



## **7.0 LAND USE REGULATIONS AND DEVELOPMENT STANDARDS**

This Section provides the land use regulations and development standards for the North Valencia Specific Plan No.2. The development standards provide the procedures and detailed requirements for plan implementation. The Specific Plan incorporates provisions of the Santa Clarita Unified Development Code by reference except where sections and provisions are modified or deleted in this Specific Plan. Where the Specific Plan Land Use Regulations and Development Standards are silent or unclear regarding a given site development requirement, the provisions of Chapter 16 and 17 of the Unified Development Code shall be followed.

### **7.1 GENERAL PURPOSE AND APPLICATION**

#### **7.1.1 *General Purpose and Application***

The Specific Plan Land Use Regulation and Development Standards are adopted for the purpose of promoting the health, safety and general welfare of the North Valencia Specific Plan No. 2 and overall Santa Clarita community and achieve the following objectives:

- ❖ Implement the intent and purpose of the Santa Clarita General Plan.
- ❖ Provide maximum opportunities for innovative, high quality community design and site planning, consistent with orderly development and protection of sensitive and natural resources, with a logical and timely sequence of community and government review and input.
- ❖ Provide the opportunity for early implementation of the Specific Plan communities.
- ❖ Provide procedures and requirements for processing subsequent applications and permits to implement the Specific Plan.
- ❖ Encourage the use of alternate fuel vehicles within the Project Area.



### 7.1.2 *Application*

The interpretation and application of the Specific Plan Land Use Regulations and Development Standards shall be accomplished in accordance with the following provisions:

- ❖ The land use regulations delineated herein shall be applied only in the North Valencia Specific Plan No 2 Area.
- ❖ If an issue, conditions or situation arises or occurs that is not sufficiently covered or provided for in these regulations so as to be clearly understandable, those other regulations of the Santa Clarita Unified Development Code that are applicable for the most similar issue, condition or situation shall be used. The Director of Planning and Building Services shall resolve the issues, conditions or situations in a manner that is consistent with the City of Santa Clarita Unified Development Code. This provision shall not be used to permit uses not specifically authorized by this Specific Plan.
- ❖ To the extent applicable, these development standards modify or supersede those found in the City of Santa Clarita Unified Development Code or other City amendments unless otherwise referenced in this Section. Any reference to the Code or Development Code made in this Section shall mean the Santa Clarita Unified Development Code.
- ❖ Submitted applications must provide a plot plan showing development proposals for the entire site.



## 7.2 GENERAL PROVISIONS

All construction within the North Valencia Specific Plan shall comply with the provisions of the Specific Plan and the Santa Clarita Unified Development Code (except as modified by the Specific Plan) as applicable through the submittal of a Development Review. Building permits shall be issued only after the Director of Planning and Building Services or designee has determined that said building permit applications are consistent with the applicable guidelines, policies, use regulations and development standards of the Specific Plan, and applicable Sections of the Unified Development Code.

Any conditions, requirements, or standards, indicated graphically or in writing, granted by authority of these regulations shall have the same force and effect as these regulations. Any use or development not in substantial conformance with such conditions, requirements, or standards, except as authorized by this Specific Plan, shall be in violation of the Specific Plan Land Use Regulations and Development Standards.

Any amendment to these Land Use Regulations and Development Standards shall also amend the Specific Plan Land Use Plan. Any amendment to the Land Use Plan shall also amend the Land Use Regulations and Development Standards. The Specific Plan may be amended by procedures described in the Unified Development Code and as described in the Specific Plan.

Applications for variances to the development standards of these regulations shall first be considered by the Director of Planning and Building Services and they could be considered and processed in accordance with the Santa Clarita Unified Development Code, if applicable.

All applicable provisions of the Unified Development Code and of other City Codes and Ordinances shall be complied with except as revised or modified by this Specific Plan.

The Director of Planning and Building Services may determine that a use not listed within this Code is similar to a listed use and process the proposal as the similar use would be processed.

Appeals of any decision taken by an approving authority on a discretionary permit shall be in compliance with the Santa Clarita Unified Development Code.



All proposed development shall be subject to the requirements of the federally mandated National Pollutant Discharge and Elimination System Permit (Permit No. CA 0061654) or any other such permit that may be in effect.

Prior to the issuance of a building permit for building construction within a commercial area, a conceptual site plan for the entire commercial area shall be submitted to the Director of Planning and Building Services for review and approval. Prior to the issuance of a building permit for building construction within a residential area or industrial, a conceptual site plan for abutting planning areas shall be submitted to the Director of Planning and Building Services for review and approval.

In conjunction with the issuance of a grading permit, a haul route map, if required, shall be submitted and approved by the Director of Planning and Building Services.

### 7.3 PERMITTED USES

The following five Specific Plan land zones exist within the Specific Plan. The Permitted Use Chart contained in this Section shall replace the Permitted Use Charts in Chapter 17.13 of the Unified Development Code. The five land use zones are depicted on land use maps contained elsewhere in this Specific Plan (refer to Exhibit 5 and 5B).

- ❖ **SP - RES (Residential Area)**. This designation permits a variety of residential types including attached dwellings, multiple family dwellings, cluster housing and detached single family dwellings with a density ranging from 5 to 35 dwelling units per acre. School uses will also be permitted within this designation.
- ❖ **SP - COM (Commercial Area)**. This designation permits a wide range of retail, service, and general commercial activities. In addition, these areas are intended for retailing and service uses of a community nature that attract people from the immediate neighborhood. Commercial, recreational, and school uses will also be permitted within this designation.
- ❖ **SP - MU (Mixed Use Area)**. This designation permits a variety of commercial, office, service, residential, and recreational activities. These areas will provide the potential for development projects which create a live, work, and play environment. Commercial recreational, and school uses will also be permitted within this designation.



- ❖ **SP - BP (Business Park Area)** This designation provides areas for clean industry, offices related to the industrial usage, research and development, retail commercial, and warehousing uses.
  
- ❖ **SP - OS (Open Space Area)** This designation recognizes the importance of San Francisquito Creek, a Significant Ecological Area (SEA) as designated in the General Plan, Upland Preserve Zones, and the adjacent trails. These areas are intended for preservation and for passive open space activities.

All land uses other than those indicated in Table 7-1 are prohibited, except as provided by the City's General Plan, Zoning or the Unified Development Code.



**TABLE 7-1**

P = Permitted by Right      M = Minor Use Permit      C = Conditional Use Permit  
 X = Prohibited      T = Temporary Use Permit

<b><u>PERMITTED USE CHART</u></b>	RES	COM	BP	MU	OS
Single Family Dwelling	P	X	X	C	X
Two Family Dwelling	P	X	X	C	X
Mobilehomes used as temporary residence during construction for less than one year	C	T	X	C	X
Multiple family dwelling	P <sup>1</sup>	C	X	P <sup>1</sup>	X
Home Occupation	P	P	X	P	X
Temporary real estate tract offices/ information centers for the sale of lots in the tract upon which the office is located for not more than four years	T	T	T	T	X
Second units (Subject to UDC Standards)	M	C	X	C	X
Private access gate on private streets	C <sup>1</sup>	C	X	C	X
<b><u>AGRICULTURAL USES</u></b>					
All types of horticulture	P	P	P	P	X
Animal shelters	X	M	X	M	X
The growing & wholesaling of products within public utility easements	P	P	P	P	X
Keeping of small animals	P	P	P	P	X
Kennels	X	M	P	M	X
Animal Hospital	C	C	C	C	X
Revegetation and wetland mitigation	X	X	X	X	P
Riding Academies & Commercial Stables	X	X	C	X	X
Wildlife Preserves and Sanctuaries	X	X	X	X	P

1 Private access gates shall only be permitted on private streets for residential apartment projects. All other future gates are subject to a Conditional Use Permit except as permitted for the private street in Sub-Area Four.



