



CHAIR FRANCISCO SOLORIO
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COMMISSIONER FLOR SANCHEZ

CITY OF SAN FERNANDO

PLANNING & PRESERVATION COMMISSION MEETING AGENDA SUMMARY MONDAY, MARCH 10, 2025 – 5:30 PM

CITY HALL COUNCIL CHAMBERS
117 MACNEIL STREET
SAN FERNANDO, CALIFORNIA 91340

PUBLIC PARTICIPATION OPTIONS

Please visit the City's YouTube channel to live stream and watch previously recorded Planning and Preservation Commission meetings, which is also available with Spanish subtitles at: <https://www.youtube.com/c/CityOfSanFernando>

In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification/accommodation to attend or participate in this meeting, including in-person translation services, or other services please call the Community Development Department at (818) 898-1227 or email at communitydevelopment@sfcity.org at least 2 business days prior to the meeting.

SUBMIT PUBLIC COMMENT IN PERSON:

Members of the public may provide comments in person in the City Council Chambers during the Public Comments section of the Agenda by submitting a comment card to the Board Secretary.

SUBMIT PUBLIC COMMENT VIA EMAIL:

Members of the public may submit comments by email to communitydevelopment@sfcity.org no later than **12:00 p.m. the day of the meeting**, to ensure distribution to the Planning and Preservation Commission prior to consideration of the agenda. Comments received via email will be distributed to the Planning and Preservation Commission and made part of the official public record of the meeting.

CALL-IN TO PROVIDE PUBLIC COMMENT LIVE AT THE MEETING:

Members of the Public may **call-in between 5:30 p.m. and 5:45 p.m.** Comments will be heard in the order received, and limited to three minutes. If necessary, the call-in period may be extended by the Chair. Note: This is audio only and no video.

Call-in Telephone Number: (669) 900-6833
Meeting ID: 896 2370 9376
Passcode: 194996

When connecting to the Zoom meeting to speak, you will be placed in a virtual "waiting area," with your audio disabled, until it is your turn to speak and limited to three minutes.

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CALL TO ORDER/ROLL CALL

TELECONFERENCE REQUESTS/DISCLOSURE

Recommend consideration of requests received for remote teleconference meeting participation made by members of the City’s legislative bodies, as permitted under the provisions of Assembly Bill (AB) 2449, Government Code Section 54953, and the City of San Fernando adopted Resolution No. 8215, effective March 1, 2023.

PLEDGE OF ALLEGIANCE

Led by Vice Chair Lua

APPROVAL OF AGENDA

Recommend that the Planning and Preservation Commission approve the agenda as presented.

DECORUM AND ORDER

City Commissioners are appointed by City Council and must be free to discuss issues confronting the city in an orderly environment. Member of the public attending City Commission meetings shall observe the same rules of order and decorum applicable to the City Council ([SF Procedural Manual](#)). Any person making impertinent derogatory or slanderous remarks or who becomes boisterous while addressing a City Commission or while attending a City Commission meeting, may be removed from the room if the Presiding Officer so directs the Sergeant-At-Arms and such person may be barred from further audience before the City Commission.

PUBLIC STATEMENTS

Members of the public may **provide comments in person in the City Council Chambers** during the Public Comments section of the Agenda by submitting a comment card to the Board Secretary.

Members of the public may submit comments by email to communitydevelopment@sfcity.org no later than **12:00 p.m. the day of the meeting**, to ensure distribution to the Planning and Preservation Commission and made part of the official public record of the meeting.

Members of the public may provide a **live public comment by calling in between 5:30 p.m. and 5:45 p.m. CALL- IN INFORMATION: Telephone Number: (669) 900-6833; Meeting ID: 896 2370 9376; Passcode: 194996**

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PUBLIC HEARING

- 1. CONDITIONAL USE PERMIT (CUP2024-003) FOR CIVIC VAN LINES, DBA SHLEPPERS, TO ALLOW THE USE OF AN EXISTING 14,112 SQ. FT. WAREHOUSE AND AN ADJACENT PARKING LOT AT 1901 FIRST ST IN THE WORKPLACE FLEX DISTRICT OF THE SAN FERNANDO CORRIDORS SPECIFIC PLAN (SP-5) FOR THE CONDITIONALLY PERMITTED “HOUSE MOVING BUSINESS” USE WHICH INCLUDES PROVIDING HOUSE MOVING SERVICES AND WAREHOUSING OF FURNITURE AND HOUSEHOLD ITEMS.**

Recommend that the Planning and Preservation Commission:

- a. Conduct a Public Hearing;
- b. After testimony, adopt Planning and Preservation Commission Resolution No. 2025-004 approving Conditional Use Permit No. 2024-003 for Civic Van Lines, DBA Shleppers, to allow the use of an existing 14,112 sq. ft. warehouse and an adjacent parking lot at 1901 First St in the Workplace Flex District of the San Fernando Corridors Specific Plan (SP-5) for the conditionally permitted “House Moving Business” use which includes providing house moving services and warehousing of furniture and household items.

ADMINISTRATIVE REPORTS

- 2. PRESENTATION ON THE RELATIONSHIP BETWEEN THE GENERAL PLAN AND ZONING CODE.**

Recommend that the Planning and Preservation Commission

- a. Receive and File a presentation on the City of San Fernando’s General Plan and Zoning Code

STAFF COMMUNICATION

COMMISSIONER UPDATES/REQUESTS TO AGENDIZE ITEM FOR DISCUSSION AT A FUTURE MEETING

Commissioner(s) may request to agendize an item for discussion at a future meeting, subject to approval by the Commission. Requests should align with the commission's scope of responsibility,

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adhere to City Council policies, and consider the availability of staff resources and budget constraints.

ADJOURNMENT The meeting will adjourn to its next regular meeting.

AFFIDAVIT OF POSTING

I hereby certify under penalty of perjury under the laws of the State of California that the foregoing agenda was posted on the City Hall bulletin board not less than 72 hours prior to the meeting.

Dated: _____ at: _____

Signed By: _____

Agendas and complete Agenda Packets (including staff reports and exhibits related to each item) are posted on the City's Internet Web site (www.sfcity.org). These are also available for public reviewing prior to a meeting at the Community Development Department Public Counter. Any public writings distributed by the Planning and Preservation Commission to at least a majority of the Commissioners regarding any item on this regular meeting agenda will also be made available at the Community Development Department Public Counter located at 117 Macneil Street, San Fernando, CA, 91340 during normal business hours. In addition, the City may also post such documents on the City's Web Site at www.sfcity.org. In accordance with the Americans with Disabilities Act of 1990, if you require a disability-related modification/ accommodation to attend or participate in this meeting, including auxiliary aids or services please call the Community Development Department Office at (818) 898-1227 or communitydevelopment@sfcity.org at least 48 hours prior to the meeting.

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AGENDA REPORT

To: Planning Preservation Chair Solorio and Commissioners

From: Erika Ramirez, Director of Community Development
By: Marina Khrustaleva, Associate Planner

Date: March 10, 2025

Subject: Conditional Use Permit 2024-003
1901 First St, San Fernando, CA 91340
(Assessor's Parcel Number 2520-002-023)

Proposal: A request for the approval of a Conditional Use Permit (CUP2024-003) to allow Civic Van Lines, DBA Shleppers, to operate as "House Moving Business" at the existing 14,112 sq. ft. warehouse with an adjacent parking lot located at 1901 First Street, in the Workplace Flex District of the San Fernando Corridors Specific Plan (SP-5). The use will include providing house moving services and warehousing of furniture and household items.

Applicant: Michael Friedland
1901 First St, San Fernando, CA 91340

RECOMMENDATION:

- a. Conduct a Public Hearing;
- b. Pending public testimony, adopt Planning and Preservation Commission ("Commission") Resolution No. 2025-004 (Attachment A) approving Conditional Use Permit No. 2024-003 for Civic Van Lines, DBA Shleppers, to allow the use of an existing 14,112 sq. ft. warehouse with an adjacent parking lot at 1901 First St in the Workplace Flex District of the San Fernando Corridors Specific Plan (SP-5) for the conditionally permitted "House Moving Business" use which includes providing house moving services and warehousing of furniture and household items.

