

DIVISION 12. - SP SPECIFIC PLAN ZONES

Sec. 106-666. - Intent and purpose.

The SP specific plan zones are established to acknowledge and make reference to specific plans that have been adopted by the City of San Fernando pursuant to Government Code Section 65450 et seq. The specific plan zones provide for the flexible, creative and detailed planning and design of portions of the city which require a more comprehensive and coordinated approach than can be achieved through the conventional application of zoning regulations.

(Ord. No. 1562, § 10, 1-3-2005)

Sec. 106-667. - Municipal code and zoning map amendments.

- (a) The adoption of a specific plan shall be accompanied by an amendment to the San Fernando Municipal Code to acknowledge the approved specific plan and to establish a specific plan zone for the approved specific plan. A specific plan zone shall include the designation "SP," a reference number that corresponds to the particular specific plan, and the name of the specific plan.
- (b) The adoption of a specific plan shall be accompanied by an amendment to the City of San Fernando Zoning Map to change the zoning designation of the area covered by the specific plan to the designated specific plan zone. The specific plan zone shall be designated on the zoning map with the designation "SP," followed by a reference number that corresponds to the particular specific plan.

(Ord. No. 1562, § 10, 1-3-2005)

Sec. 106-668. - Specific plan zones and zoning map designations.

The following specific plans have been approved and are established as specific plan zones to be designated on the city zoning map as set forth herein.

- (1) Reserved.
- (2) Reserved.
- (3) Reserved.

(4) Reserved.

(5) San Fernando Corridors Specific Plan. The San Fernando Corridors Specific Plan (SP-5), a copy of which is on file in the office of the city clerk, has been prepared to implement development strategies for the revitalization of the City's primary commercial corridors, namely Truman Street, San Fernando Road, Maclay Avenue, and First Street. The San Fernando Corridors Specific Plan (SP-5) covers approximately 150 acres commercial, and industrial zoned properties generally located along both sides of North/South Maclay Avenue, from Pico Street north of Truman Street to the northerly terminus of the city, along both sides of San Fernando Road and Truman Street from the city's

westerly boundary line at Hubbard Street to the city's easterly boundary line along Fox Street (including properties on the south side of Celis Street from Kalisher Street to Fox Street), and along both sides of First Street and the south side of Second Street between Hubbard and Hagar Streets. The area covered by the San Fernando Corridors Specific Plan shall be established as the SP-4SP-5 San Fernando Corridors Specific Plan zone, and shall be designated on the zoning map by the designation "SP-4SP-5."

The purpose of the San Fernando Corridors Specific Plan (SP-5) is to put in place regulations and strategies to transform the City's downtown and adjacent supporting districts into attractive, livable, and economically vital places, while preserving existing, surrounding residential neighborhoods. The Plan sets forth a policy framework, development standards, design guidelines, and an implementation program that includes capital improvements. The development standards are mandatory, while the design guidelines are recommendations that provide potential applicants and the City with a basis for proposing and reviewing development applications.

The provisions of the San Fernando Corridors Specific Plan (SP-5) are applicable to all properties within the Specific Plan area. The regulations, development standards, and design guidelines as contained in the San Fernando Corridors Specific Plan shall apply in their entirety to the review of development proposals. All other provisions of the Municipal Code continue to apply within the Specific Plan area except as expressly provided to the contrary in the San Fernando Specific Plan. Where San Fernando Corridors Specific Plan development standards and design guidelines do not provide adequate direction, the City of San Fernando Municipal Code shall prevail.

(Ord. No. 1562, § 10, 1-3-2005)

Sec. 106-669. - Amendments to specific plans.

Unless otherwise indicated in the applicable specific plan, all amendments to an adopted specific plan shall require planning commission review and recommendation and city council review and approval in accordance with the procedures specified by law.

(Ord. No. 1562, § 10, 1-3-2005)

Sec. 106-670. - Consistency with specific plan.

No application for a discretionary approval, including, but not limited to, a conditional use permit, site plan review, tentative map or parcel map, may be approved, adopted or amended within an area covered by a specific plan, unless found to be consistent with the adopted specific plan.

(Ord. No. 1562, § 10, 1-3-2005)

Sec. 106-671. - Relationship of specific plan to San Fernando Zoning Ordinance.

The provisions of any adopted specific plan shall control over duplicative and conflicting provisions of the San Fernando Zoning Ordinance. In the event the adopted specific plan is silent as to a development standard or procedure, the provisions of the San Fernando Zoning Ordinance shall control.

(Ord. No. 1562, § 10, 1-3-2005)

Secs. 106-672—106-695. - Reserved.

Division 13. - Wireless Telecommunications Facilities

Subdivision II. - Development Requirements and Standards

Sec. 106-1352. - Location standards.

- (a) Wireless telecommunications facilities shall be prohibited on all properties adjacent to residentially zoned properties and/or within 250 feet of any property line of a residentially zoned parcel, whichever provides the greater distance from residentially zoned properties.
- (b) Subject to the requirements for conditional use permits per section 106-1348, wireless telecommunications facilities are permissible only in the following areas:
 - (1) Properties within the ~~support commercial subdistrict~~ Workplace Flex District of the ~~SP-4-SP-5~~ (San Fernando Corridors Specific Plan) zone.
 - (2) Properties within the M-1 (Limited Industrial) zone.
 - (3) Properties within the M-2 (Light Industrial) zone.
 - (4) Properties owned and utilized by the City of San Fernando for municipal purposes.

(Ord. No. 1569, § 3, 12-5-2005)