<b><u>PERMITTED USE CHART</u></b>	<b>RES</b>	<b>COM</b>	<b>BP</b>	<b>MU</b>	<b>OS</b>
<b>PUBLIC &amp; SEMI PUBLIC USES</b>					
Amphitheater	C	M	X	M	X
Churches	M	M	C	M	X
Clubs and lodges including community facility buildings, YMCA, YWCA and similar youth group uses	X	P	M	P	X
Commercial Recreation (Golf, tennis, etc)	C	M	C	M	X
Convalescent homes and hospitals	P	P	X	P	X
Day nurseries, day care schools, 12 children or less	P	P	M	P	X
Day nurseries, day care schools, 13 children or more	C	M	M	P	X
Educational institutes, public or private, including vocational schools & colleges	P	M	M	P	X
Group care facilities and residential retirement homes, 6 or less people	P	X	X	P	X
Public facilities & utilities including, but not limited to, City headquarters, libraries, and public offices	M	M	M	M	X
Electrical substations, transmission substations, electrical cogeneration facilities and similar use	C	C	C	C	X
Wireless Telecommunication Devices (under 35')	M	M	M	M	X
Wireless Telecommunication Devices (over 35')	C	C	C	C	X
Mortuaries	X	X	P	X	X
Post office branches	X	P	C	P	X
Private recreation facilities including, but not limited to: tot lots, picnic benches, and swimming pools, cabanas, serving members of the homeowners association and limited to 3 acres in size	M	P	P	M	X
Trails	P	P	P	P	P



<b>PERMITTED USE CHART</b>	RES	COM	BP	MU	OS
<b>GENERAL COMMERCIAL LAND USES</b>					
Administrative and professional services, including but not limited to, administrative offices, financial institutions, clerical and legal services, counseling services, drive through banks, public utility company office, medical and related health services.	X	P	P	P	X
Antique shops (not including secondhand stores)	X	P	P	P	X
Apparel stores	X	P	P	P	X
Appliance stores and repairs	X	P	P	P	X
Arcade and electronic games					
a. Up to three electronic devices	X	P	P	P	X
b. Up to 15 electronic devices as an accessory to a restaurant, entertainment, or similar use	X	M	M	M	X
c. Any establishment with over 15 machines	X	C	C	C	X
Art, music and photographic studios and supply stores	X	P	P	P	X
Auction houses	X	X	X	X	X
Automobile and/or small pickup truck services including but not limited to, sales, minor repairs	X	C	C	C	X
Automobile and/or truck body repair and painting	X	C	C	C	X
Automobile sales and rental agencies	X	C	P	C	X
Bakeries – retail only	X	P	P	P	X
Barber and beauty shops	X	P	P	P	X
Bicycle shops, non-motorized	X	P	P	P	X
Billiard halls, night clubs, and bars without alcoholic beverages and/or entertainment	X	M	M	P	X
Blueprint, photocopy and small print shop services	X	P	P	P	X
Boat and camper sales and services	X	C	P	C	X
Book, gift and stationery stores	X	P	P	P	X
Candy stores and confectioneries	X	P	P	P	X





<b><u>PERMITTED USE CHART</u></b>	<b>RES</b>	<b>COM</b>	<b>BP</b>	<b>MU</b>	<b>OS</b>
Carpet and flooring stores	X	P	P	P	X
Car washes, self service and full service	X	P	P	M	X
Catering establishments	X	P	P	P	X
Cigar clubs	X	P	X	P	X
Cleaners, including dry cleaning with on-site cleaning machinery	X	P	P	P	X
Consumer electronics, sales and repair	X	P	P	P	X
Department stores and membership stores	X	P	M	P	X
Equipment rental yards including, but not limited to, trucks and trailers	X	C	C	C	X
Fast food restaurants with drive-in or drive-thru	X	P	P	P	X
Feed and tack stores	X	P	X	P	X
Florist shops	X	P	P	P	X
Furniture stores, with or without minor repair and upholstery	X	P	P	P	X
Hardware and lumber stores	X	P	P	P	X
Hobby shops	X	P	P	P	X
Hotels, motels with and without meeting rooms	X	P	M	P	X
Ice Skating Rink	X	P	P	P	X
Indoor shooting range	X	M	M	C	X
Jewelry stores	X	P	P	P	X
Large truck or semi-truck body repair and painting	X	C	C	X	X
Liquor sales in food stores and super- markets, drug stores, variety stores, and liquor stores	X	P	M	P	X
Motorcycle sales services including motorized bicycles	X	C	P	C	X
Newspaper and magazine stores	X	P	P	P	X



<b>PERMITTED USE CHART</b>	RES	COM	BP	MU	OS
Night clubs, cabarets and bars with alcoholic beverages and/or entertainment.	X	M	M	M	X
Nurseries and garden supply stores; provided all equipment and supplies are kept within an enclosed area	X	P	M	P	X
Outdoor storage areas	X	P	P	P	X
Parking facilities (commercial)	X	P	P	P	C
Pet stores	X	P	M	P	X
Restaurants, coffee shops, delicatessens, snack bars, and juice bars.	X	P	P	P	X
Secondhand stores	X	M	P	C	X
Service stations, self serve and full serve	X	P	P	P	X
Shoe store	X	P	P	P	X
Sporting good store	X	P	P	P	X
Temporary uses (subject to UDC Standards)	T	T	T	T	T
Theaters	X	M	X	M	X
Tire sales & services	X	M	M	M	X
Toy store	X	P	P	P	X
Trading card, coin, memorabilia stores	X	P	P	P	X
Travel agencies	X	P	P	P	X
Video rental, sales and repair	X	P	P	P	X
<b>MANUFACTURING</b>					
Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared typical materials such as canvas, cellophane, cloth, cork, felt, fiber, fur, glass, leather, paper (no milling), precious or semi-precious stones or metals, plaster, plastics, shells, textiles, tobaccos, wood, and yarns; novelty items, (not including fireworks or other explosive type items), electrical and related parts; electrical appliances, motors, and devices; radio, televisions,	X	X	P	X	X



<b><u>PERMITTED USE CHART</u></b>	<b>RES</b>	<b>COM</b>	<b>BP</b>	<b>MU</b>	<b>OS</b>
phonograph, and computers; electronic precision instruments; medical and dental instruments; timing and measuring instruments; audio machinery; visual machinery; cosmetics, drugs, perfumes, toiletries, and soap (not including refining or rendering of fats or oils).					
Furniture upholstering	X	X	P	X	X
Rubber and metal stamp manufacturing	X	X	P	X	X
Laboratories; chemical, dental, electrical, optical, mechanical, and medical	X	X	P	X	X
Bottling plants	X	X	P	X	X
Food product manufacturing, including frozen foods	X	X	P	X	X
Cleaning and dyeing plants	X	X	P	X	X
Distributor showrooms	X	X	P	X	X
Movie studios	X	X	P	X	X
Newspaper publishing, printing, distributing, and lithography	X	X	P	X	X
Recycling					
a. Vending machines as accessory structure	X	P	P	P	X
b. Collection trucks and bins as accessory uses	X	M	M	M	X
c. Enclosed dual collection lot	X	X	P	X	X
d. Outdoor dual collection (in conformance with outdoor storage requirements)	X	X	M	X	X
e. Greenwaste (in conformance with outdoor Storage requirements)	X	X	X	X	X
f. Wormiculture	X	X	X	X	X
g. Materials recovery facility	X	X	X	X	X
Retail commercial when in conjunction with a conditional use and/or occupying more than 25% of the gross floor area	X	X	M	X	X
Self storage, public storage, and storage warehouses in accordance with the requirements of this UDC	X	X	P	X	X
Building equipment storage, sales, rentals	X	X	M	X	X
Vehicle storage yard	X	X	M	X	X