BACKGROUND:

1. On November 16, 2024, Application for a Conditional Use Permit received.
2. On January 13, 2025, the Conditional Use Permit application was deemed complete and a public hearing was scheduled in accordance to SFMC Section 106-72.

A request for the approval of a Conditional Use Permit (CUP2024-003)

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3. On February 27, 2025, a Notice of Public Hearing was published in the San Fernando Valley Sun newspaper and mailed to property owners of record within a 500-foot radius of the Project Site (Attachment B).

PROJECT OVERVIEW:

Shleppers Moving & Storage company was established in New York in 1978 and has grown into one of the nation’s leading moving companies with branches in California, Connecticut, Florida, New Jersey, and New York. Shleppers Moving & Storage in Los Angeles is individually owned and operated by Civic Van Lines, LLC. The new location in San Fernando is supposed to be the company’s headquarters in Los Angeles.

Existing Conditions

The Project Site is located on the northwest corner of First Street and of Orange Grove Avenue, as shown on the Vicinity Map (Attachment B). The Project Site is generally flat in topography, nearly square in shape, and measures approximately 150 feet in width by 160.5 feet in depth. The lot is currently improved with a 14,112 sq. ft. one-story industrial warehouse constructed in 1951. The parking lot adjacent to a building is bounded by an iron fence providing an entrance from the alley and exit to First Street. The Project Site includes paved areas, landscaped strips along street frontages, and several palm trees.

The Project Site is located within the Workplace Flex District of the San Fernando Corridors Specific Plan (SP-5). Surrounding zoning and existing land uses are outlined below:

<u>Location</u>	<u>Zoning</u>	<u>Land Use</u>
West	SP-5, Workplace Flex District	Industrial
East	SP-5, Workplace Flex District	Industrial
North	SP-5, General Neighborhood District	High Density Residential
South	SP-5, Workplace Flex District	Industrial

Project Description

The request is to conditionally allow the operation of a “House Moving Business” at the existing 14,112 sq. ft. warehouse with an adjacent parking lot located at 1901 First Street, in the Workplace Flex District of the San Fernando Corridors Specific Plan (SP-5). The use will include providing house moving services and temporary warehousing of furniture and household items.

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The warehouse includes a small office area, restrooms, and an open warehouse space with two loading doors leading to the parking lot and to the alley. No interior or exterior change is proposed to the existing building.

The business will be operated by five (5) employees. Hours of operation will be 8am - 5pm. The business will use four trucks: two 26-foot trucks and two 20-foot box trucks. All four trucks will leave to serve customers in the morning and will return in the evening, to be parked in the parking lot overnight.

The parking lot will be restriped to accommodate parking of trucks and improve circulation. In the Workplace Flex District, the vehicular service access is required to be from alleys and rear parking areas, which will be provided. There will be one 30-foot long loading zone, three 40-foot long parking spaces for small trucks, five standard parking spaces, and one ADA parking space on-site. There is also seven existing street parking spaces along adjacent street frontages. The applicant proposed creating two additional parking spaces along First Street to achieve the total of 18 parking spaces. Based on the preliminary consultation with the Public Works department, a portion of the existing red curb can be removed to accommodate this request.

The parking requirement for the “House Moving Business” is 1 parking space per 750 sf gross floor area. In SP-5, parking requirements may be satisfied either on-site, or on-street along adjacent public street frontages. For 14,112 sq. ft., 18 standard parking spaces are required.

ANALYSIS:

The Project Site is located within the Workplace Flex District of the San Fernando Corridors Specific Plan (SP-5) which is intended to accommodate industrial, warehouse, and distribution uses within the Specific Plan area. The list of permitted uses is similar to uses allowed in the Limited Industrial Zone (M-1). The use of “House Moving Business” is conditionally permitted in the Workplace Flex District. Conditional uses are those uses, which have a special impact or uniqueness such that their effect on the surrounding environment cannot be determined in advance of the use being proposed for a particular location. The review shall determine whether the proposed use should be permitted by weighing the public need for and the benefit to be derived from the use against the impact which it may cause.

According to the SFMC, Sec. 106-145, the Planning and Preservation Commission shall make the following findings:

- (1) The proposed use is one conditionally permitted within the subject zone and complies with all of the applicable sections of this chapter.*

Per Table 4.1 of SP-5, Land Use and Permit Requirements, “House Moving Business” is permitted in the Workplace Flex District subject to a Conditional Use Permit. The proposed project complies with all applicable sections of Chapter 106 – Zoning, including

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106-829:832 and 106-867:869 (Parking), 106-896 (Trash areas), and applicable sections of SP-5: 4.5 (Development Standards) and 4.7 (Vehicular Parking Standards).

- (2) *The proposed use would not impair the integrity and character of the zone in which it is to be located.*

The intent of the Workplace Flex District is to accommodate industrial, warehouse, and distribution uses. The nature of “House Moving Business” is similar to warehouse / distribution uses and is compatible to other surrounding uses in the zone: an embroidery studio, battery distributor, engineering company, chemical lab, dental supplies wholesaler, and several body shops. The applicant is not proposing any exterior changes for the existing building. The character of the property and the integrity of the zone will not be impaired.

- (3) *The subject site is physically suitable for the type of land use being proposed.*

The subject site measures about 24,000 sq. ft. It is improved with a 14,112 sq. ft. warehouse which is suitable for temporary warehousing of furniture and household items. The parking lot is suitable for parking small trucks used for the house moving business, as well as employees’ cars. It has two points of access, off First Street and off the alley connecting Orange Grove Avenue and Hubbard Street. The parking lot will provide adequate circulation with vehicles entering the lot through the alley and exiting to First Street. First Street is 60 feet wide and the alley is 40 feet wide which will provide sufficient ingress and egress.

- (4) *The proposed use is compatible with the land uses presently on the subject property.*

Civic Van Lines / Shleppers is the sole user of the property, which they purchased in 2024. The building is currently used for warehousing of furniture, which is a permitted use in the Workplace Flex District. The previous uses of the subject property included the germination and wholesale of grains (2023-2024) and apparel manufacturing (2012-2022) which involved a comparable level of deliveries and generated traffic. The intensity of use will decrease compared to previous uses: it will be less intense than manufacturing and will involve less frequent truck traffic than wholesale/distribution.

- (5) *The proposed use would be compatible with existing and future land uses within the zone and the general area in which the proposed use is to be located.*

The proposed use of “House Moving Business” is a conditionally permitted use within Workplace Flex District. It is considered a light industrial use and is compatible to other existing and permitted uses in the zone: an embroidery studio, battery distributor, engineering company, chemical lab, dental supplies wholesaler, and several body shops.

The intent of the Workplace Flex District is to accommodate industrial, warehouse, and distribution uses; therefore, the proposed use is compatible with potential future land uses.

- (6) There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.*

The Public Works Department has reviewed the proposed project and has determined that there is adequate infrastructure related to the service of water, sanitation and utility services. No on-site infrastructure upgrades are required for the operation of the proposed business at this time; however, the property will be a part of the ongoing citywide program of upgrading backflow devices.

- (7) There would be adequate provisions for public access to serve the subject proposal.*

The proposed use involves limited public access. Most of the orders are accepted online, and customers are served at their location. Occasional customers will be able to access the office space through the front entrance and park on First Street or Orange Grove Avenue. The parking lot and two loading doors will be accessible for staff only. The general public access is not expected due to the nature of the facility.

- (8) The proposed use would be appropriate in light of an established need for the use at the proposed location.*

According to *State of Moving & Storage 2025 Report*¹ by Supermove, the house moving software company, the moving industry is experiencing an uptick due to the housing market recovery, decreasing of mortgage interest rates, and increasing mobility: many people are changing jobs, buying new houses, or moving out of state. Industry leaders recognize shortage of movers compared to number of interested customers. There is only one other moving company in San Fernando (Russel's Moving & Storage at 1201 Arroyo St, M-1 zone). Therefore, a new house moving business will be appropriate in light of an established need for this use.

