando City Code	P	P ^[7]	P	–	CUP	P
Live-Work	CUP	CUP ^[7, 8]	CUP	–	–	–
Low Barrier Navigation Center	P	P	P	–	–	–
Manufactured home as defined in Health and Safety Code Section 18007	–	–	–	–	–	–
Mobile Home Park	–	–	–	–	–	–
Primary single-family dwelling units, one per lot, in a permanent location	–	–	–	–	–	P
Single Room Occupancy	–	–	–	–	–	–
Supportive Housing [6]	P	P ^[7,8]	P	–	–	P
Townhouses [6]	CUP	–	CUP	–	–	CUP
Low Barrier Navigation Centers	P	P	P	–	–	P
Transitional Housing [6]	P	P ^[7,8]	P	–	–	P

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- NOTES**
- [1] Along Truman Street only: Auto repair activity is required to be conducted entirely within an enclosed building.
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 - [5] Use permitted only on parcels that face Hubbard Avenue
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 - [7] Use permitted only within Downtown Residential Overlay and only on upper floors.
 - [8] Lobbies providing entrance to upper floor Residential and Lodging facilities may occur on the ground floor.
 - [9] Drive-up window allowed subject to a conditional use permits and provided it will not interfere with pedestrian traffic or service along public streets.
 - [10] Commercial uses shall maintain hours of operation between seven o'clock (7:00) A.M. and eleven o'clock (11:00) P.M.
 - [11] Within Neighborhood Service Overlay Areas: Use permitted only on ground floor.
 - [12] Allowed as accessory use to uses permitted or conditionally permitted in Workplace Flex District.
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TABLE 4.1 - LAND USE AND PERMIT REQUIREMENTS (CONTINUED)

Land Use	District					
	M	D	MUC	AC	WF	GN
Retail, Service, Entertainment, Lodging and Office Uses						
Business and Personal Service Shops						
Adult Businesses: Merchandise Sales	–	–	–	–	–	–
Banks, Credit Unions, Loan Companies, Title Companies	–	P	P[9]	P[9]	–	–
Barber & Beauty Shops	P	P	P	P	–	–
Dry Cleaning	P	P	P	P	–	–
Interior Decorating Studios	P	P	P	P	P	–
Laundromat	P	P	P	P	–	–
Market Hall, Food Hall	P	P	P	P	–	–
Nail Salons	P	P	P	P	–	–
Photocopy Shops	P	P	P	P	P	–
Repair Shops	–	–	P	P	P	–
Shoe Repair	P	P	P	P	P	–
Video Rental & Sales	P[10,11]	P	P	P	P	–
Entertainments Uses						
Arcades	P	P	–	–	–	–
Billiards/Pool Parlors	–	P	P	–	–	–
Bowling Alleys	–	P	P	P	–	–
Nightclubs	–	P	–	–	–	–
Skating/Skateboard Venues	–	–	CUP	–	–	–
Health and Exercise Clubs	P	P	P	–	–	–
Lodging						

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TABLE 4.1 - LAND USE AND PERMIT REQUIREMENTS (CONTINUED)

Land Use	District					
	M	D	MUC	AC	WF	GN
Bed-and-Breakfasts	CUP	CUP[7,8]	CUP	–	–	–
Hotels, Motels	CUP	CUP[7,8]	CUP	CUP	–	–
Boardinghouses	–	–	CUP	–	–	–
Offices						
Administrative	P	P	P	P	P[12]	–
Business	P	P	P	P	P[12]	–
Design, including Industrial Design, Architecture, Engineering, Model Making, Planning, Drafting, and Editorial	P	P	P	P	CUP	–
Government	P	P	P	P	–	–
Incubator Business	–	P	P	P	P	–
Medical and Dental, including clinics	P	P	P	P	–	–
Professional	P	P	P	P	P[12]	–
Social, Cultural or Public Services, including Public and Non-Profit Organizations.	–	P	–	–	P	–
Restaurants						
Alcoholic Beverages for on-site consumption in conjunction with operation of a restaurant (up to Type 47 liquor license)	P	P	P	P	P[13]	–
Bar, tavern, cocktail lounge, (Type 48 liquor license)	CUP	CUP	CUP	CUP	–	–
Craft brewery/distillery, tap room, tasting room, and wine bar	–	P	–	–	–	–
Drive-through Restaurants in a Free-Standing Building	–	–	–	CUP[9]	CUP	–

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- [4] A maximum of 60% of street frontage shall be occupied by business uses with retail-type shopfronts.
- [5] Use permitted only on parcels that face Hubbard Avenue
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TABLE 4.1 - LAND USE AND PERMIT REQUIREMENTS (CONTINUED)

Land Use	District					
	M	D	MUC	AC	WF	GN
Employee’s cafeteria or coffee shop as an accessory use where integrated with and clearly incidental to primary use	–	–	–	–	P	–
Full-Service Sit-Down Restaurants, including Walk-in Food Takeout Establishments	P[11]	P	P	–	CUP	–
Outdoor Dining, subject to encroachment permit	P	P	P	P	CUP	–
Retail						
Antique Shops	P	P	P	P	–	–
Clothing Stores	P	P	P	P	–	–
Drug Stores and Pharmacies	P[11]	P	P[9]	P[9]	–	–
Electronic Equipment Stores	–	P	P	P	–	–
Florist Shops	P	P	P	P	–	–
Gift Shops	P	P	P	P	–	–
Grocery Stores	P[11]	P	P	P	–	–
Hardware Stores	–	P	P	P	–	–
Jewelry Stores	P	P	P	P	–	–
Music Stores	P	P	P	P	–	–
Pet Supply Stores	P	P	P	P	–	–
Photographic Equipment and Supply Stores	P	P	P	P	P	–
Shoe Stores	P	P	P	P	–	–
Specialty Foods	P	P	P	P	–	–
Sporting Goods Stores	P	P	P	P	–	–
Swap Meets or Flea Markets; Auctions, indoor or outdoor	–	–	–	–	CUP	–

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TABLE 4.1 - LAND USE AND PERMIT REQUIREMENTS (CONTINUED)