<b><u>PERMITTED USE CHART</u></b>	RES	COM	BP	MU	OS
Trailer or truck terminal	X	X	M	X	X
Warehousing and distribution	X	X	P	X	X
<b>ACCESSORY STRUCTURES AND USES</b>					
Accessory structures/uses located on the same site as a permitted uses and customarily used on conjunction therewith	P	P	P	P	X
Accessory structures/uses located on the same site as a conditional use and customarily used in conjunction therewith (the Community Planning and Building Services may require a new conditional use permit for large additions or expansions)	M	M	M	M	X
Automatic drive-thru carwash in conjunction with an automobile service station	X	P	P	P	X
Incidental services for employees on a site occupied by a permitted or conditional use, including day care, recreational facilities, showers and locker rooms	X	P	P	P	X
Watchman's or caretaker's living quarters only when incidental to and on the same site as a permitted or conditional use	P	P	P	M	X
<b>DEVELOPMENT ACTIVITIES/MISCELLANEOUS</b>					
Affordable housing density bonus	P	X	X	P	X
Amenities density or FAR bonuses	P	P	X	P	X
All grading, cut and fill or any combination thereof	P	P	P	P	P
Cluster development	P	X	X	P	X
Transportation of <100,000 cubic yards of earth	P	P	P	P	P
Transportation of >100,000 cubic yards of earth to or from a location off-site	C	C	C	C	C
Structures with Height above 35 feet	C	C	C	C	C
Utility crossings	P	P	P	P	P



## 7.4 RESIDENTIAL DEVELOPMENT STANDARDS

The residential development standards contained in this Section replaces Section 17.15.010 through 17.15.020 of the Unified Development Code.

### 7.4.1 General Residential Development Standards

- ❖ The number of units within the Specific Plan Area shall not exceed 1,900 dwelling units.
- ❖ Residential uses are envisioned to provide a wide variety of development opportunities while maintaining consistency with the General Plan, Unified Development Code and this Specific Plan. Specific residential product types and site plan configurations are not being determined at this time. The specific character for each Planning Area will be determined at final tract map and/or site plan stage. Maximum density, number of units and square footage will be consistent with the Statistical Summary Tables contained in the Specific Plan.
- ❖ Development of all Planning Areas shall be in accordance with standards contained in the City of Santa Clarita Unified Development Code at the time of site design or subdivision plan approvals except as modified by the specific terms, conditions and standards of this Specific Plan.
- ❖ Private access gates shall comply with the standards specified in Section 7.4.12.
- ❖ Streets and driveways shall be designed to fit the natural topography and minimize grading.
- ❖ Planning areas shall incorporate attractive entry features, streetscene treatments and enhanced paving techniques to downplay density.
- ❖ Pedestrian circulation is encouraged through use of sidewalks, incorporated within the right-of-way of every road.
- ❖ Provisions for trails linking residential neighborhoods with community recreation facilities, business districts, churches, open space and other destinations will be made.
- ❖ Site design shall incorporate the preservation of significant natural resources.



- ❖ Lot and unit areas should be placed to take advantage of local and distant views.
- ❖ On-site grading shall be terraced where feasible to provide a more sensitive contoured appearance and to maximize views.
- ❖ Through traffic shall be discouraged through residential neighborhoods.
- ❖ Streetscenes shall provide visual interest through the use of varied front yard setbacks, variation of floor plans, and varied garage and entry designs, setbacks and placements.
- ❖ Neighborhoods shall incorporate sensitive building massing so as not to give the appearance of a solid continuous plane.
- ❖ When a multi-family project is made up of more than one building, the individual buildings shall be designed as a building cluster with the buildings arranged to create usable exterior spaces and character.
- ❖ Residences should incorporate porches and patios oriented to the street or San Francisquito Creek.
- ❖ For single-family residences, garages should not be the most prominent feature along the first floor of the residences as they face the street.
- ❖ Except for alley-loaded products, garage door setbacks should allow parking that keeps the sidewalk clear of vehicles for single-family residences.
- ❖ Building massing and articulation should be varied along all sides of the residences.

**7.4.2 Residential Development Standards Chart**

<b>GENERAL REQUIREMENTS</b>			
	<i>Detached SFD</i>	<i>Cluster</i>	<i>Attached</i>
1. Density-maximum units per gross acre	5-14	7-18	18-35
2. Minimum lot area	2,400	5,000	5,000



GENERAL REQUIREMENTS (CONT'D)			
	<i>Detached SFD</i>	<i>Cluster</i>	<i>Attached</i>
3. (a) Lot width	30'	50'	50'
(b) Cul-de-sac / knuckle lot width	25'	40'	40'
(c) Alley loaded garage lot width	30'	--	--
*			
4. Front yard setback <sup>1,4</sup>	2'	2'	10'
5. Side yard setback, each side <sup>1,2,4,5</sup>	5'	5'	5'
6. Side yard setback, reverse corner lot <sup>1,4</sup>	10'	10'	20'
7. Rear yard setback <sup>3,4</sup>			
(a) Dwelling Unit	10' <sup>3</sup>	15'	15'
(b) Garage	2'	5'	15'
8. Maximum height of main structure	35'	35'	35' <sup>6</sup>
9. Maximum height of accessory	15'	15'	15'
10. Distance between main structures	10'	10'	10'
11. Distance between main and accessory structures	6'	6'	10'

- 1 Setbacks are measured from back of sidewalk or curb if there is not a sidewalk.
- 2 Sideyard setbacks shall be five feet on each side with the exception of "zero lot line" development where the setbacks shall be 0 and 10 feet.
- 3 Rear yard may be reduced to two feet if an alley is provided and there is a front yard setback of at least 15 feet.
- 4 The Director of Planning and Building Services may approve modifications to these standards for innovative designs that meet the intent of provisions for this Specific Plan.
- 5 Multifamily residential development abutting a side yard property line to a single family development shall not exceed the adjacent single family residence by more than one story in height.
- 6 A conditional use permit is required to approved structures with heights over 35 feet with the exception of multi-family apartments in three Sub-Areas (One, Three, and Six) which may be up to 38 feet in height with the CUP approved in conjunction with the Specific Plan.



**7.4.3 Accessory buildings and structures**

Accessory buildings and structures shall meet all of the requirements for location of the main structure, except as herein provided.

- ❖ Such buildings and structures, excluding detached living quarters, may be located within a required rear yard provided that they are not closer than five feet to any lot line.
- ❖ Not more than 50% of the required rear yard shall be covered by buildings or other roofed structures.
- ❖ Metal buildings (accessory) over 300 square feet shall require the submittal and approval of a Minor Use Permit.

**7.4.4 Patios, platforms, landings, decks, pools, and access stairs, average height of one-foot which do not extend above the level of the first floor, may extend into a required yard provided:**

- ❖ That such structures shall not be located closer than 2.0 feet to any lot line within a detached SFD and five feet to any lot line within cluster and attached development.
- ❖ That such structures shall remain unenclosed on at least two sides and comply with all Building Code requirements.

**7.4.5 Other structures shall be permitted in required yards as follows:**

- ❖ Fireplace structures, buttresses, wingwalls, eaves, cantilevered roofs, awnings, canopies, water heaters, water softeners, and gas or electric meters may be located in required interior side and rear yards provided that they are located no closer than 2.0 feet to any lot line.
- ❖ Ground mounted air conditioners, swimming pool pumps, waterfalls (not exceeding six feet in height), heaters, filters and fans may be located in required year yards provided that they are located not closer than 2.0 feet to any lot line.