- (9) The proposed use is consistent with the objectives, policies, general land uses and programs of the city's general plan.*

The Project Site at 1901 First St is located within the Workplace Flex District of the San Fernando Corridors Specific Plan (SP-5) and maintains an Industrial land use designation in the General Plan Land Use Element. The proposal is consistent with Goals 1 and 2 of the Land Use Element of the General Plan to retain the small town character of San Fernando and to promote economic viability of commercial areas, as well as with

¹ <https://www.supermove.com/blog/2025-top-trends-predictions-by-moving-company-pros#>

A request for the approval of a Conditional Use Permit (CUP2024-003)

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Objective 2 to attract new commercial activities. It is also consistent with the intent of the Workplace Flex District to accommodate industrial, warehouse, and distribution uses within the Specific Plan area.

- (10) *The proposed use would not be detrimental to the public interest, health, safety, convenience or welfare.*

The proposed use of “House Moving Business” will involve departure of trucks in the morning and their arrival in the afternoon; loading and unloading of furniture through the loading dock on the parking lot; and temporary warehousing of furniture and household items. These types of activity are not obnoxious or offensive to the surrounding area, as they do not produce odor, dust, smoke, gas, noise, vibration or other similar causes detrimental to the public health, safety or general welfare.

ENVIRONMENTAL REVIEW:

This Conditional Use Permit request has been reviewed by the City for compliance with the California Environmental Quality Act (CEQA). Based on the provided analysis, the proposed Project meets all conditions of Class 1 categorical exemption, Existing Facilities (CEQA Guidelines, § No. 15301). The key consideration for this exemption is whether the project involves negligible or no expansion of use. The intensity of use for “House Moving Business” will not expand compared to the previous uses of the subject property and will have a reduced level of deliveries and generated traffic. Based on this analysis, no significant environmental effects would result from this project and the use of a categorical exemption is appropriate. Therefore, the proposed Project is exempt from further CEQA review pursuant to CEQA Guidelines, Section 15301, Class 1 – Existing Facilities.

PUBLIC NOTIFICATION:

On February 27, 2025, a public hearing notice was published in the print and online versions of the legal advertisement section of the *San Fernando Sun Newspaper* (Attachment B). In addition, on February 28, 2025, a public hearing notice was posted at the Project Site and at the two City Hall bulletin boards. Notices of the public hearing for the Site Plan Review request were also mailed to all property owners of record within a 500-foot radius of the Project Site.

PUBLIC COMMENTS:

As of the date of preparation of this staff report, there were no comments received from the public regarding this Conditional Use Permit. Any comments received after the distribution of this report shall be read into the record at the public hearing.

BUDGET IMPACT:

A request for the approval of a Conditional Use Permit (CUP2024-003)

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The Project involves a private property and does not request or require public funds and has no direct fiscal impact on the City of San Fernando.

CONCLUSION:

Staff recommends that the Commission:

- a. Conduct a Public Hearing;
- b. Pending public testimony, adopt Planning and Preservation Commission (“Commission”) Resolution No. 2025-004 (Attachment A) approving Conditional Use Permit No. 2024-003 for Civic Van Lines, DBA Shleppers, to allow the use of an existing 14,112 sq. ft. warehouse and an adjacent parking lot at 1901 First St in the Workplace Flex District of the San Fernando Corridors Specific Plan (SP-5) for the conditionally permitted “House Moving Business” use which includes providing house moving services and warehousing of furniture and household items.

ATTACHMENTS:

- A. Planning and Preservation Commission Resolution 2025-004, including
 - a. Exhibit “A”: Conditions of Approval
- B. Notice of Public Hearing Published in the *San Fernando Sun* Newspaper
- C. Project Location Map

RESOLUTION NO. 2025-004

A RESOLUTION OF THE PLANNING AND PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT CUP2024-003 AND THE CONDITIONS OF APPROVAL ATTACHED THEREIN AS EXHIBIT "A" AND A CLASS 1 CEQA EXEMPTION ALLOWING CIVIC VAN LINES, DBA SHLEPPERS, TO OPERATE AS "HOUSE MOVING BUSINESS" AT THE EXISTING 14,112 SQ. FT. WAREHOUSE WITH AN ADJACENT PARKING LOT LOCATED AT 1901 FIRST STREET (APN: 2520-002-023)

WHEREAS, on November 16, 2024, Application for a Conditional Use Permit to conditionally allow Civic Van Lines, DBA Shleppers, the operation of "House Moving Business" at 1901 First Street; and

WHEREAS, the project site is within the Workplace Flex District of the San Fernando Corridors Specific Plan (SP-5) where "House Moving Business" is permitted subject to a Conditional Use Permit; and

WHEREAS, on January 13, 2025, the Conditional Use Permit application was deemed complete and a public hearing was scheduled in accordance to SFMC Section 106-72; and

WHEREAS, the proposed project is considered a "project" as defined by the California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq.; and

WHEREAS, the project has been reviewed for compliance with the California Environmental Quality Act (CEQA) and it qualifies for an exemption from further environmental review pursuant to CEQA Guidelines Section 15301, Class 1; and

WHEREAS, in accordance with State law, on February 27, 2025, the City of San Fernando Community Development Department published a legal notice concerning the proposed project in the print and online versions of the legal advertisement section of the *San Fernando Sun Newspaper*, a local newspaper of general circulation, regarding the City of San Fernando Planning and Preservation Commission meeting of March 10, 2025, and mailed the notice to property owners located within a 500-foot radius of the project site; and

WHEREAS, on March 10, 2025, the Planning and Preservation Commission conducted a public hearing, at which time public testimony was taken concerning the proposed Conditional Use Permit CUP2024-003 and the Conditions of Approval attached therein as Exhibit "A" and a Class 1 CEQA exemption allowing Civic Van Lines, DBA Shleppers, to operate as "House Moving Business" at 1901 First Street.

NOW, THEREFORE, THE PLANNING AND PRESERVATION COMMISSION OF THE CITY OF SAN FERNANDO, CALIFORNIA, DOES HEREBY FIND, DETERMINE, AND RESOLVE AS FOLLOWS:

SECTION 1: ENVIRONMENTAL REVIEW FINDINGS

This Conditional Use Permit request has been reviewed by the City for compliance with the California Environmental Quality Act (CEQA). Based on the provided analysis, the proposed Project meets all conditions of Class 1 categorical exemption, Existing Facilities (CEQA Guidelines, § No. 15301). The key consideration for this exemption is whether the project involves negligible or no expansion of use. The intensity of use for “House Moving Business” will not expand compared to the previous uses of the subject property and will have a reduced level of deliveries and generated traffic. Based on this analysis, no significant environmental effects would result from this project and the use of a categorical exemption is appropriate. Therefore, the proposed Project is exempt from further CEQA review pursuant to CEQA Guidelines, Section 15301, Class 1 – Existing Facilities.

SECTION 2. FINDINGS FOR CONDITIONAL USE PERMIT

Pursuant to San Fernando Municipal Code Section 106-145 the following findings shall be made for approval of a Conditional Use Permit:

Finding 1: The proposed use is one conditionally permitted within the subject zone and complies with all of the applicable sections of this chapter.

Evidence: Per Table 4.1 of SP-5, Land Use and Permit Requirements, “House Moving Business” is permitted in the Workplace Flex District subject to a Conditional Use Permit. The proposed project complies with all applicable sections of Chapter 106 – Zoning, including 106-829:832 and 106-867:869 (Parking), 106-896 (Trash areas), and applicable sections of SP-5: 4.5 (Development Standards) and 4.7 (Vehicular Parking Standards).

Finding 2: The proposed use would not impair the integrity and character of the zone in which it is to be located.

Evidence: The intent of the Workplace Flex District is to accommodate industrial, warehouse, and distribution uses. The nature of “House Moving Business” is similar to warehouse / distribution uses and is compatible to other surrounding uses in the zone: an embroidery studio, battery distributor, engineering company, chemical lab, dental supplies wholesaler, and several body shops. The applicant is not proposing any exterior changes for the existing building. The character of the property and the integrity of the zone will not be impaired.

Finding 3: The subject site is physically suitable for the type of land use being proposed.