Land Use	District					
	M	D	MUC	AC	WF	GN
Thrift Stores	–	P	P	P	–	–
Service Commercial						
Blueprinting and Photostating	–	–	P	P	P	–
Building Materials and Hardware Sales	–	–	P	P	P	–
Computer Maintenance and Service	–	–	P	P	P	–
Contractor Supply and Home Improvement Stores	P	–	P	P	P	–
Electrical Supply	–	–	P	P	P	–
Equipment Sales and Rentals	–	–	–	–	P	–
Film Laboratories	–	–	P	P	P	–
Home Furnishings, Hardware and Appliance Sales and Repair	P	P	P	P	P	–
Lumberyard, Building Materials, Contractor Storage: Indoor	–	–	P	P	P	–
Lumberyard, Building Materials, Contractor Storage: Outdoor	–	–	–	–	CUP	–
Plumbing, Heating, Air Conditioning Equipment Supply and Repair	–	–	–	–	P	–
Plumbing Shops	–	–	P	P	P	–
Product Service Center	–	–	P	P	P	–
Self Storage	–	–	–	–	–	–
Tool Sales and Rentals	–	–	–	–	P	–
Studios: Physical Activity and Instruction, including exercise and physical therapy, dance, martial arts, and similar activities.	P	P	P	P	P	–

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TABLE 4.1 - LAND USE AND PERMIT REQUIREMENTS (CONTINUED)

Land Use	District					
	M	D	MUC	AC	WF	GN
Studios: Art and Design						
Artist Studio - all media	P	P	P	P	P	–
Design Professional Studio	P	P	P	P	P	–
Photography Studio	P	P	P	P	P	–
Studios: Motion Picture and Television						
Post-Production Studios	P	–	P	P	P	–
Recording Studio	P	–	P	P	P	–
Television, Movie, and Media Arts Production Studio	P	–	P	P	P	–
Schools						
Business and Professional Practice	P	P	P	P	P	–
Nursery School/ Child Day Care Facilities developed accordance with San Fernando City Code, Chapter 106 (Zoning), Article IV, Division II (Section 106-61 et seq.	P	–	–	–	–	CUP
Performing and Fine Arts	P	P	P	P	P	–
Vocational Training for Trades	P	P	P	P	P	–
Utilities						
Commercial Antennas	–	–	–	–	CUP	–
Electrical Distribution and Transmission Substations, Gas Metering and Regulation Stations, and other Similar Public Utility Structures or Uses	–	–	–	–	CUP	–
Telephone, Communication exchange or Equipment Building	–	–	–	–	P	–

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4.5. DEVELOPMENT STANDARDS

The development standards listed in Table 4.2 (Development Standards) are applicable to the San Fernando Corridors Specific Plan Districts. These standards, along with other development standards (e.g., landscaping requirements, signs, and parking standards) in this title, are intended to assist property owners and project designers in understanding the City's minimum requirements and expectations for high-quality development.

Most standards cover all development throughout the Downtown District. However, in some instances where special standards are necessary to maintain or create a particular character for a certain area, standards may vary by sub-district. These variations are marked by an asterisk (*).

A. MODIFICATIONS TO DEVELOPMENT STANDARDS.

Upon application by a property owner, modifications to the development standards in this Chapter may be granted as provided within *San Fernando City Code* Chapter 106 (Zoning), Article V, Division 9, Section 106-951.

B. SETBACKS.

1. **Non-residential ground floors.** All non-residential ground-floor uses are required to be built to the front property line or the back of side-walk. However, a portion of the building frontage may be recessed to provide for courtyards, forecourts, entry plazas or similar features, subject to the following:

- a. Courtyard recess is enclosed by buildings on three sides, with storefront entrances and windows fronting onto the courtyard.
- b. Courtyard recess extends no longer than 60' along the front property line.
- c. Courtyard recess extends no deeper than 25' from the front property line.

C. FRONTAGE

1. **Required shopfronts.** Ground floor shopfronts are required along the following street-facing frontages per Section 5.2 of the Design Guidelines (Chapter 5):

- a. Along the San Fernando Mall between San Fernando Mission Boulevard and Brand Boulevard.



A mixed-use building with inset windows and decorative balconies.



A prominent tower marks the corner of this mixed-use building.



A mixed-use building with a third-story covered balcony and second floor French balconies.

TABLE 4.2 - DEVELOPMENT STANDARDS

Standard	District					
	M	D	MUC	AC	WF	GN
A. Development Intensity						
1. Floor Area Ratio (max.) [1]						
a. Non-residential	1.0	3.0	2.0	3.0	2.0	–
b. Residential Mixed-use	1.5[2]	3.5[3]	2.5	–	2.0	–
2. Residential Density (dwelling units/acre)						
a. Minimum	12	24[3]	24	–	–	–
b. Maximum	37	50[3]	37	–	–	43
B. Height (see Figure 4.2)						
1. Building height as measured from sidewalk or finished grade to top of flat roof, cornice, or eave line of a peaked roof.						
a. Primary Building						
i. Minimum (stories / ft.)	–	1 / 24	1 / 24	–	–	–
ii. Maximum (stories / ft.)	3 / 40	3 / 40	3 / 40	3 / 40	3 / 40	4 / 45
iii. Maximum within Downtown Residential Overlay (stories / ft.)	–	4 / 50	–	–	–	–
iv. Maximum height adjacent to R-1 Single Family Residential Zone within a distance of 15 ft. from the property line (ft.)	No facade wall shall extend more than 10 feet above the height of the adjacent single family facade wall					
v. Maximum height along south side of Second Street between Hubbard Avenue and Maclay Avenue for a distance of 20 ft. behind the Second Street setback line (stories / ft.)	–	–	–	–	–	2 / 24[4]
vi. Maximum height along north side of Celis Street between Huntington Street and Kalisher Street for a distance of 10 ft. behind the Celis Street setback line (stories / ft.)	–	–	2 / 24[4]	–	–	–
b. Accessory Building, including non-dwelling units, such as free-standing individual car garages, service structures and tool sheds (ft.)	12	–	12	–	–	12
2. Ground floor height as measured above grade at building setback line (max.)						
a. Residential	4 ft.	4 ft.	4 ft.	4 ft.	4 ft.	4 ft.
b. Non-residential	–	–	–	–	–	–
3. Ground story height as measured from floor to floor						
a. Residential (ft.)	–	–	–	–	–	–
b. Non-residential (ft.)	14 min.	18 min.	18 min.	14 min.	14 min.	10 min.

NOTES

- [1] Floor Area Ratio (FAR) defined as the floor area of the building divided by the total project site area. FAR calculations do not including parking facilities
- [2] Only within Neighborhood Services Overlay.
- [3] Only within Downtown Residential Overlay .