- ❖ Unenclosed stairways and balconies above the level of the first floor may project a maximum of five feet into a required rear yard; provided, however, that an open work railing not to exceed 3.5 feet in height is installed.
- ❖ Swimming pools and spas are permitted in required rear yards, provided that they are located not closer than five feet from any property line. The setback shall be measured from the water line of a sunken pool or spa or from the structure of an above-ground pool or spa.
- ❖ Structures not exceeding one-foot above ground level may be located in any required yard.
- ❖ Above ground utility boxes, telephone boxes, water lines, backflow preventers, cable boxes or similar structures within public view shall be screened to the satisfaction of the Director of Planning and Building Services.

#### **7.4.6 Distance Between Buildings**

**Projections permitted between buildings.** The following projections are permitted within the required distance between buildings, provided they are developed subject to the same standards as permitted in relation to a side lot line within a required interior side yard and not closer to a line midway between such building:

- ❖ Eaves and cantilevered roofs;
- ❖ Fireplace structures, buttresses and wing walls;
- ❖ Rain conductors and spouts, water tables, sills, capitals, cornices, and belt courses;
- ❖ Awnings and canopies;
- ❖ Water heaters, water softeners, gas or electric meters, including service conductors and pipes;
- ❖ Stairways and balconies above the level of the first floor.



**Uncovered patios, platforms, landings and decks**, including access stairs thereto, which do not extend above the first floor are permitted within the required distance between buildings without distance restriction.

**7.4.7 Additional Development Standards**

**Walls in interior side and rear yards.** A wall or fence not more than six feet in height may be maintained along the interior side or rear lot lines; provided that such wall or fence does not extend into a required front yard or side yard adjacent to a street except as herein provided.

**In any required yard adjacent to a street or a driveway** providing vehicular access to an abutting lot, a wall or fence shall not exceed 42 inches in height, except as herein provided. The height may be increased to 48 inches for non-view obscuring open fencing.

**Access.** A wall or fence shall not be constructed in such a manner so as to block or restrict vehicular access to a dedicated or implied dedicated alley, access, or way.

**Prohibited materials.** Fiberglass sheeting, bamboo sheeting, barbed wire, razor ribbon, chain link, or other similar temporary material shall not be permitted as a fencing material on street yard frontages.

**Vacant property.** Vacant property and property under construction may be fenced with a maximum six-foot high, non-view obscuring fence.

**Retaining walls.** Where a retaining wall protects a cut below the natural grade and is located within a required yard, such retaining wall may be topped by a fence or wall of the same height that would otherwise be permitted at that location if no retaining wall existed.

Where a retaining wall contains a fill above the natural grade and is located within a required yard, the height of the retaining wall shall be considered as contributing to the permissible height of a fence or wall at that location. A non-view obscuring fence up to 3.5 feet in height may be erected at the top of the retaining wall for safety.



Where a wall or fence is located in a required yard adjacent to a retaining wall containing a fill, such wall or fence shall be set back from the retaining wall a distance of one-foot for each one-foot in height of such wall or fence. The area between the wall or fence and the retaining wall shall be landscaped and continuously maintained.

**Measurement of fence and wall height.**

The height of a fence or wall shall be measured from the lowest ground level within three feet of either side of said wall or fence. In order to allow for variation in topography, the height of a required fence or wall may vary in an amount not to exceed six inches; provided however, that in no event shall the average height of such wall or fence exceed the maximum height permitted for that location.

**7.4.8 Appurtenances**

**All ground mounted mechanical equipment** shall be completely screened from surrounding properties by use of a parapet, wall or fence, or shall be enclosed within a building. Exposed gutters, downspouts, vents, louvers, and other similar elements shall be painted to match the surface to which they are attached unless they are used as part of the design theme.

**Air conditioners, antennas, heating, cooling, and ventilating equipment and all other mechanical, lighting or electrical devices** shall be operated so that they do not disturb the peace, quiet and comfort of adjacent and neighboring occupants, and shall be screened, shielded and/or sound buffered from surrounding properties and streets. All equipment shall be installed and operated in accordance with all other applicable ordinances. Heights of said equipment, excluding antennas, shall not exceed the required height of the applicable land use in which they are located.

**All utility connections** shall be designed to coordinate with the architectural elements of the building(s) and/or site so as not be exposed except where necessary. Pad mounted transformers and/or meter box locations shall be included in the site plan with appropriate screening treatment as approved by the Director of Planning and Building Services. Power lines and overhead cables less than 34 KV shall be installed underground.



- † **Roof mounted or installed air conditioners** shall be prohibited on residential development, unless they are set into the roof structure and screened by the pitch of the roof.
- † **All light sources** shall be directed downward and shielded from streets or adjoining properties. Illuminators should be integrated within the architecture of the building.
- † **Lot coverage** calculations shall include all buildings. Patio covers, open on at least two sides, temporary structures, and freestanding open air gazebos and patios shall not count toward any lot coverage requirement.

#### **7.4.9 Detached Single Family Dwellings**

- † **Metal Siding.** Single family dwellings and accessory buildings shall not utilize metal siding on the surface of exposed exterior walls.
- † **Sloped Roof.** The primary roof of new single family dwellings shall have a minimum slope of 2:12. Additions which change the roofline of existing single family residences shall have sloped roofs. This sloped roof requirement does not apply to open patio covers.
- † **Front Yard Areas.** Front and street sideyards shall be landscaped by the builder and maintained by a community association or other similar entity for condominium projects or small lot SFD projects with lot sizes smaller than 2,800 sq. ft. All plant materials shall be irrigated by automatic sprinklers or drip irrigation systems.
- † **Recyclable Material.** Adequate areas for source separation of recyclable material shall be provided consistent with City policy at time of adoption of the Specific Plan. This includes space for 90-gallon trash, 90-gallon yard trimmings, and a 90-gallon recycling bin at minimum.



**7.4.10 Multi-Family Residential**

- + **Setbacks.** Required front and street side yards shall be landscaped. All plant material shall be irrigated by automatic sprinklers or drip irrigation systems. Parking areas shall not be permitted within the required front setback. At the discretion of the Director of Planning and Building Services, patios, seating areas, parking and circulation areas may be included in the setback areas to help buffer adjoining parcels from one another.
- + **Masonry walls** six feet in height, from the highest finished grade, shall be required on the rear and side property lines. No walls are required on street side yards unless needed for noise attenuation and/or privacy, as determined by the Director of Planning and Building Services and supported by an acoustical analysis.
- + **Multiple frontages.** Where a lot fronts on more than one street it shall be considered to have multiple frontages and be required to meet the front yard setback requirement on all street frontages.
- + **Open space.** A minimum of 200 square feet of open area per ground floor unit shall be provided and a minimum of 150 square feet of open area for units contained wholly on the second story or above shall be provided. The open area may be public, private, or a combination of public and private. Land occupied by buildings, streets, driveways, or parking spaces may not be counted in satisfying this open space requirement; however, land occupied by any recreational buildings and structures may be counted as required open space.
- + **Storage space.** If a fully enclosed garage is not provided, a minimum of 250 cubic feet of lockable, enclosed storage per unit shall be provided in the garage or carport area; substitutions may be approved by the Planning and Building Services Director.
- + **Recreation facilities.** The following types of recreation facilities shall be provided unless waived by the Director of Planning and Building Services. The specific type of recreation facility is market driven and therefore may change to reflect the market demand:
  - ❖ Landscaped park like quiet area;
  - ❖ Children's play area;
  - ❖ Family picnic area; and
  - ❖ Swimming pool with cabana or patio cover.