Evidence: The subject site measures about 24,000 sq. ft. It is improved with a 14,112 sq. ft. warehouse which is suitable for temporary warehousing of furniture and household items. The parking lot is suitable for parking small trucks used for the house moving business, as well as

employees' cars. It has two points of access, off First Street and off the alley connecting Orange Grove Avenue and Hubbard Street. The parking lot will provide adequate circulation with vehicles entering the lot through the alley and exiting to First Street. First Street is 60 feet wide and the alley is 40 feet wide which will provide sufficient ingress and egress.

Finding 4: The proposed use is compatible with the land uses presently on the subject property.

Evidence: Civic Van Lines / Shleppers is the sole user of the property, which they purchased in 2024. The building is currently used for warehousing of furniture, which is a permitted use in the Workplace Flex District. The previous uses of the subject property included the germination and wholesale of grains (2023-2024) and apparel manufacturing (2012-2022) which involved a comparable level of deliveries and generated traffic. The intensity of use will decrease compared to previous uses: it will be less intense than manufacturing and will involve less frequent truck traffic than wholesale/distribution.

Finding 5: The proposed use would be compatible with existing and future land uses within the zone and the general area in which the proposed use is to be located.

Evidence: The proposed use of "House Moving Business" is a conditionally permitted use within Workplace Flex District. It is considered a light industrial use and is compatible to other existing and permitted uses in the zone: an embroidery studio, battery distributor, engineering company, chemical lab, dental supplies wholesaler, and several body shops. The intent of the Workplace Flex District is to accommodate industrial, warehouse, and distribution uses; therefore, the proposed use is compatible with potential future land uses.

Finding 6: There would be adequate provisions for water, sanitation, and public utilities and services to ensure that the proposed use would not be detrimental to public health and safety.

Evidence: The Public Works Department has reviewed the proposed project and has determined that there is adequate infrastructure related to the service of water, sanitation and utility services. No on-site infrastructure upgrades are required for the operation of the proposed business at this time; however, the property will be a part of the ongoing citywide program of upgrading backflow devices.

Finding 7: There would be adequate provisions for public access to serve the subject proposal.

Evidence: The proposed use involves limited public access. Most of the orders are accepted online, and customers are served at their location. Occasional customers will be able to access the office space through the front entrance and park on First Street or Orange Grove Avenue. The parking lot and two loading doors will be accessible for staff only. The general public access is not expected due to the nature of the facility.

Finding 8: The proposed use would be appropriate in light of an established need for the use at

the proposed location.

Evidence: According to State of Moving & Storage 2025 Report by Supermove, the house moving software company, the moving industry is experiencing an uptick due to the housing market recovery, decreasing of mortgage interest rates, and increasing mobility: many people are changing jobs, buying new houses, or moving out of state. Industry leaders recognize shortage of movers compared to number of interested customers. There is only one other moving company in San Fernando (Russel's Moving & Storage at 1201 Arroyo St, M-1 zone). Therefore, a new house moving business will be appropriate in light of an established need for this use.

Finding 9: The proposed use is consistent with the objectives, policies, general land uses and programs of the city's general plan.

Evidence: The Project Site at 1901 First St is located within the Workplace Flex District of the San Fernando Corridors Specific Plan (SP-5) and maintains an Industrial land use designation in the General Plan Land Use Element. The proposal is consistent with Goals 1 and 2 of the Land Use Element of the General Plan to retain the small town character of San Fernando and to promote economic viability of commercial areas, as well as with Objective 2 to attract new commercial activities. It is also consistent with the intent of the Workplace Flex District to accommodate industrial, warehouse, and distribution uses within the Specific Plan area.

Finding 10: The proposed use would not be detrimental to the public interest, health, safety, convenience or welfare.

Evidence: The proposed use of "House Moving Business" will involve departure of trucks in the morning and their arrival in the afternoon; loading and unloading of furniture through the loading dock on the parking lot; and temporary warehousing of furniture and household items. These types of activity are not obnoxious or offensive to the surrounding area, as they do not produce odor, dust, smoke, gas, noise, vibration or other similar causes detrimental to the public health, safety or general welfare.

SECTION 3. RECORD OF PROCEEDING

The documents and other materials that constitute the record of the proceedings upon which the Planning and Preservation Commission's decision is based, which include, but are not limited to, the environmental documents, staff reports, as well as all materials that support the staff reports for the proposed project and are located in the Community Development Department of the City of San Fernando at 117 Macneil Street, San Fernando, CA 91340. The custodian of these documents is the City Clerk of the City of San Fernando.

SECTION 4. DETERMINATION

The Project is consistent with the objectives, policies, and general land uses and programs provided in the City's General Plan, the applicable development standards and design guidelines for Workplace Flex District of the San Fernando Corridors Specific Plan (SP-5). All findings

required for approval of a Conditional Use Permit can be made. Therefore, the Planning and Preservation Commission approves Conditional Use Permit No. 2024-003, subject to conditions of approval attached hereto as Exhibit "A".

SECTION 5. CERTIFICATION OF THE RESOLUTION

The Secretary of the Planning and Preservation Commission of the City of San Fernando, California, shall certify the adoption of this resolution.

PASSED, APPROVED, AND ADOPTED this 10th day of March 2025 by the following votes:

AYES:

NOES:

ABSENT:

ABSTAIN:

FRANCISCO SOLORIO, CHAIRPERSON

ATTEST:

ERIKA RAMIREZ, SECRETARY TO THE PLANNING
AND PRESERVATION COMMISSION

**EXHIBIT A
CONDITIONS OF APPROVAL**

PROJECT NO.: Conditional Use Permit No. 2024-003

PROJECT ADDRESS: 1901 First Street, San Fernando, CA 91340
(Assessor’s Parcel Number 2520-002-023)

PROJECT DESCRIPTION: Conditional Use Permit to allow Civic Van Lines, DBA Shleppers, to operate as “House Moving Business” at the existing 14,112 sq. ft. warehouse with an adjacent parking lot located at 1901 First Street.

The following conditions shall be made a part of the approval of the project, and shall be complied with in their entirety, as determined by the Community Development Department:

NO.	CONDITION OF APPROVAL	AGENCY	COMPLIANCE VERIFICATION
GENERAL			
1.	This Conditional Use Permit is granted for the land use and development of the Property as described in this application and any attachments thereto, as approved by the Planning and Preservation Commission on March 10, 2025, and shall be maintained in substantial conformance with to the plans and materials, except as herein modified to comply with these Conditions of Approval.	Planning	
2.	<u>Expiration.</u> The Conditional Use Permit approval to which these Conditions of Approval apply shall expire one year from the date of final approval of said Conditional Use Permit if the approval has not been exercised. An applicant may request an extension of said expiration date by filing a written request with the Planning Division prior to the expiration of the approval. The Community Development Director may grant extensions of 6 months but no more than 2 or a total of 12 months of extended time may be given.	Planning	
3.	<u>Alterations.</u> Any expansion to this use or exterior alterations will require the submittal of a separate application(s) and shall be reviewed and approved	Planning	

	under separate permit(s).		
4.	<u>Acceptance.</u> Within 30 days of this approval, the applicant and property owner shall certify his/her acceptance of the conditions of approval or modifications thereto by signing the acceptance form and shall be bound by all of the conditions.	Planning	
5.	<u>Recordation.</u> The applicant shall provide the Community Development Department with proof that the conditions of approval have been recorded with the Los Angeles Registrar Recorder/County Clerk's Office.	Planning	
6.	<u>Indemnification.</u> The property owner and the project applicant, shall indemnify, protect, hold harmless and defend the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents from any and all claims, actions, or proceedings against the City to attack, set aside, void, annul, seek monetary damages resulting from an approval of the City, or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voter of the City, concerning the entitlement application. City shall promptly notify both the property owner and developer of any claim, action, or proceeding to which this condition is applicable and shall further cooperate fully in the defense of the action. The City reserves its right to take any and all action the City deems to be in the best interest of the City and its citizens in regard to such defense. The property owner and developer shall defend, indemnify and hold harmless the City for all costs and fees incurred in additional investigation or study of, or for supplementing, redrafting, revising, or amending, any document (such as an environmental impact report or related environmental assessment) if made necessary through the initiation of the project.	All Depts.	
7.	<u>Code Compliance.</u> The project shall be in compliance with all of the provisions of the San Fernando Municipal Code. The applicant shall also comply with	All Depts.	