- [4] Attic spaces of one- and two-story buildings with pitched roofs may be occupied and day lit with dormer windows.
- [5] New surface parking lots may not front onto Maclay Avenue or San Fernando Road.
- [6] Side Setbacks may be allowed to provide for driveways and pedestrian pathways, to a maximum of 12 ft.

FIGURE 4.2 - BUILDING HEIGHT (SEE TABLE 4.2, SECTION B)

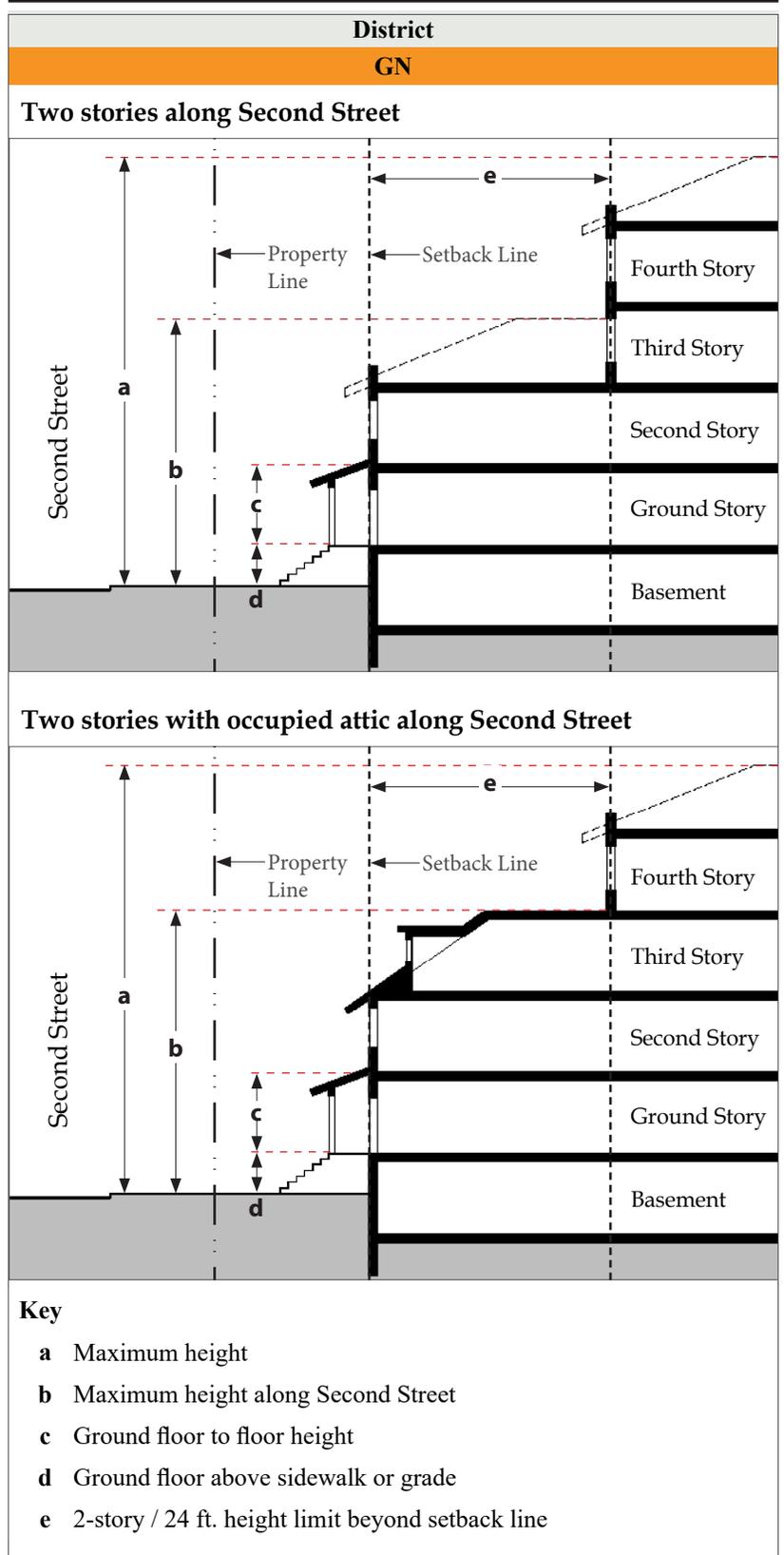
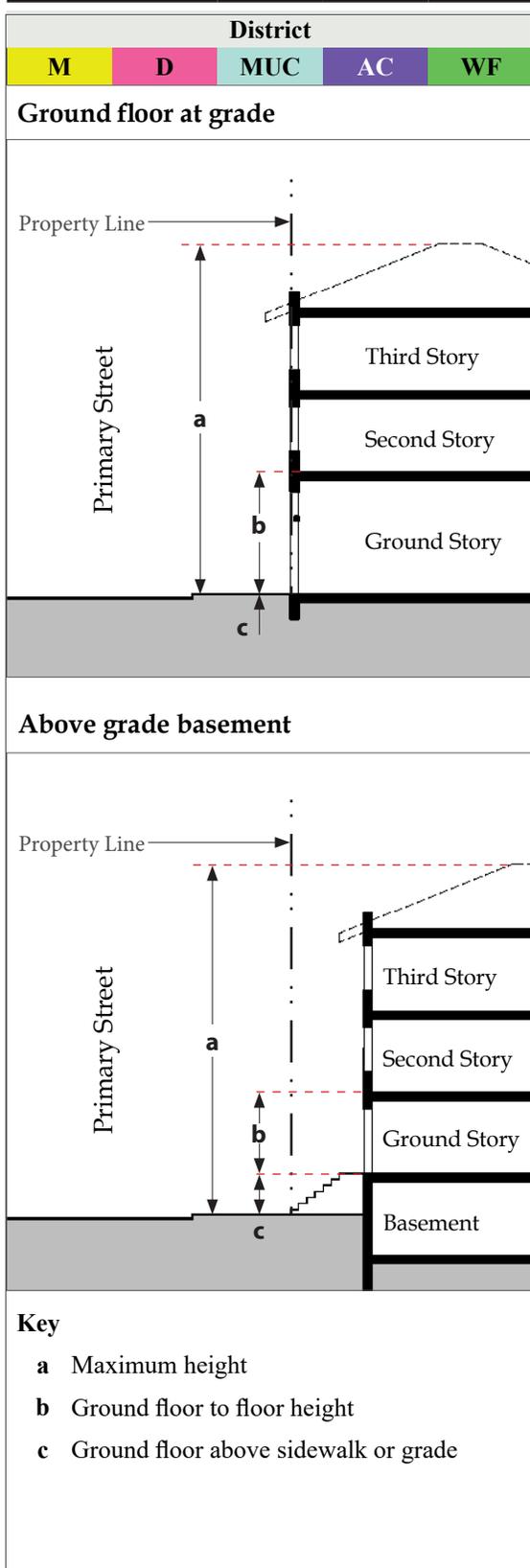