- + **Recreation vehicle parking areas** If recreational vehicle parking areas are provided, they shall be fully screened from public view. Parking of recreation vehicles on public and private streets shall be prohibited.
- + **Trash areas** shall be provided for each residential building. All trash areas not located inside a building shall be paved and located in the rear yard. Such area shall have minimum inside dimensions of eight feet by five feet, shall accommodate source separation of recyclable materials in accordance with State requirements, and shall be screened from view by a five-foot high masonry wall and solid gates or equivalent. One trash area shall be provided for the first 10 residential units, and one trash area for each additional 10 units, or major fraction thereof. The trash areas shall also comply with NPDES requirements.
- + **Landscaping.** A minimum of 50 trees per gross acre shall be required as part of the landscaping requirements; 20% shall be 24 inch box size or larger, 70% shall be 15-gallon size and 10% shall be five-gallon size. Drought tolerant species with low maintenance requirements shall be utilized, where possible. Irrigation shall be on automatic systems. Landscaping and irrigation plans shall be prepared by a California licensed landscape architect.
- + **Metal Material.** Residential buildings shall not utilize materials composed primarily of metal on the surface of the exposed exterior walls or roof.
- + **Recyclable Material.** Adequate areas for source separation of recyclable material shall be provided consistent with City policy at time of adoption of the Specific Plan.
- + **Height Transitions.** Where building heights exceed 35 feet, structures shall be designed to provide one-story and two-story transitioned setbacks to minimize the effect of massing and shall be subject to the approval of a Conditional Use Permit.

#### 7.4.11 *Other Requirements*

- + **Modifications of garages.** Conversions of existing required garages into habitable space is permitted only following the construction of a new garage consistent with the current parking requirements. Modifications shall not be permitted which reduce the interior dimensions to less than 20 feet by 20 feet or to less than 13 feet by 40



feet for tandem garages (where the tandem garage is of a drive-thru design).

Parking shall be provided in accordance with Section 7.12.

#### **7.4.12 Gating on Roadways**

All proposed permanent vehicular access gates shall be subject to the following requirements of this Section. Temporary barriers erected for emergency response, repair or special event purposes are not subject to these requirements. Driveways are considered roadways for the purpose of these gating requirements.

**Public roadways.** Gating of public roadways is prohibited.

**Private roadways** serving one or more residences is permitted subject to the following:

- ❖ The gate shall not block area-wide through routes or block access for roadways to serve future development.
- ❖ All property owners within the area to be gated shall agree to be part of the application unless all property owners within the area to be gated are members of an Operative Homeowner Association (HOA), in which case the application requesting the approval of the gates shall be made by the HOA.
- ❖ Adequate stacking distance, turnaround areas, public safety elements and signing shall be included in the gate design and shall be approved by the City. All gates shall meet fire department requirements and provide passage with unobstructed vertical clearance. In no instance shall a gate be less than 40 feet from the public right-of-way for major and secondary highways and residential collectors.
- ❖ Access shall be provided at all times for police, fire, city inspection, dial-a-ride, utility, and other health-and safety- related vehicles.
- ❖ A Homeowner Association and/or other appropriate entity shall provide for on-going, private maintenance of internal streets, gate equipment, walls and landscaping. No public resources shall be allocated for maintaining private property.



- ❖ The gate design and implementation shall be such that it does not pose a threat to public health, safety or welfare.
- ❖ Where a gate blocks access to a residential private street, an opening shall be provided for pedestrians to access the private street.
- ❖ Precise designs and locations of gates (per the UDC) shall be reviewed and approved by the Director of Planning and Building Services following consultation with appropriate school districts and public safety agencies.

## **7.5 COMMERCIAL, MIXED USE AND BUSINESS PARK DEVELOPMENT STANDARDS**

The commercial development standards contained in this Section replaces Sections 17.15.030 through 17.15.050 of the Unified Development Code.

### **7.5.1 General Commercial and Business Park Development Standards**

Commercial uses are envisioned to provide a wide variety of development opportunities while maintaining consistency with the General Plan Unified Development Code and this Specific Plan. The specific character for each Planning Area will be determined at final tract map and/or site plan stage. Development of all Planning Areas shall be in accordance with standards contained in the City of Santa Clarita Unified Development Code at the time of site design or subdivision plan approvals except as modified by the specific terms, conditions and limitations of this Specific Plan.

Streets and driveways shall be designed to fit the natural topography and minimize grading.

Planning areas shall incorporate attractive entry features, streetscene treatments and enhanced paving techniques.

Pedestrian circulation is required through use of sidewalks, incorporated within the right-of-way of every road.

Provisions for trails linking commercial development with residential neighborhoods, community recreation facilities, and open space will be made where appropriate.





Site design shall incorporate the preservation of significant natural resources.

Bike parking facilities shall be provided at all destination locations.

Streetscenes shall provide visual interest through the use of varied setbacks.

Development shall incorporate sensitive building massing so as not to give the appearance of a solid continuous blank plane.

**7.5.2 Commercial and Business Park Development Standards Chart**

Development review is required prior to the construction of any building or structure. The following property development standards shall apply to all land and buildings permitted within the commercial land use. Any legal lot may be used as a building site if all development standards are met. The following requirements are measured in feet and are minimums, unless otherwise stated.

GENERAL REQUIREMENTS	COM	MU	BP
1. Floor area ratio (FAR)	.375:1	.375:1	1:1
2. Setback from right-of-way <sup>1</sup>	10 <sup>7</sup> /5'	10 <sup>7</sup> /5'	10 <sup>7</sup> /5'
3. Building and structure height	35'	35'	35'
4. Structure setback from single family residential zones	25'	25'	25'

Notes:

- 1 A minimum five-foot wide landscaped setback shall be required where structures are located adjacent to a right-of-way, except where they are located adjacent to a major or secondary highway where the minimum setback shall be increased to 10 feet.

Outdoor dining areas are encouraged for restaurants, coffee shops, delicatessens, snack bars, and other eating establishments. The location of such dining area is flexible subject to the approval of the Director of Planning and Building Services.



### 7.5.3 *Site Plan Standards*

**Commercial and industrial uses adjacent to or across a street or alley from residentially zoned property or property developed with a residential use,** shall provide a minimum of six-foot high masonry wall along all common lot lines (with the exception of those lot lines within the required front setback of the commercial or industrial property where the wall shall be not less than 30 inches nor greater than 42 inches) which blends in with the site's architecture. In addition, 15-gallon trees shall be installed and maintained along the inside of the wall in a minimum five-foot wide planter. The trees shall be located a maximum of 20 feet apart for the length of the common lot line or to the satisfaction of the Director of Parks and Recreation.

**The required front and street side yards shall be landscaped.** All required landscaping shall be permanently maintained in a healthy and thriving condition free from weeds, trash, and debris. All plant material shall be irrigated by automatic sprinklers or drip irrigation systems. Patios, seating areas, parking and circulation spaces can be included in the setback areas to help buffer adjoining parcels from one another. However, parking areas shall not be permitted within the required front setback.

**Corner setbacks.** For commercial and industrial uses, no miscellaneous items, products, equipment, vehicles or signs (except monument signs) shall be permitted on any corner formed by intersecting streets within a triangular area between the property line adjacent to the public right-of-way and a diagonal line joining points on said property lines 25 feet from their point of intersection or, in the case of rounded corners, the areas between the tangent to the curve and a diagonal line adjoining points on such tangents 25 feet from the point of intersection.

**Outdoor eating areas.** Encourage all office and industrial buildings to provide outdoor eating and break areas for employees subject to the approval of the Director of Planning and Building Services. Offices located in retail commercial centers do not have to comply with this provision.