	all other requirements of any applicable federal, state, or local law, ordinance, or regulation, including 2022 California Building, Electrical, Plumbing, Mechanical, Energy & Green Building Standards Codes.		
8.	<u>Hours of Operation.</u> The facility shall operate Monday through Friday, from 8 a.m. to 5 p.m.	Planning	
9.	<u>Parking.</u> The facility shall provide 9 on-site parking spaces, including on ADA parking space and three parking spaces for small trucks, and 7 existing parking spaces along adjacent street frontages. The applicant shall work with the Public Works department to provide 2 additional parking spaces on First Street to achieve the total of 18 parking spaces.	Planning, Public Works	
10.	<u>Exterior lighting.</u> All exterior area lighting shall be provided by full cut-off fixtures 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.	Planning	
11.	<u>Waste.</u> All project-related solid and recyclable waste materials removal shall be in accordance with SFMC Chapter 70 – “Solid Waste and Recyclables Collection Services”. All trash receptacles shall be placed in a confined area within the property out of sight of the public right of way as well as off of public property except for trash collection activities. The property shall provide adequate trash and recycling capacity and shall comply with Assembly bills 939, 1826 and 341 waste diversion goals. Please contact Brianna N. Solis at Bsolis@republicservices.com to ensure collection services are provided.	Public Works	
12.	<u>Backflow Device.</u> The applicant shall work with the Public Works department to upgrade a backflow device within a reasonable timeline, as a part of the ongoing citywide program. The new backflow device shall be tested annually.	Public Works	

13.	<u>Trash Enclosure.</u> Trash facilities and recycling containers shall be located within structural enclosures. Each trash storage area shall be at least 4½ feet by six feet. Plans for trash enclosure shall be submitted to the Planning Division and Building and Safety Division for review within 30 days of approval.	Planning and Building Division	
14.	<u>Property Maintenance.</u> The subject site and its immediate surrounding area shall be maintained in a clean, neat and orderly manner at all times and shall comply with the property maintenance standards as set forth in the San Fernando City Code.	Community Preservation	
15.	<u>Landscape.</u> All on-site and off-site plantings shall be kept in a healthy and growing condition. Fertilization, cultivation, tree pruning shall be a part of regular maintenance. Good horticultural practices shall be followed in all instances.	Planning, Community Preservation	
16.	<u>Loitering.</u> The property owner shall prohibit loitering by individuals outside the premises.	Police	
17.	<u>Graffiti.</u> The property owner shall remove any graffiti from the project site within 24 hours of its occurrence, or as requested by the City. The property owner shall apply two coats of anti-graffiti paint on all exterior building walls.	Planning, Police	
18.	<u>Site Inspections.</u> The Community Development Department shall have the authority to inspect the site to assure compliance with these conditions of approval. The applicant and all successors shall grant the right of access to authorized agents of the City of San Fernando to conduct periodic inspections of the property.	Planning, Building & Safety, Community Preservation	
19.	<u>Business License.</u> A commercial business occupancy permit, business license and a business certificate of occupancy is required prior to operating.	Planning, Building & Safety, Finance	

Your Return Mailing Address

Name: San Fernando Sun
Address: 1150 San Fernando Road, Suite 100
City: San Fernando State CA Zip Code: 91340

Proof of Publication –

(2015.5 C.C.P.)

**STATE OF CALIFORNIA
COUNTY OF LOS ANGELES**

The undersigned says:

I am a citizen of the United States, and a resident of the county aforesaid; I am over the age of eighteen years; and I am not a party to or interested in the notice published. I am the chief legal advertising clerk of the publisher of the

San Fernando Valley Sun

a newspaper of general circulation, printed and published weekly in the San Fernando Valley, in the County of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California,

Under the date of 8-16, 1945

Case Number 503894

that the notice, of which the annexed is a printed copy has been published in each regular and entire issue of said newspaper and not in any supplement There of on the following dates, to-wit:

02/27/2025

all in the year 2025. I certify (or declare) under penalty of perjury that the foregoing is true and correct. Dated at San Fernando California, on this 27th day of **February, 2025**

Signature,

Yaritza Rodriguez
SAN FERNANDO VALLEY SUN
1150 SAN FERNANDO ROAD, SUITE 100
SAN FERNANDO, CA 91340

**NOTICE OF A PUBLIC HEARING
BY THE CITY OF SAN FERNANDO
PLANNING AND PRESERVATION
COMMISSION**

NOTICE IS HEREBY GIVEN that the Planning and Preservation Commission of the City of San Fernando will hold a public hearing on Conditional Use Permit No. 2024-003:
DATE: March 10, 2025

TIME: 5:30 p.m.
HEARING LOCATION: City Hall Council Chambers, 117 Macneil Street, San Fernando, CA 91340

PROJECT LOCATION: 1901 FIRST Street (APN: 2520-002-023)

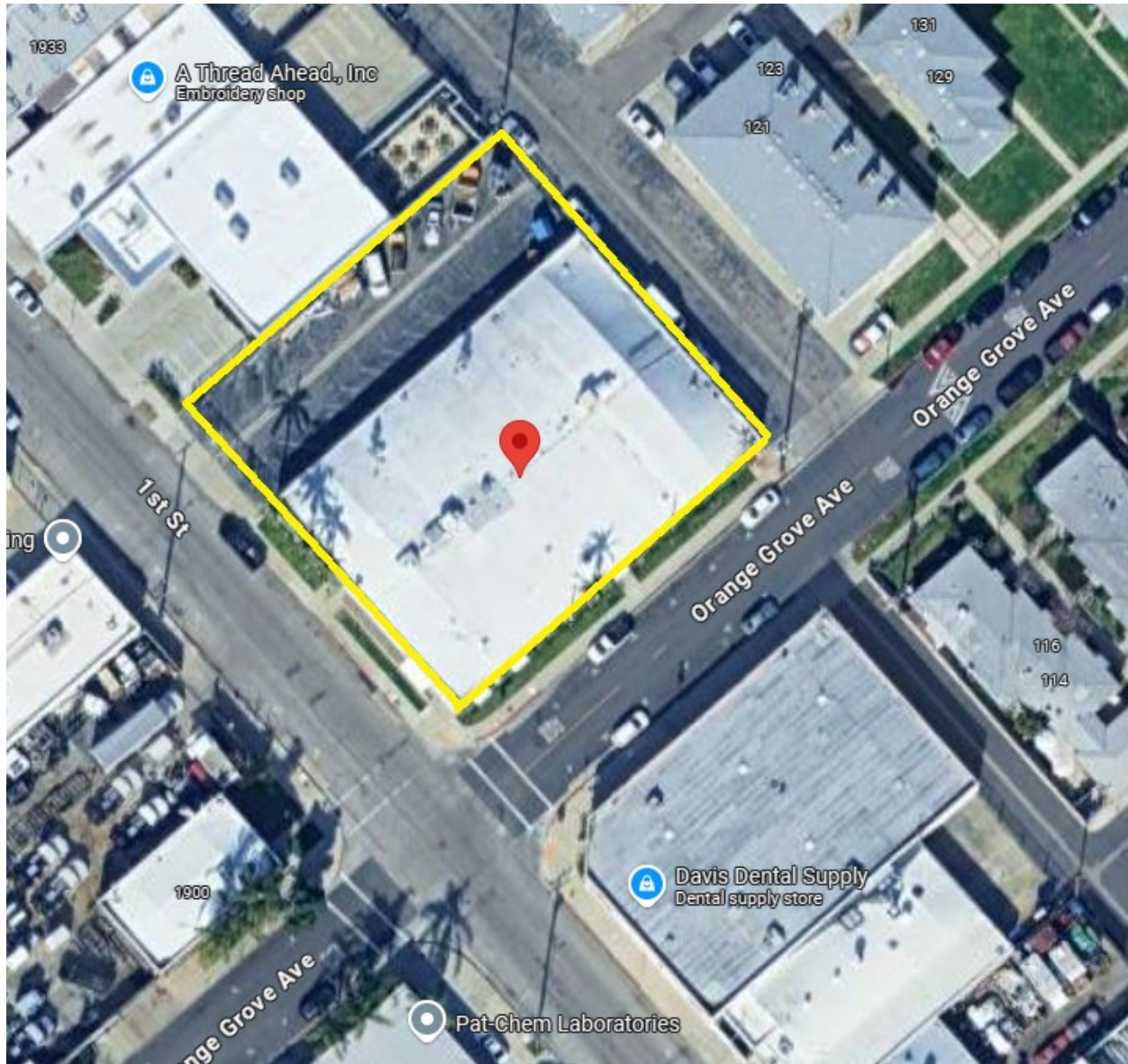
PROJECT DESCRIPTION: Conditional Use Permit (CUP2024-003) is a request to allow Civic Van Lines, DBA Shleppers, to operate as "House Moving Business" at the existing 14,112 sq. ft. warehouse and an adjacent parking lot located at 1901 First Street, in the Workplace Flex District of the San Fernando Corridors Specific Plan (SP-5). The use will include providing house moving services and warehousing of furniture and household items.