TABLE 4.2 - DEVELOPMENT STANDARDS (CONTINUED)

Standard	District					
	M	D	MUC	AC	WF	GN
4. Special architectural features, such as uninhabited towers (clock, bell, observation) or entry volumes	10 ft. max. above maximum building height					
5. Rooftop structures, such as elevator and mechanical equipment enclosures or roof deck trellises and gazebos	10 ft. max. above maximum height limit, provided structures are set back a minimum of ten (10) feet from building walls and are screened on all sides by a parapet or sloping roof that is architecturally integrated within the building design.					
C. Setbacks						
1. Primary Street Setback						
a. Non-Residential (ft.)	0 [2]	0	0	0	0	–
b. Residential (ft.)	15	0	10 min.	–	–	20
c. At-Grade Parking Lot	15 min.	5 min.[5]	6 min.	6 min.	6 min.	–
d. Freestanding Parking Structure	15 min.	0	6 min.	6 min.	6 min.	–
2. Side Street Setback						
a. Non-Residential (ft.)	0 [2]	0	0	0	0	–
b. Residential (ft.)	5 min.	0	5 min.	–	–	20
c. At-Grade Parking Lot	5 min.	5 min.	5 min.	5 min.	5 min.	–
d. Freestanding Parking Structure	5 min.	0	5 min.	5 min.	5 min.	–
3. Side Yard Setback						
a. Non-Residential (ft.)	5 min.	0 [6]	0 [6]	0 min. / 15 max.	0	–
b. Residential (ft.)	0 [2]	0 [6]	5 min. / 15 max.	–	–	1st floor: 5
c. At-Grade Parking Lot	5 min.	5 min.	5 min.	5 min.	5 min.	upper floors: 10–
d. Freestanding Parking Structure	5 min.	0	5 min.	5 min.	5 min.	–
4. Rear Setback						
a. With alley, as measured from property line (ft.)	5	0	0	0	0	10
b. Without alley (ft.)	15	0	0	0	10	20
c. At-Grade Parking Lot	6	6	6	6	6	6
d. Freestanding Parking Structure	6	6	6	6	6	–

NOTES

- [1] Floor Area Ratio (FAR) defined as the floor area of the building divided by the total project site area. FAR calculations do not including parking facilities
- [2] Only within Neighborhood Services Overlay.
- [3] Only within Downtown Residential Overlay .

- [4] Attic spaces of one- and two-story buildings with pitched roofs may be occupied and day lit with dormer windows.
- [5] New surface parking lots may not front onto Maclay Avenue or San Fernando Road.
- [6] Side Setbacks may be allowed to provide for driveways and pedestrian pathways, to a maximum of 12 ft.

- b. Along San Fernando Road within the Mixed-Use Corridor District: new buildings with non-residential ground floors only.
 - c. Along Hubbard Avenue between the railroad right-of-way and San Fernando Road.
 - d. Within the Neighborhood Serving Overlay.
2. **Recommended Frontage Types.** All street-facing facades should provide at least one (1) of the frontage types listed in Table 5.1 of the Design Guidelines (see Chapter 5).

D. DRIVEWAY AND SERVICE ACCESS.*

1. **Downtown District Driveway Access.**
 Driveway access must be located along streets other than Maclay Avenue or San Fernando Road wherever possible (i.e. from side streets or rear alleys). Where only front access is available, driveways should be constructed according to the Standards in below Subsections "B."
2. **Curb Cuts.**
- e. The maximum number of curb cuts associated with a single building is one (1) two-way curb cut or two (2) one-way curb cuts. Where applicable, the maximum number of curb cuts is one (1) two-way curb cut or two (2) one-way curb cuts per one hundred fifty (150) feet of street frontage.
 - f. The maximum width of curb cuts is twelve (12) feet for one-way and twenty (20) feet for two-way driveways.
3. **Service Access.**
- a. Downtown District: Service access must be from side streets, rear alleys and rear parking areas, wherever possible.
 - b. Maclay District: vehicular service access must be from alleys and rear parking areas.
 - c. Workplace Flex District: vehicular service access must be from alleys and rear parking areas, wherever possible.

E. OPEN SPACE.*

1. **All Districts.**
- a. Residential Developments: Outdoor space shall be provided as follows:
 - i. A minimum of one hundred fifty (150) square feet of usable publicly accessible open space. Open space provision shall not include required setback areas. Common open spaces for residential uses must be

- constructed on-site. Publicly accessible open space may be constructed on- or off-site. (See the *Design Guidelines for Site Improvements, Furnishings, Landscape and Lighting* for design of open space.)
- ii. A minimum of sixty (60) square feet of private open space per residential unit. Patios, porches, balconies, terraces, and decks may be used to provide private space within multifamily structures, at a minimum dimension of six (6) feet in any one direction. Private areas should be adequately separated to ensure the privacy of the units.

- b. For all developments with common open space or other common interest facilities, the developer shall record binding agreements ("CC&R's") addressing issues of common interest regarding use, access and maintenance of common open space, tree planter areas, planting strips, walkways and parking and/or vehicular use areas.

2. **Downtown District.**

- a. Commercial and Office Development: Developments of greater than 30,000 square feet shall provide a minimum of one hundred (100) square feet of publicly accessible open space for every 2,000 square feet of ground floor retail space constructed, and a minimum of one hundred (100) square feet of publicly accessible open space for every 1,000 square feet of office space constructed. Open space provision shall not include required setback areas. Open space may be constructed on- or off-site, or be satisfied through payment of an in lieu fee to fund the construction of public open space in the Downtown District. (See the *Design Guidelines for Site Improvements, Furnishings, Landscape and Lighting* for design of open space, including front setback areas.)
- b. For Mixed Use Developments, publicly accessible open space provided will count towards the minimum public open space requirements for all uses.
- c. All open spaces shall be publicly accessible during daylight hours, and shall be designed to connect with public rights-of-way and adjacent public open spaces in the vicinity.
- d. Residential Developments: see Subsection 4.5.E.1.a.