### 7.5.3.1 Appurtenances

**All ground mounted mechanical equipment and trash areas** shall be completely screened from surrounding properties by use of a parapet, wall or fence, or shall be enclosed within a building. Exposed gutters, downspouts, vents, louvers, and other similar elements shall be painted to match the surface to which they are attached unless they are used as part of the design theme. The trash areas shall also comply with NPDES requirements.

**Adequate area** must be provided for source separated recycling for each commercial or business park use.

**Air conditioners, antennas, heating, cooling, ventilating equipment,** and all other mechanical, lighting or electrical devices shall be operated so that they do not disturb the peace, quiet and comfort of adjacent and neighboring occupants, and shall be screened, shielded and/or sound buffered from surrounding properties and streets. All equipment shall be installed and operated in accordance with all other applicable ordinances. Said equipment, excluding antennas, shall not exceed the maximum height of the land use in which it is located.

**Above ground utilities** boxes, telephone boxes, water lines, backflow preventers, cable boxes or similar structures within public view shall be screened to the satisfaction of the Director of Planning and Building Services.

**All utility connections** shall be designed to coordinate with the architectural elements of the building(s) and/or site so as not to be exposed except where necessary. Pad mounted transformers and/or meter box locations shall be included in the site plan with any appropriate screening treatment. Power lines and overhead cables less than 34 KV shall be installed underground.

**All light sources** shall be directed downward and shielded from streets or adjoining properties. Illuminators should be integrated within the architecture of the building when possible.

**Electrical vehicle charging stations** may be required for new commercial/industrial developments at the discretion of the Director of Planning and Building Services.



### **7.5.3.2 Parking and Circulation**

**Reciprocal ingress and egress**, circulation, and parking arrangements shall be required where possible and feasible to facilitate ease of vehicular movement between adjoining properties and to limit unnecessary driveways.

**Driveway access for commercial and industrial uses** shall be located no closer than 150 feet (lot size permitting) from the beginning of a curve of a street corner.

**Parking** shall be provided in accordance with Section 7.12.

### **7.5.3.3 Outdoor Display of Merchandise**

No merchandise, or any portion thereof, shall be displayed on public property; however, merchandise may be displayed within the public right-of-way if an encroachment permit has first been obtained from the City.

Merchandise, except for vehicles, shall not project more than four feet beyond the store front.

Except for vehicles, merchandise shall be displayed outside only during business hours.

The aggregate display area shall not exceed 50% of the linear frontage of the store front or six linear feet, whichever is greater.

Merchandise shall not be displayed in such a manner as to present a hazard to safety, impede convenient vehicular and/or pedestrian access to the building or business, or create a display that is detrimental to the appearance of the premise and surrounding property; or is in any other manner detrimental to the public health, safety, welfare, or causes a public nuisance.

Required parking spaces shall not be used for display.



#### **7.5.3.4 Walls and Fences**

**Access.** A wall or fence shall not be constructed in such a manner so as to block or restrict vehicular access to a dedicated or implied dedicated alley, access, or way.

**Prohibited materials.** Fiberglass sheeting, bamboo sheeting, barbed wire, razor ribbon or other similar temporary material shall not be permitted as a fencing material on street yard frontages.

**Vacant property** and property under construction may be fenced with a maximum six-foot high, non-view obscuring fence.

#### **7.5.3.5 Outdoor Storage Areas**

Outdoor storage areas are only permitted as an accessory use to the primary commercial or industrial use.

Outdoor storage areas shall be entirely enclosed by solid masonry walls or other material subject to the Director of Planning and Building Services approval, shall not be less than six feet in height, nor be located within the required street setback.

#### **7.5.3.6 Transportation Demand Management Program**

For any use with more than 50 full time employees, a Transportation Demand Management (TDM) program shall be submitted to and approved by the Director of Planning and Building Services and/or the South Coast Air Quality Management District (SCAQMD). Any project-related TDM shall be developed consistent with the City's Transportation Demand Management Ordinance No. 93-5. Programs should include, but are not limited to carpooling, vanpooling, public and/or private transit, alternative work hours, walk to work, and telecommuting.



#### 7.5.3.7 Performance Standards

**Electrical Disturbance, Heat and Cold, Glare.** No use except a temporary construction operation shall be permitted which creates changes in temperature or direct glare. No use shall be permitted which creates electrical disturbances that affect the operation of any equipment beyond the boundaries of the site.

**Odor.** No use shall be permitted which creates odor in such quantities as to be readily detectable beyond the boundaries of the site.

**Vibration.** No use, except a temporary construction operation, shall be permitted which generates inherent and recurrent ground vibration perceptible without instruments at the boundary of the lot on which the use is located.

#### 7.5.3.8 National Pollutant Discharge and Elimination System (NPDES)

All existing and proposed development shall be subject to the requirements of the federally mandated NPDES Permit (Permit No. CA0061654).

### 7.6 RECREATIONAL DEVELOPMENT STANDARDS

The public recreation uses occur in the community park and County park areas, and all development standards shall be specified by the public agency owning or having control of the facility.

Private recreation uses shall comply with the development standards specified in this Section. If alternative land uses such as residential are developed in the recreational land use areas, such uses shall comply with the residential development standards specified in Section 7-4.

Development review is required prior to the construction of any building or structure. The following property development standards shall apply to all buildings within the recreational land use. Any legal lot may be used as a building site if all development standards are met.



GENERAL REQUIREMENTS	
1. Setback from public right-of-way	10'
2. Building and structures height	35'
3. Setback from lot line	5'

**7.6.1 Site Plan Standards**

**7.6.1.1 Landscaping**

All landscaping shall be permanently maintained in a healthy and thriving condition free from weeds, trash, and debris. All plant material shall be irrigated by automatic sprinklers or drip irrigation systems.

**7.6.1.2 Appurtenances**

**All ground mounted mechanical equipment and trash areas** shall be completely screened from surrounding properties by use of a parapet, wall or fence, or shall be enclosed within a building. Exposed gutters, downspouts, vents, louvers, and other similar elements shall be painted to match the surface to which they are attached unless they are used as part of the design theme. The trash areas shall also comply with NPDES requirements.

**Adequate area** must be provided for source separated recycling for each recreational use.

**Air conditioners, antennas, heating, cooling, ventilating** equipment, and all other mechanical, lighting or electrical devices shall be operated so that they do not disturb the peace, quiet and comfort of adjacent and neighboring occupants, and shall be screened, shielded and/or sound buffered from surrounding properties and streets. All equipment shall be installed and operated in accordance with all other applicable ordinances. Said equipment, excluding antennas, shall not exceed the maximum height of the land use in which it is located.

**All utility connections** shall be designed to coordinate with the architectural elements of the building(s) and/or site so as not to be exposed except where necessary. Padmounted transformers and/or



meter box locations shall be included in the site plan with an appropriate screening treatment. Power lines and overhead cables less than 34 KV shall be installed underground.

All light sources shall be directed downward and shielded from streets or adjoining properties. Illuminators should be integrated within the architecture of the building.

#### **7.6.1.3 Parking**

Parking shall be provided in accordance with Section 7.12.

#### **7.6.1.4 Walls and Fences**

**Access.** A wall or fence shall not be constructed in such a manner so as to block or restrict vehicular access to the site.

**Prohibited materials.** Fiberglass sheeting, bamboo sheeting, barbed wire, razor ribbon or other similar temporary material shall not be permitted as a fencing material on street frontages.

**Vacant property** and property under construction may be fenced with a maximum six-foot high, non-view obscuring fence.