Pursuant to the California Environmental Quality Act (CEQA), the Conditional Use Permit is exempt under CEQA Guidelines Section 15301, Class 1 – Existing Facilities. The project site is in an urbanized area with no environmentally sensitive habitats or species of concern on the property, there has been no successive effort to intensify land uses in the area, and no unusual circumstances exist that would pose a reasonable possibility of having a significant effect on the environment, and the project does not involve or affect historic resources. Based on this analysis, no significant environmental effects would result from this project and the use of a categorical exemption is appropriate.

The City of San Fernando strongly encourages your participation. Interested members of the public may provide verbal comments or written comments regarding any aspect of the project during the public hearing on this matter. Additionally, public comments may be submitted via email to CommunityDevelopment@sfcity.org or mailed to Community Development, 117 Macneil Street, San Fernando, CA 91340, by 4:00 PM on the date of the meeting. If you have any questions, please contact Marina Khrustaleva, Associate Planner, at mkhrustaleva@sfcity.org or call 818-898-1378.

Publish: 02/27/2025
San Fernando Sun
L13912

1901 First Street, San Fernando, CA 91340



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To: Planning and Preservation Commission Chair Solorio and Commissioners

From: Erika Ramirez, Director of Community Development

Date: March 10, 2025

Subject: Presentation on Relationship Between the General Plan and Zoning Code

RECOMMENDATION:

Staff recommends that the Planning and Preservation Commission:

Receive and file a presentation regarding the relationship between the General Plan and Zoning Code.

ANALYSIS:

The General Plan and Zoning Code are two fundamental tools that guide land use and development in California. While they serve distinct functions, they are closely interconnected.

The General Plan is a city or county’s long-term policy document that establishes a vision for growth, land use, housing, transportation, environmental protection, and public services. It serves as a broad framework for decision-making and includes mandatory elements such as Land Use, Housing, Circulation, Conservation, Open Space, Noise and Safety.

The Zoning Code, on the other hand, is the primary regulatory tool that implements the policies of the General Plan. It establishes specific rules regarding land use, density, building height, setbacks, and other development standards. Zoning must be consistent with the General Plan, meaning that zoning districts and regulations must align with the land use designations and policies outlined in the General Plan.

General Plan

California’s General Plan system originated with the Standard Planning Act of 1927 or otherwise known as the Standard City Planning Enabling Act, a model law published by the U.S. Department of Commerce that provided states with a framework to establish planning commissions and create comprehensive city plans. This Act essentially laid the foundation for modern land use planning in the United States. It was considered a companion piece to the earlier “Standard State Zoning Enabling Act” which focused specifically on zoning regulations. California adopted this act,

authorizing cities and counties the ability to adopt a general plan, but it was not until 1955 that the California Legislature enacted state law requiring cities and counties to adopt a General Plan. At that time, a General Plan consisted of only a Land Use Element and a Circulation Element. Over time, state laws have evolved to strengthen the role of the General Plan as a fundamental land use policy document.

In 1971, the State Legislature created one of the most important features of State planning law by requiring that zoning and subdivision approval be consistent with the General Plan (Govt. Code Sec. 65302(a)). In addition, other reforms that same year established the General Plan Guidelines and required elements of a General Plan. The California Environmental Quality Act (CEQA), enacted in 1970, further integrated environmental considerations into the planning process.

The General Plan Framework has expanded over the years to include required elements such as Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. The Housing Element, in particular, has been subject to rigorous state oversight to ensure compliance with Regional Housing Needs Assessment (RHNA) allocations.

Recent legislative updates, including SB 1000 (Environmental Justice in 2016), SB 379 (Climate Adaptation in 2015), and SB 375 (Sustainable Communities Strategy in 2008), have emphasized equity, climate resilience, and greenhouse gas reduction in General Plans. Cities and counties must now address climate adaptation, environmental justice, and sustainability in their long-term planning efforts.

Today, the General Plan serves as the constitution for local development, shaping how communities grow while addressing housing, environmental resilience, and economic vitality in alignment with state policies.

In 1987, The City of San Fernando’s adopted Resolution No. 5786, consolidating the various elements of the General Plan into a single document. Since then the City has amended specific elements as needed. Below is a list of the current elements of the City of San Fernando’s General Plan and the most recent date of adoption.

Element	Date of Adoption
Land use	2017
Circulation	2017 (in progress)
Housing	2022
Open Space/Conservation/Parks-Recreation	1987 (in progress)
Safety (includes environmental justice)	2022
Noise	1987
Historic Preservation	2005

Part of the General Plan is the Land Use Map. This is a visual representation of the City’s land use policies and goals established in the City’s Land Use Element by designating specific land use

categories to different areas of the city. It serves as a guide for zoning, development decision, and infrastructure planning, ensuring consistency with the General Plan's vision.

The San Fernando Land Use Element contains 12 land use designations. The 12 designations, are listed below and illustrated as Exhibit IV-II as the Land Use Element Map (Attachment A).

Residential

1. Low Density Residential (LDR)
2. Medium Density Residential (MDR)
3. High Density Residential (HDR)

Commercial

4. Central Business District (CBD)
5. Neighborhood Shopping (COM)
6. Highway Related Commercial (COM)
7. Automotive Sales and Services (COM)

Industrial

8. Light Industrial (IND)
9. Heavy Industrial (IND)

Other

10. Public/Quasi-Public (PUB)
11. Neighborhood Park/Landscaping (PRK)
12. San Fernando Corridors Specific Plan (SP-5) – including the Maclay District, the Downtown District, the Mixed-Use Corridor District, the Automobile Commercial District, the Workplace Flex District, and the General Neighborhood District

Zoning Code

A zoning code is a set of regulations that governs land use, building size, height, density, and placement within a city. Its primary purpose is to ensure orderly development, protect public health and safety, and maintain community character. Zoning codes help prevent land use conflicts, guide infrastructure planning, and promote economic growth while balancing environmental sustainability and housing needs.

As previously mentioned, zoning codes are directly tied to the General Plan, which serves as a city's long-term vision for growth and development. While the General Plan establishes policies and goals for land use, zoning codes provide the regulatory framework to implement those policies. The General Plan Land Use Map designates areas for different types of development, and the zoning code translates those designations into specific rules that shape what can be built and how land can be used.

Zoning codes emerged in the early 20th century as a way to regulate urban development and separate incompatible land uses. The 1916 New York City Zoning Resolution was the first comprehensive zoning law in the U.S., introducing land use districts to control building height, density, and use. In 1926, the U.S. Supreme Court upheld zoning in *Village of Euclid v. Ambler Realty Co.*, affirming that local governments could regulate land use to protect public welfare.

Following this decision, the Standard Zoning Enabling Act (SZA) of 1924 provided a legal framework for cities nationwide to adopt zoning codes, leading to widespread implementation. After World War II, zoning codes expanded, often using Euclidean zoning, which strictly separates residential, commercial, and industrial areas.