F. LANDSCAPING AND SCREENING.

1. Landscaping in setback areas.

- a. For all buildings, front setback areas within 12 feet of face of curb shall be landscaped to match adjacent sidewalk.
- b. For buildings with ground floor residential uses, setback areas 12 feet or more from the face of curb, shall be landscaped with shrubs, ground cover, and trees, over at least 50% of the front setback area, exclusive of driveways.

2. **Parking lot landscaping.** Minimum five (5) feet wide planting area must be established at the perimeter of parking lots and driveways within the required setback area. Where parking lots are sited adjacent to or backing onto residential buildings, the parking lot should also be screened with an attractive screen fence or low wall, and planted with ground cover and trees adjacent to the screening fence or wall at a maximum spacing of twenty (20) feet on center.

4. **Utilities and services screening.** Utility, trash, recycling, food waste and service equipment, including satellite receiving dishes, must be located away from streets and enclosed or screened by landscaping, fencing or other architectural means. Trash facilities and recycling containers must always be located within structural enclosures.

5. **Rooftop Equipment screening.** Rooftop equipment must be screened from view and architecturally integrated into the building design.

G. LIGHTING.

1. **Exterior area lighting.** All exterior area lighting shall be provided by full cut-off fixtures (where no light is emitted above the horizontal plane) with the light source fully shielded or recessed to preclude light trespass or pollution onto adjacent or abutting property or up into the night sky.

2. **Lighting adjacent to residential uses.** All exterior area lighting adjacent to residential uses shall be located and designed to prevent light spill into residential units.

3. **Luminaires.** Freestanding luminaires shall

be mounted no higher than eighteen (18) feet, measured from the finished grade. Building-mounted luminaires shall be attached to walls or soffits (the undersides of ceilings or overhangs), and the top of the fixture shall not exceed the height of the parapet or roof, whichever is greater. (Please refer to the *Design Guidelines for Site Improvements, Furnishings, Landscape and Lighting* for lighting design.)

4. **Up-lighting.** All decorative up-lighting, such as those illuminating building facades or landscaping, shall be operated on timers that turn off illumination after 12 midnight nightly.

H. UTILITY EASEMENTS.

1. **Public utility easements.** All public utility easements must be provided under or immediately adjacent to new public rights-of-way, or within other public easement areas acceptable to the Public Works Director.

2. **On-site utilities.** All on-site utilities shall be placed underground unless specified otherwise by the Public Works Director.

4.6. SIGNAGE STANDARDS*

1. **Permitted Sign Types.** All permanent signs are subject to design review, as per *San Fernando City Code Chapter 106 (Zoning), Article III, Division 9, Section 106-424*. A sign permit shall be required prior to the placing, erecting, moving, reconstructing, altering or displaying of any sign within the district.

a. Building-Mounted Signs, including wall signs and projecting signs are permitted as follows:

i. Individual lettering or characters or logotypes on signs may not exceed:

- (a) Downtown District: three (3) feet in height.
- (b) Maclay District: twelve (12) inches in height.
- (c) Maclay District Neighborhood Service Overlay: two (2) feet in height.
- (d) Workplace Flex District: three (3) feet in height.

ii. Wall signs:

- (a) Downtown and Maclay Districts: wall signs should be located above the storefront of the building, in the sign band or on other usable wall area below the sign band. Wall signs may not project more than four inches from a building, and

- may not extend above the roofline or parapet wall of the building.
- (b) Workplace Flex District: Wall signs may not project more than four inches from a building, and may not extend above the roofline or parapet wall of the building.
 - iii. Projecting signs must be placed at minimum ten (10) feet above the ground, and must not project more than four (4) feet from the building face. They may not extend above the top of the storefront cornice or parapet, unless approved by the Community Development Director in conjunction with a sign plan for the building as a whole that is determined to be complimentary to the building's design.
- b. Awning and canopy signs are permitted.
- i. Sign copy (letters and graphics) on awnings is limited to the front valence of the awning, and must consist of no more than one line of lettering. Individual lettering or characters or logotypes comprising this line may not exceed twelve (12) inches in height.
 - ii. Awnings must generally be centered over the entrance or storefront, and located a minimum 10 feet above the ground. Awnings and canopies should not obscure transom or clerestory windows.
 - iii. Window Signs are permitted.
 - (a) All Districts: The combination of all window signs, including both primary and temporary window signs may not cover more than twenty-five percent (25%) of the total window area.
 - (b) Downtown Districts: Individual letters on windows may not exceed twelve (12) inches in height.
- c. Free standing signs and pole signs are not permitted. Exceptions include:
- i. Downtown District and Workplace Flex District:
 - (a) Directory signs or kiosks, to a maximum height of four (4) feet, and a maximum area of thirty (30) square feet. These may be considered for sidewalk locations; those for private arcades or building complexes should be on private property, located in publicly accessible courts, access ways or passages. Proposed locations are subject to design review for pedestrian and ADA clearance and conformance with street and sidewalk character.
 - (b) Signs attached to architectural elements such as archways, trellises, and entry piers are permitted only for addresses, project identity signs, or directories.
 - (c) Parking Entry and Incidental Traffic Control Signs.
 - ii. Downtown District
 - (a) Portable signs for restaurants only, i.e. sandwich and menu boards for restaurants only, provided they are stored indoors after hours of operation.
 - d. Roof-top mounted signs are not permitted.
 - e. Temporary banner signs shall not exceed a maximum area of thirty (30) square feet, and shall be limited to the width of the storefront for the business displaying the banner sign. No more than one banner sign is permitted per street frontage per business, unless otherwise approved by the Community Development Director.
 - f. Identification signs: Identification signs for residential uses (i.e. those identifying multiple dwellings or rooming houses) are permitted on residential buildings provided:
 - i. The sign indicates only the name and address of the premises.
 - ii. The sign does not exceed six square feet in area and four feet in any dimension.
 - g. Outdoor signs within the Workplace Flex District: Outdoor advertising signs are allowed in the Workplace Flex District subject to the following requirements:
 - i. No outdoor advertising sign shall be located within a 500-foot radius of any other such sign.
 - ii. Each outdoor advertising sign shall have, at most, two sign faces.
 - iii. Each sign face shall have a maximum area of 100 square feet and a maximum height of 24 feet.
 - iv. No outdoor advertising sign shall be located within 300 feet of a residential zone.
 - h. Signs that are developed as part of a themed sign program for an overall development may be considered under the provisions of a Planned Sign Program.
 - i. To allow for creative signage solutions, the Community Development Director may issue a permit for a sign that is not specifically permitted or is prohibited by this specific plan. Examples of such signs may include a vertically oriented sign for a movie theater marquee or an

existing projecting sign that extends above the height of the parapet.