### **7.7 SCHOOL DEVELOPMENT STANDARDS**

School facilities constructed by or for a public school district shall comply with the development standards of that district. Private school development shall comply with the property development standards specified in Section 17.16.070 of the Unified Development Code. School facilities shall be a permitted uses in commercial, mixed use, and residentially designated areas.

### **7.8 OPEN SPACE DEVELOPMENT STANDARDS**

The Open Space land use designation consists of land within the creek, and Upland Preserve Zones. Buildings are not permitted uses in the Open Space areas. Therefore, development standards for buildings are not required.





## **7.9 OTHER DEVELOPMENT STANDARDS**

These development standards shall apply to all land use areas.

### **7.9.1 Lighting**

All light sources shall be directed downward and shielded from streets or adjoining properties. Illuminators should be integrated into the architecture of the building when possible.

Lighting for trails, paseos, and parking areas shall comply with all applicable City ordinances and standards.

### **7.9.2 Street and Alley Standards**

All streets and alleys shall comply with the standards approved by means of a subdivision map and all City ordinances and standards.

## **7.10 OAK TREE PRESERVATION**

All provisions of Section 17.17.090 of the Unified Development Code regarding oak tree preservation shall be applicable to this Specific Plan.

The Specific Plan Area was surveyed for oak trees in September 1996 in accordance with the Oak Tree Preservation and Protection Guidelines of the City of Santa Clarita.

Prior to the removal of any oak tree on the project site, an Oak Tree Habitat Restoration Plan shall be submitted to the satisfaction of the Director of Planning and Building Services. The Oak Tree Habitat Restoration Plan shall specify the location, number, type and value of trees to be planted as mitigation for oak tree removals based on ISA values. An establishment period shall be designated and provisions for long-term maintenance shall be part of the Restoration Plan. The Oak Tree Habitat Restoration Plan shall be approved by the Director of Planning and Building Services prior to the removal of any oak tree on the project site.

An Oak Tree Habitat Restoration Area shall be designated within the Specific Plan Area prior to or concurrently with the issuance of a grading permit. This Oak Tree Habitat Restoration Area shall be in a location and of a size to the satisfaction of the Director of Planning and Building Services as deemed necessary to provide a viable oak habitat. No grading permit shall be issued for



any area within 200 feet of an oak tree until an Oak Tree Habitat Restoration Area has been designated. Once designated, the Oak Tree Habitat Restoration Area shall be delineated on a map and included in the Appendix of this Specific Plan.

## 7.11 SIGNAGE STANDARDS

All proposed signage is subject to Chapter 17.19 of the Unified Development Code shall be applicable to this Specific Plan except as modified herein.

### 7.11.1 *Temporary Subdivision Sales, Entry and Special Feature*

Section 17.19.190A of the Unified Development Code shall apply to this Specific Plan with the following exceptions:

#### *Subdivision Directional Sales Signs.*

**Area Permitted.** Freestanding subdivision sales signs shall be permitted provided that the sign does not exceed 120 square feet in sign area.

**Height Permitted.** Subdivision sales signs shall not exceed 15 feet, measured vertically from the base of the sign.

**Location of Signs.** One subdivision sales sign may be located at each intersection of a major arterial and another major arterial, secondary arterial, or collector street in the Specific Plan Area, subject to review and approval of the Director of Planning and Building Services.

**Graphics.** Thick band running on top and left border of sign with Valencia Company rotella and signature centered. Thin stripe running along bottom of top band. Thin color band breaking up verbiage. All copy and thin band to be vinyl die cut. Edge returns of signage to have graphic layout to wrap edges.

**Colors.** Valencia logo-White  
Body Copy – Black  
Thick Band – Grey  
Thin Stripe and Band – Red or Green  
Background - White



**Lighting.** Subdivision sales signs may be internally or externally lighted, but any continuous or sequential flashing operation is prohibited.

**Time Limit.** Subdivision sales signs shall be maintained only until all the property is conveyed.

**Text.** All text on such signs shall relate exclusively to the subdivisions being offered for sale or lease.

**Maintenance.** Valencia Company

**Removal.** Valencia Company

**7.11.2 Unified Design Themes**

Section 17.19.230 of the Unified Development Code is revised to read as follows:

Shopping centers containing five tenants or more shall prepare a master sign plan for a unified design theme for the center, which shall be subject to the approval of the Director of Planning and Building Services. All signs in the center shall thereafter conform to such master sign plan or any master sign plan modification subsequently approved by the Director of Planning and Building Services.

The master sign plan may modify the sign area provisions for wall business signs as set forth in Section 17.19.090,A of the Unified Development Code. Such modifications shall take into account the unified design theme of the center and the signs and the need to provide signage serving all directions and pedestrian and vehicular approaches to the building and tenant spaces.



## **7.12 PARKING STANDARDS**

All provisions of Chapter 17.18 of the Unified Development Code regarding parking shall be applicable to this Specific Plan except as modified herein.

### **7.12.1 Multi-family Parking**

- ❖ The applicant may modify multi-family parking standards from the existing Unified Development Code parking standards subject to verification by a parking study and approval of the Director of Planning and Building Services where standards vary less than 20 percent or by a parking study and approval of a Conditional Use Permit by the Planning Commission where standards vary 20 percent or greater.
- ❖ All required parking shall be standard size, at minimum.

### **7.12.2 Visitor Parking**

Visitor parking shall be provided for all residential development.

- ❖ Detached Single Family. Visitor parking shall be provided at a rate of 0.5 spaces per single family dwelling.
- ❖ All Other Residential Uses. Visitor parking shall be provided at a rate of 0.50 spaces per unit or reduced to no less than 0.25 with a parking study and subject to the approval of the Director of Planning and Building Services.
- ❖ Visitor parking shall be within a distance of 150 feet measured along pedestrian routes for detached single family dwellings and within 250 feet for all other residential uses.
- ❖ Visitor parking spaces shall be clearly marked and in off-street locations throughout the residential development. On-street-driveway parking shall count toward fulfilling visitor parking requirements for residential developments with lot frontage at or greater than 50 feet in width. For residential lots with frontage less than 50 feet in width, the Director of Planning and Building Services may modify off-street parking requirements through site plan approval.



- ❖ Visitor parking spaces shall be standard-sized parking stalls. For clustered development projects, at least 1% of the required visitor parking spaces shall be handicapped accessible.

### *7.12.3 Parking Design Standards*

- ❖ Standard-sized parking stalls shall measure, at minimum, a full 9 feet in width by 18 feet in length, clear (not including the width of painting for single striped parking stalls). The width of double-striped parking stalls, as depicted in the parking standards section of the City's Unified Development Code, may be measured from the centerline of the double-striped area.
- ❖ Compact-sized parking stalls shall measure, at minimum, a full 8 feet in width by 15 feet in length, clear (not including the width of painting for single striped stalls). The width of double-striped parking stalls, as depicted in the parking standards section of the City's Unified Development Code, may be measured from the centerline of the double-striped area.
- ❖ Gated residential projects shall be prohibited from participating in shared parking programs throughout the Specific Plan Area.
- ❖ Parking standards in the Unified Development Code shall apply to this Specific Plan Area except as specifically provided in this Specific Plan.