Since the 1970s, zoning codes have evolved to address environmental concerns, housing affordability, and sustainable development. Many cities now incorporate mixed-use zoning, form-based codes, and transit-oriented development to align with General Plan goals of creating more walkable, inclusive, and resilient communities.

By linking zoning codes to the General Plan, cities ensure that day-to-day land use decisions align with long-term policies, promoting balanced growth, economic vitality, and environmental sustainability.

The City of San Fernando's Zoning Code lies in Chapter 106 of the City of San Fernando Municipal Code (SFMC). It was last comprehensively updated in 1985 and has since been amended through targeted updates as needed. The 8 zones, 3 overlays and 1 specific plan that are in the zoning code are listed below and illustrated in the City's Official Zoning Map (Attachment B). The zones that are established in the City of San Fernando's Zoning Code are listed below.

Residential

1. R-1 Single- Family
2. R-2 Multiple- Family Dwelling
3. R-3 Multiple-Family

Commercial

4. C-1 Limited Commercial
5. C-2 Commercial
6. SC Service Commercial

Industrial

7. M-1 Limited Industrial
8. M-2 Light Industrial

Overlays

9. RPD Residential Planning Development
10. PD Precise Development
11. MUO Mixed Use (effective as of March 11, 2025)

Specific Plan

12. San Fernando Corridors Specific Plan (SP-5)

- Maclay District
- Downtown District
- Mixed-Use Corridor District
- Automobile Commercial District
- Workplace Flex District
- General Neighborhood District

The zoning code not only establishes the zones listed above but also establishes rules for how properties can be used and what are permitted land uses in each zone, building heights, lot sizes, setback, parking requirements and other development standards. The zoning code is enforced through zoning permits and approvals, guiding property owners, developers, and city planners in making land-use decisions.

As demonstrated above, a city's General Plan and zoning code are essential tools for guiding development. They are interconnected and designed to reflect the community's long-term vision while providing the regulatory framework to achieve it. The General Plan sets broad policy goals, while the zoning code translates those goals into specific, enforceable regulations. Ensuring consistency between the two is critical for maintaining orderly growth, promoting sustainability, and supporting economic and housing needs. By aligning zoning regulations with General Plan policies, cities can effectively manage land use, enhance quality of life, and foster resilient, well-planned communities.

Advanced Planning Projects

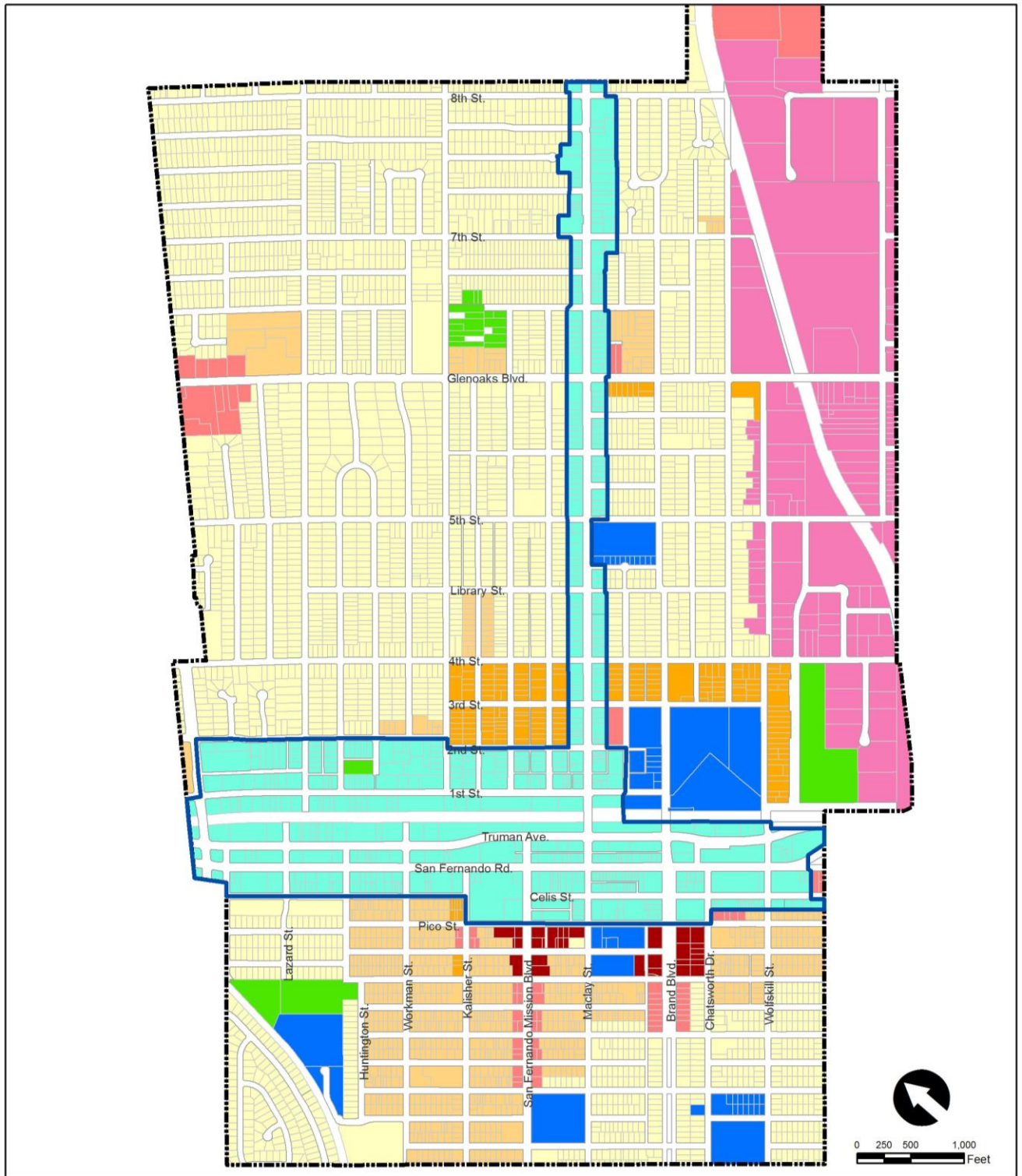
Amendment to the General Plan or to the Zoning Code are usually referred to as advanced planning or long range planning activities. The review of applications is referred to as current planning activities. The Planning Division has a number of advanced planning projects that have been initiated during this fiscal year (FY 2024-2025) and will either be completed prior to June or are anticipated to be completed in FY 2025-2026. These are as follows:

- ✓ Mixed Use Overlay – Approved by City Council February 11, 2025
- Repeal and Replace of Zoning Code – Public hearing continued to April 7, 2025
**Includes updates pertaining to landscaping, outdoor dining and ADU standards*
- SP-5 Update Phase I- TBD
- Zoning Code & SP-5 Update – Phase II – TBD (June, 2026)
 - Objective design standards
 - Update to historic survey
 - Update to density bonus
 - Review of development process
- Circulation Element – TBD (January, 2026) to become a Mobility Element
- Open Space/Conservation/Parks-Recreation- TBD (January, 2026)
- Climate Action Resilience Plan (CARP)- TBD (January, 2026)

Attachments

- A. City of San Fernando Land Use Map
- B. City of San Fernando Zoning Map (effective 3/11/25)
- C. City of San Fernando SP-5 Land Use Districts and Overlays Map