2. Sign Area.

- a. For primary building frontage, the sum total area for any combination of permitted sign types for both ground floor and upper floor uses is one (1) square foot per one (1) linear foot of ground-floor tenant street frontage, not to exceed:
 - i. Downtown District:
 - (a) 100 square feet of total sign area, or 50 square feet in any single sign face display, including both ground floor and upper story uses.
 - (b) San Fernando Mall (San Fernando Road between Brand Boulevard and San Fernando Mission Boulevard): two (2) square foot per one (1) linear foot of ground-floor tenant street frontage, not to exceed 120 square feet of total sign area.
 - ii. Maclay District: eighty (80) square feet of total sign area for any single business or occupancy.
 - iii. Workplace Flex District: 120 square feet of total sign area or 100 square feet in any single sign face display.
- b. For secondary building frontage, the allowable sign area is:
 - i. Downtown District:
 - (a) One-half (0.5) square foot per one (1) linear foot of tenant street frontage, not to exceed 50 square feet of total sign area.
 - (b) San Fernando Mall (San Fernando Road between Brand Boulevard and San Fernando Mission Boulevard): one (1) square foot per one (1) linear foot of tenant street frontage, not to exceed 50 square feet of total sign area.
 - ii. Maclay District: one (1) square foot per one (1) linear foot of tenant street frontage, not to exceed forty (40) square feet of total sign area.
 - iii. Workplace Flex District: one-half (0.5) square foot per one (1) linear foot of tenant street frontage, not to exceed fifty (50) square feet of total sign area.
 - iv. All Districts: Any signs facing abutting residentially-zoned property shall have no internal illumination, and any spotlights

or other sources of illumination shall be shielded to prevent glare.

3. Sign Content.

- a. Signs displayed pursuant to this section shall refer only to businesses or occupants located on the premises where the signage is located and only to products and/or services available on the premises.
- b. Each business or building occupant with exterior sign display shall include within its sign content the name of the business or occupant in letters of the roman alphabet that are at least six inches in height, and that are legible to the public and to emergency service responders.
- c. All signs pertaining to the sale of alcoholic beverages or to the sale of tobacco products shall comply with *San Fernando City Code*, Chapter 106, Article III, Division 9, Sections 106-427, and 106-428.

4.7. **VEHICULAR PARKING STANDARDS.**

1. Required number of parking spaces.

- a. The minimum number of parking spaces required to be supplied for each category of use shall be provided as indicated in Table 4.3. For some uses, a maximum number of parking spaces is also indicated, in order to promote the efficient use of land and to provide a better pedestrian environment in the district. Parking requirements for building renovation, enlargement or use change apply only to net new floor area and/or the incremental increase in parking required for a new use with a higher parking requirement for a given floor area.
- b. **Exception. No minimum parking requirements on a residential, commercial, or other development project if the project is located within one-half mile of public transit, pursuant to Government Code Section 65863.**
- c. Requirements may be satisfied either on-site, on-street along adjacent public street frontages, by constructing or purchasing spaces in off-site parking structures located within one-half (1/2) mile of the subject property, and/or by payment of an in-lieu parking fee to fund shared public parking. Curbside parking directly in front of a parcel, including partial spaces where at least seventy-five percent (75%) of their length lies directly in front of a parcel, may count towards minimum parking requirements for that site.
- d. Unless otherwise provided for in the *San Fernando*

City Code, the Planning and Preservation Commission may grant a reduction in off-street parking requirements for shared parking upon granting of a Conditional Use Permit (CUP). A CUP will be granted provided the applicant demonstrates that the uses have differing peak hours of parking demand, or that the total parking demand at any one time would be adequately served by the total number of parking spaces provided.

- e. Shared parking is permitted, especially where nearby uses generate parking demands during different hours. Shared parking will be approved provided the area where the sharing occurs is not heavily impacted by a parking shortage as determined by a parking study prepared and updated periodically for the city parking authority and provided:
 - i. A shared parking agreement is developed between property owners and the agreement is approved by the planning department for review prior to recording the agreement with the county recorder; and
 - ii. A conformed copy of the recorded shared parking agreement is transmitted to the Community Development Director prior to issuance of a building permit.
- f. Mixed-use. When there are two or more different uses located on the same lot or within the same building, the minimum number of parking spaces required shall equal the sum of requirements, including fractional amounts, for each use, unless shared parking is possible.
- g. Residential.
 - i. Required parking for dwelling units must be provided on-site.
 - ii. Guest parking may be provided off site through payment of an in-lieu fee.
 - iii. Requirements for residential parking may be satisfied by payment of an in-lieu parking fee only if a Conditional Use Permit (CUP) is granted for that purpose.

2. Off-Street Parking Lots and Structures.

- a. Parking lots and structures should be located at the rear or at the side of buildings.
- b. Downtown District: New surface parking lots may not front Truman Street, San Fernando Road, Maclay Avenue, Brand Boulevard, or San Fernando Mission Boulevard. New surface parking lots may front onto streets other than those listed above no more than fifty percent

(50%) of the width of the parcel.

- c. Mixed-Use Corridor District. New surface parking lots may not front San Fernando Road or San Fernando Mission Boulevard. New surface parking lots may front onto streets other than those listed above no more than fifty percent (50%) of the width of the parcel.
- d. Maclay District: Surface parking lots may front onto Maclay Avenue for no more than thirty percent (30%) of the width of the parcel. Parking lots and structures may not be located on street corners, and should be located at the rear or at the side of buildings where possible.
- e. Workplace Flex District: Surface parking lots may front onto Truman Street or First Street for no more than fifty percent (50%) of the width of the parcel. Parking lots and structures may not be located on corner parcels or be adjacent to parks, courtyards, or plazas, and should be located at the rear or at the side of buildings where possible.
- f. Design: The layout and design of parking lots and areas, including access to required parking spaces, turning radii, angle of parking and aisle width shall be as set forth in parking lot design standards adopted in accordance with *San Fernando City Code* Chapter 106 (Zoning) Article III, Division 3, Subdivision III, Section 106-324.
 - i. The perimeter of parking areas and driveways must be landscaped as described herein above in 6.3 Landscaping & Screening.
 - ii. Surface parking areas must be planted with shade trees at a ratio of at least one (1) tree for every four (4) spaces. They must also meet the landscape requirements in accordance with *San Fernando City Code* Chapter 106 (Zoning), Article III, Division 4, Section 106-345, and lighted in accordance with Code Division 3, Subdivision II, Section 106-290.