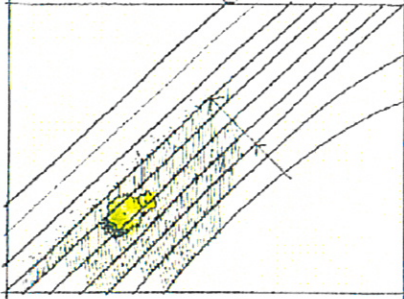


### 7.13 CONTOUR GRADING

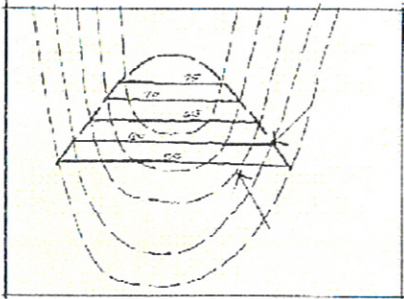
All provisions of the City's Ridgeline Preservation and Hillside Development Ordinance and Guidelines shall be applicable to this project. Grading within this project shall incorporate the principles of contour grading to minimize the adverse effects of hillside development and maintain the essential natural characteristics of the area including vegetation and wildlife communities, hydrologic features, scenic qualities and open space that contribute to a sense of place (refer to Exhibits 18 and 19).

- ❖ All grading within the Creek and Upland Preserve Areas shall include a revegetation plan which must be prepared to the satisfaction of a City-approved biologist and the Director of Parks, Recreation and Community Services prior to or concurrently with the approval of the grading permit. A grading permit shall not be issued until the revegetation plan has been approved.
- ❖ A landscape and irrigation plan for all LMD and HOA areas shall be prepared to the satisfaction of the Director of Parks, Recreation and Community Services prior to or concurrently with the approval of the fine grading permit. A grading permit shall not be issued until the landscape and irrigation plan has been approved.
- ❖ Any grading affecting an oak tree shall comply with the provisions of Section 7.10 Oak Tree Preservation of this Specific Plan.

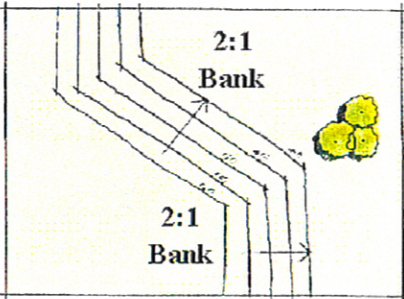
**Not Encouraged**



Straight Slope Bank  
Monotonous Roadway Landscape  
"Corridor Effect"

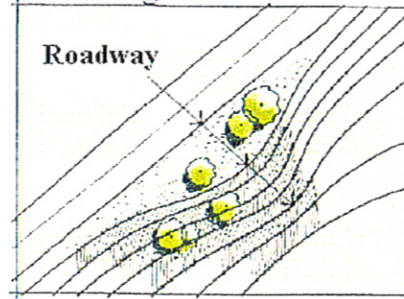


Unnatural Cut Slope Edge  
Standard Cut into Nose or Ridgeline

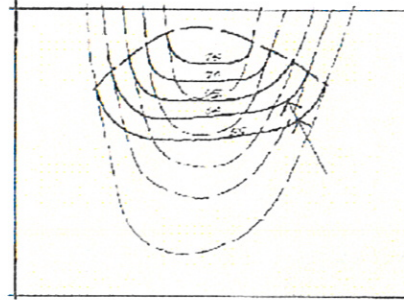


Straight & Angular Slope Banks Look Forced and Unnatural

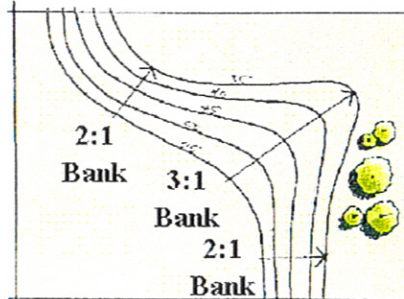
**Encouraged**



Contoured Slope Bank  
Variety in Undulating Slope Bank Creates Pleasing Roadscapes



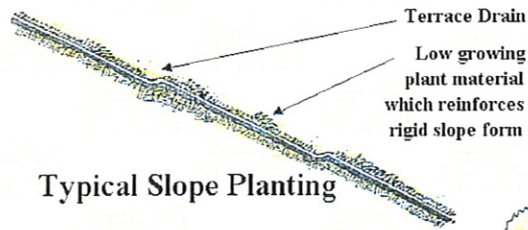
Round Off Cut Edges to Conform to the Natural Grade



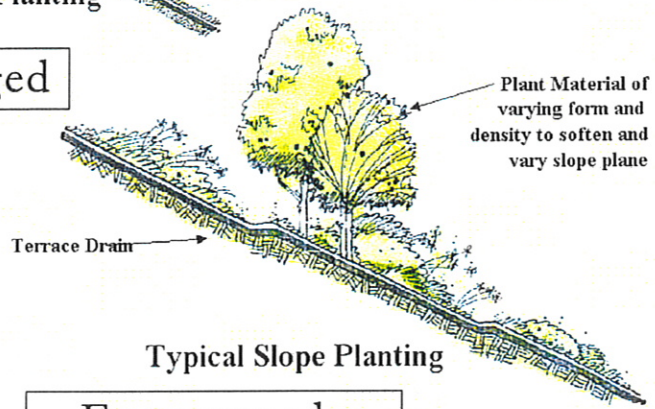
Rounded Contoured Edges  
Variety in Slope Bank Gradients Creates a Natural Appearance



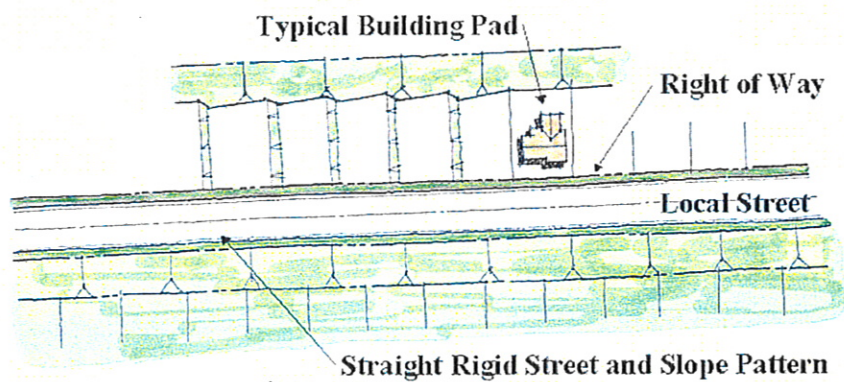
# Complimentary Slope Landscaping



Not Encouraged



Encouraged



Not Encouraged

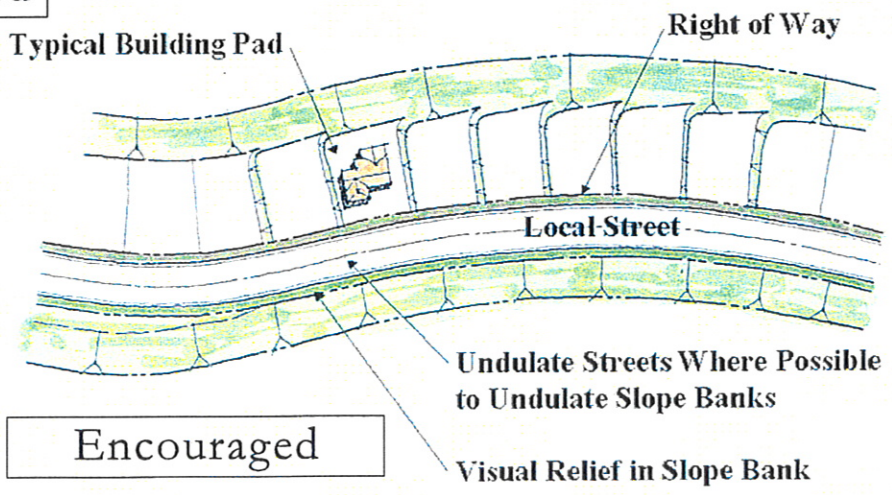


EXHIBIT 19

## Grading Techniques

NORTH VALENCIA NO. 2 SPECIFIC PLAN

VALENCIA COMPANY