**EXHIBIT IV-II
PROPOSED GENERAL PLAN DESIGNATIONS FOR SP-5**



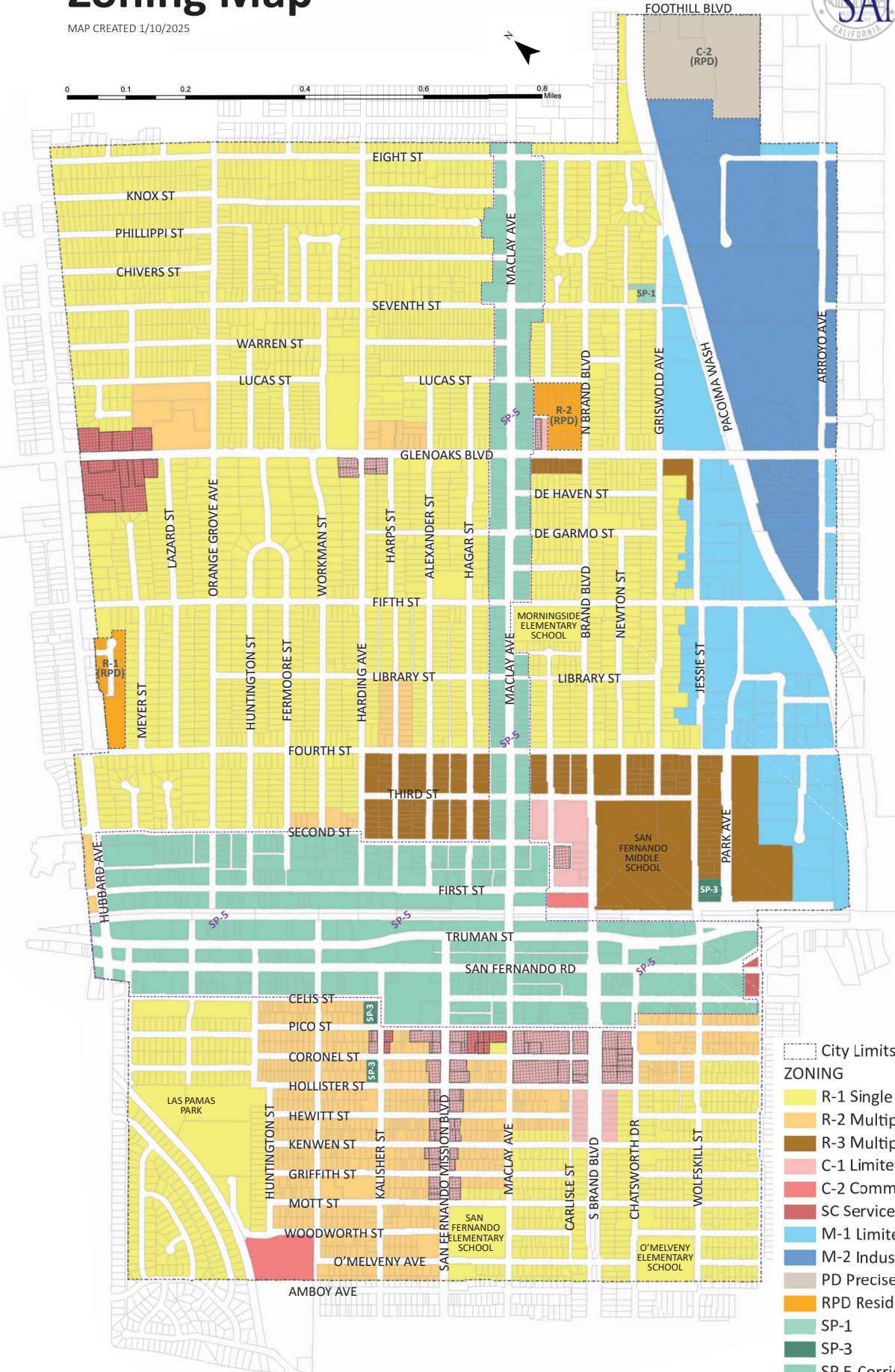
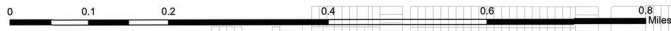
LEGEND

- | | | | |
|-------------------------|---------------------------|--------------------------|---------------------|
| Revised Plan Boundary | Central Business District | High Density Residential | Public/Quasi-Public |
| City Boundary | Med. Density Residential | Commercial | Park |
| Low Density Residential | Industrial | Specific Plan | |



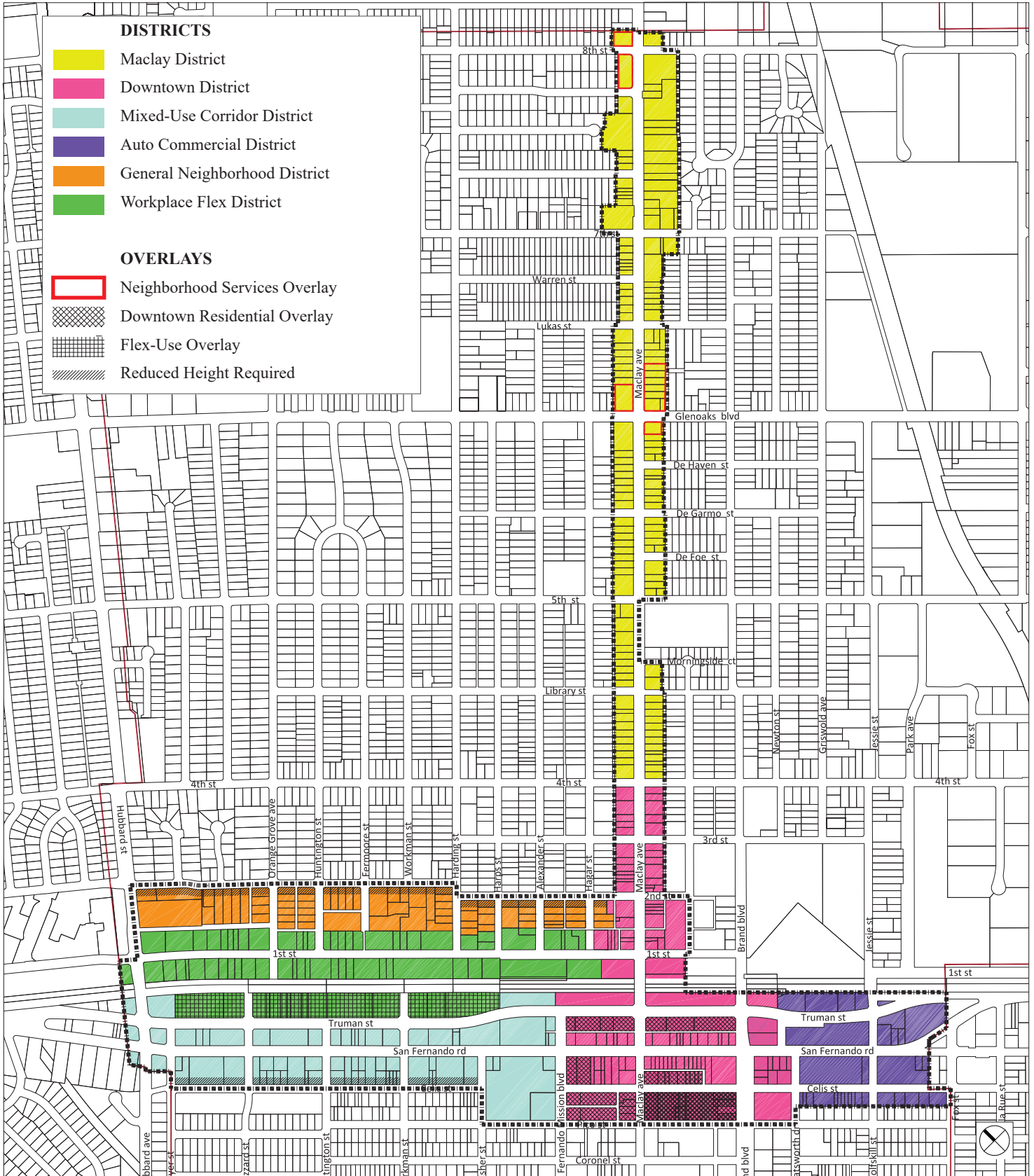
Zoning Map

MAP CREATED 1/10/2025



- City Limits
- ZONING**
- R-1 Single Family Residential
- R-2 Multiple Family Dwelling
- R-3 Multiple Family
- C-1 Limited Commercial
- C-2 Commercial
- SC Service Commercial
- M-1 Limited Industrial
- M-2 Industrial
- PD Precise Development Overlay
- RPD Residential Planned Development Overlay
- SP-1
- SP-3
- SP-5 Corridors Specific Plan
- Mixed Use Overlay

FIGURE 4.1 - CITY LAND USE DISTRICTS AND OVERLAYS MAP



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