3. Bicycle Parking Requirements.

- a. For all uses, there shall be one (1) off-street bicycle parking space per ten (10) automobile parking spaces as required above.
- b. Off-street bicycle rack facilities for separate uses may be provided collectively if the total number of spaces provided collectively is not less than the sum of the separate requirements for each such use and provided that all regulations governing location of accessory parking spaces in relation to the use served are adhered to.

TABLE 4.3 - VEHICULAR PARKING REQUIREMENTS

Land Use	Off-Street Parking Required
Accessory Buildings and Structures	
Cabana	None required
Garage	
Recreation Room	
Storage Shed	
Workroom	
Automobile and Vehicle Uses	
Automobile Laundry/Car wash	3.3 spaces per 1,000 sf
Automobile Sales: New	
Automobile Sales: Used	1 space for each pump island, plus 1 for each service bay
Automotive Repair, Major and Minor	3.3 spaces per 1,000 sf
Automobile Rental Agencies	1 space for each pump island, plus 1 for each service bay
Automotive Impound Area	3.3 spaces per 1,000 sf
Gasoline Refueling Service Stations	1 space for each pump island, plus 1 for each service bay
Recreational Vehicle Storage	3.3 spaces per 1,000 sf
Tire Retreading and Recapping	
Manufacturing and Light Industrial Uses	
Agriculture	Whichever of the following results in the greater requirement: 1 space per 750 sf gross floor area up to and including 72,000 sf, and thereafter 1 space for each 1,000 sf of gross floor area or 1 space for each two employees on the largest shift
Animal Hospital	
Animal Shelter	
Assaying	
Assembly Plants	
Assembly and Production Facilities	
Assembly of Plastic Products	
Blast Furnaces as an Accessory Use and not Needing EPA or AQMD approvals	
Boat Building and Repair Business	
Cabinet Shops and Woodworking	
Commercial uses which are customarily and incidental to permitted and conditionally permitted uses	
Contractors' Storage and Fabrication Yards	
Exhibition of products, produced on the premises or available for wholesale distribution.	
Extermination Businesses	
Glass Edging, Beveling, and Silvering	
Hazardous Waste Facility which includes Off-Site Facility, Regional Facility, Transfer Facility/Station, Transportable Treatment Units, and Treatment Facility	
Heavy Equipment Sales and Rental	
Helistop or Heliport	
House Moving Businesses	

TABLE 4.3 - VEHICULAR PARKING REQUIREMENTS (CONTINUED)

Land Use	Off-Street Parking Required
Laboratory	Whichever of the following results in the greater requirement: 1 space per 750 sf gross floor area up to and including 72,000 sf, and thereafter 1 space for each 1,000 sf of gross floor area or 1 space for each two employees on the largest shift
Anatomical	
Biological	
Chemical	
Pharmaceutical	
Landscaping and Gardening Service and Supply Business	
Laundry, Cleaning and Dry Cleaning Plants	
Machine Shop	
Machine Shops and Tool and Die Making	
Maker Space	
Manufacturing	
Automobiles, Trailers, and Recreational Vehicles	
Ceramics, Pottery, Statuary	
Ceramic Products using only Previous Pulverized Clay and Using Kilns Fired only by Electricity or Gas	
Computer Manufacturing	
Control Devices and Gauges	
Cosmetics (no Soap)	
Electric and Gas Appliances	
Engine Manufacture	
Food Products (excluding Fish Meat, Sauerkraut, Vinegar, Yeast, and rendering or refining of Fats and Oils)	
Ink, Polish, Enamel	
Jewelry	
Optical Equipment	
Paint or Related Manufacture	
Pharmaceutical	
Signs	
Tile (Indoor Kiln)	
Wallboard, Glass (no Blast Furnace)	
Metal Engraving, Metal fabrications	
Metal Welding and Plating Business	
Outdoor Storage	
Parcel Service Delivery Depot	
Pest Control Contractors	
Photoengraving	
Recreation Area or Facility Accessory to Primary Use	
Rental Yards, Maintenance Yards, and Storage Yards for Construction and Agricultural Related Equipment, Machinery, and Vehicles.	

TABLE 4.3 - VEHICULAR PARKING REQUIREMENTS (CONTINUED)

Land Use	Off-Street Parking Required
Research and Development Facilities for the Creation of Prototypes Roofing Business Salvage and Recycling Business Sandblasting Storage and Distribution Testing Truck Terminal or Yard Warehousing Welding Shop Wholesale Business	Whichever of the following results in the greater requirement: 1 space per 750 sf gross floor area up to and including 72,000 sf, and thereafter 1 space for each 1,000 sf of gross floor area or 1 space for each two employees on the largest shift
Parking Structures and Facilities	
Privately-Owned	None required
Publicly-Owned	None required
Public Uses	
Civic and Cultural Facilities	
Libraries	
Public Recreation Facilities	2.5 spaces per 1,000 sf
Museums	
Art Galleries	
Public and Institutional Uses	
Open Spaces, including Parks and Playgrounds	1 space per 10,000 sf of net land area
Public Health Services and Facilities	To be determined for each conditional use permit based primarily upon the facility’s licensed capacity, type of care and number of employees
Public Service Facilities	
Public Assembly Uses	
Banquet Halls	1 space per 5 fixed seats, or 20 spaces per 1,000 sf
Churches, Temples, or Other Places of Worship	1 space per 7 seats, or 1 space per 10-1/2 linear feet of pew
Conference Facilities	
Community Recreational Centers	
Meeting Facilities	
Movie Theaters	1 space per 5 fixed seats, or 20 spaces per 1,000 sf
Public Clubs, Lodges, and Halls	
Venues/Auditoriums for the Performing Arts	
Residential Uses	
Community Care Facilities	To be determined for each conditional use permit based primarily upon the facility’s licensed capacity, type of care and number of employees
Emergency Homeless Shelters	

TABLE 4.3 - VEHICULAR PARKING REQUIREMENTS (CONTINUED)

Land Use	Off-Street Parking Required
Multi-Family (Apartments, Condominiums, Duplexes, Live-Work, Townhouses)	
Studio and one-bedroom unit	1 space per unit
Two-bedroom unit or larger	2 spaces unit
Guest	0.2 space per unit
Primary single-family dwelling units	2 space per unit
Second dwelling units	None required
Supportive Housing	To be determined for each conditional use permit based primarily upon the facility’s licensed capacity, type of care and number of employees. None required for supportive housing development within one-half mile of a public transit stop.
Transitional Housing	To be determined for each conditional use permit based primarily upon the facility’s licensed capacity, type of care and number of employees.
Neighborhood Services Overlay Areas	
General Offices	3.3 spaces per 1,000 sf
Retail	1.6 spaces per 1,000 sf min.; 3.3 spaces per 1,000 sf max.
Eating Establishment Uses	
Retail, Service, Entertainment, Lodging and Office Uses	
Business and Personal Service Shops	2.5 spaces per 1,000 sf
Banks, Credit Unions, Loan Companies, Title Companies	
Barber & Beauty Shops	
Dry Cleaning	
Interior Decorating Studios	
Laundromat	
Market Hall, Food Hall	
Nail Salons	
Photocopy Shops	
Repair Shops	
Shoe Repair	
Video Rental & Sales	
Entertainments Uses	3.3 spaces per 1,000 sf
Arcades	
Billiards/Pool Parlors	
Bowling Alleys	
Nightclubs	
Skating/Skateboard Venues	
Health and Exercise Clubs (/ 1,000 sf)	5 spaces per 1,000 sf min; 10 spaces per 1,000 sf max
Lodging	

TABLE 4.3 - VEHICULAR PARKING REQUIREMENTS (CONTINUED)

Land Use	Off-Street Parking Required
Bed-and-Breakfasts (min.)	1.125 spaces per unit min. (one space for each living or sleeping unit, plus one space for each 10 such units)
Hotels, Motels (min.)	
Rooming and Boardinghouses	
Offices	
Administrative	2.5/1,000 sf min.; 5/1,000 sf max
Business	
Design, including Industrial Design, Architecture, Engineering, Model Making, Planning, Drafting, and Editorial	
Government	
Incubator Business	
Medical and Dental	5/1,000 sf min.; 10/1,000 sf max.
Professional	2.5/1,000 sf min.; 5/1,000 sf max
Social, Cultural or Public Services, including Public and Non-Profit Organizations.	
Restaurants	
Alcoholic Beverages for on-site consumption in conjunction with operation of a restaurant (Type 47 liquor license Type 47 only)	3.3/1,000 sf min.; 16.5/1,000 sf max.
Bar, tavern, cocktail lounge, (Type 48 liquor license)	
Craft brewery/distillery, tap room, tasting room, and wine bar	
Drive-through Restaurants in a Free-Standing Building	
Employee’s cafeteria or coffee shop as an accessory use where integrated with and clearly incidental to primary use	-
Full-Service Sit-Down Restaurants, including Walk-in Food Takeout Establishments	3.3/1,000 sf min.; 16.5/1,000 sf max.
Outdoor Dining	
Retail	
Antique Shops	3.3 spaces per 1,000 sf min.; 6.6spaces per 1,000 sf max.
Clothing Stores	
Drug Stores and Pharmacies	
Electronic Equipment Stores	
Florist Shops	
Gift Shops	
Grocery Stores	

Land Use	Off-Street Parking Required
Hardware Stores Jewelry Stores Music Stores Pet Supply Stores Photographic Equipment and Supply Stores Shoe Stores Specialty Foods Sporting Goods Stores Swap Meets or Flea Markets; Auctions, indoor or outdoor	3.3 spaces per 1,000 sf min.; 6.6spaces per 1,000 sf max.
Service Commercial Blueprinting and Photostating Building Materials and Hardware Sales Computer Maintenance and Service Contractor Supply and Home Improvement Stores Electrical Supply Equipment Sales and Rentals Film Laboratories Home Furnishings, Hardware and Appliance Sales and Repair Lumberyard, Building Materials, Contractor Storage: Indoor Lumberyard, Building Materials, Contractor Storage: Outdoor Plumbing, Heating, Air Conditioning Equipment Supply and Repair Plumbing Shops Product Service Center Tool Sales and Rentals	5 spaces per 1,000 sf
Studios for Physical Activity and Instruction, including exercise and physical therapy, dance, martial arts, and similar activities (min/1,000 sf)	2 spaces per 1,000 sf
Studios: Art and Design Artist Studio - all media Photography Studio	2 spaces per 1,000 sf
Studios: Motion Picture and Television Post-Production Studios Recording Studio Television, Movie, and Media Arts Production Studio	2 spaces per 1,000 sf

Land Use	Off-Street Parking Required
Schools	
Business and Professional Practice	8 spaces per 1,000 sf
Nursery School/Day Care Facilities	Determined for each conditional use permit based primarily upon the facility's licensed capacity, type of care and number of employees
Performing and Fine Arts	8 spaces per 1,000 sf
Vocational Training for Trades	8 spaces per 1,000 sf
Utilities	
Commercial Antennas	–
Electrical Distribution and Transmission Substations, Gas Metering and Regulation Stations, and other Similar Public Utility Structures or Uses	–
Telephone, Communication exchange or Equipment Building	–

4.8. NOISE

1. **Maximum Noise Levels.** Sounds generated from all sources within the district shall be subject to the limitations specified in the *San Fernando City Code*, Chapter 34, Article II (Noise), (Section 34-26, et seq.).
2. Residential developments located within 200 feet of an active railroad corridors shall be required to submit a noise impact study prepared by a qualified acoustical consultant prior to the issuance of building permits. The study must demonstrate that interior noise levels within all habitable spaces will not exceed 45 dBA CNEL, in accordance with Title 24 of the California Building Code. Mitigation measures may include sound barriers, enhanced insulation, upgraded windows and doors, and site design techniques to buffer sensitive uses. Compliance shall be verified through acoustical analysis and may be subject to field testing at the discretion of the Building Official.

4.9. MUNICIPAL CODE STANDARDS

1. **Applicable Regulations.** The development and occupancy of property in the Corridors Specific Plan shall be subject to the provisions and procedures of the San Fernando City Code, except that the permitted and conditional uses and the development standards for the Corridors Specific Plan as specified herein above shall supersede any conflicting regulation of the municipal code.