

- 1.0** *The Specific Plan as Planning Tool*
- 2.0** *Community Context & Integration*
- 3.0** **Land Use Master Plan**
- 4.0** *Transportation & Circulation*
- 5.0** *Master Landscape Plan*
- 6.0** *Community Design & Land Use*
- 7.0** *Parking Regulations*
- 8.0** *Sign Regulations*
- 9.0** *Community Lighting Regulations*
- 10.0** *Infrastructure & Public Utilities*
- 11.0** *Design Review*
- 12.0** *Implementation*

# Porta Bella Specific Plan



## Illustrative Plan Porta Bella

Santa Clara, California  
Northholme Partners  
Prepared by The SWA Group  
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September, 1991  
Revised February 25, 1994  
REVISED JANUARY 1994

### **3.0 LAND-USE MASTER PLAN**

Porta Bella is a hillside community, reflective of early California in urban form, architecture and landscape. This new central community is based upon proven planning principles. The imagery revisits the heritage of Southern California and the Santa Clarita Valley. The result will be an enduring "hometown" setting with distinctive character.

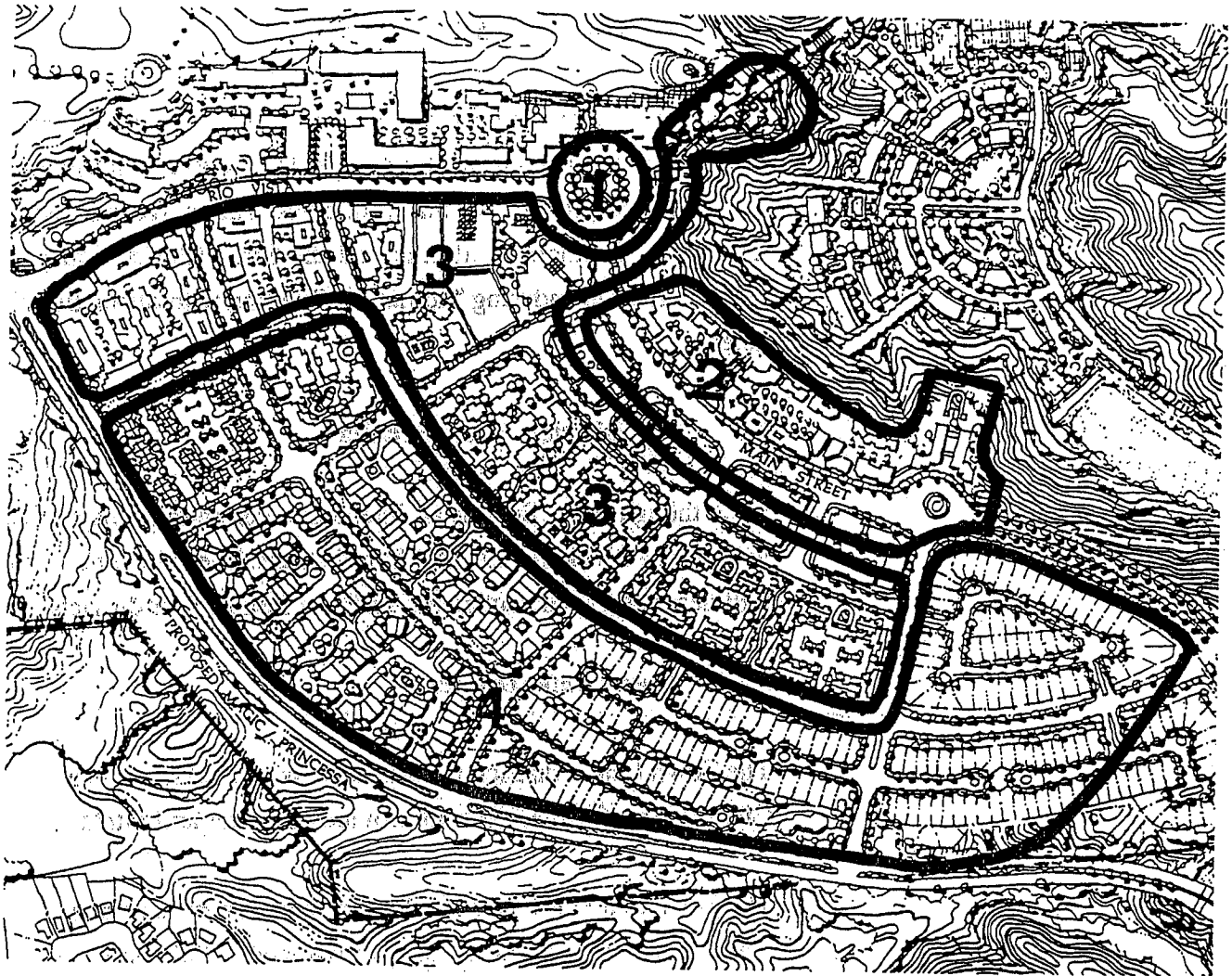
#### **3.1 The Districts of Porta Bella**

Even though Porta Bella is an interactive community, its scale and topography divide the site into four districts. The following sections will describe the characteristics of Porta Bella's four districts.

##### ***3.1.1 Town Center District***

The Town Center district of Porta Bella is located in the heart of the City of Santa Clarita, and will provide character and vitality.

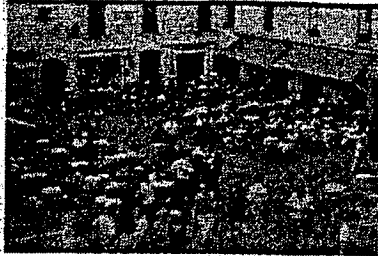
The Town Center is located in the saddle of a prominent ridge within the boundaries of Porta Bella, approximately 200' above the commuter rail station commercial center on Soledad Canyon Road. These activity centers may be connected by a people mover which will climb the hillside offering panoramic views of the valley and may stop at informal terraces, ultimately arriving at the Town Center above. The Town Center consists of a mixed-use area with a central common green that will join the future Civic Center and set the stage for an entertaining experience of shopping, dining, and cultural events clustered together within a stroll of one another.



**KEY**

- 1. TOWN CENTER CIRCLE
- 2. "MAIN STREET"
- 3. PERIPHERAL AREAS
- 4. RESIDENTIAL AREAS

**TOWN CENTER DISTRICT**



The Town Center is oriented along "Main Street" which forms a graceful crescent along the canyon rim with restaurants, movie theaters, galleries, boutiques, hobby shops, ice skating rink, dance area and sidewalk cafes, as well as tailors, dentists, shoe repair and more. Pedestrians will pass by newsstands, pushcarts, pocket parks, plazas and special street furniture surrounded by unique one, two and three-story buildings with distinctive heritage-inspired architecture. Also a specialty shopping center, the village will be a self contained commercial/residential district. This area will have a public atmosphere which will naturally be the setting for holiday events.

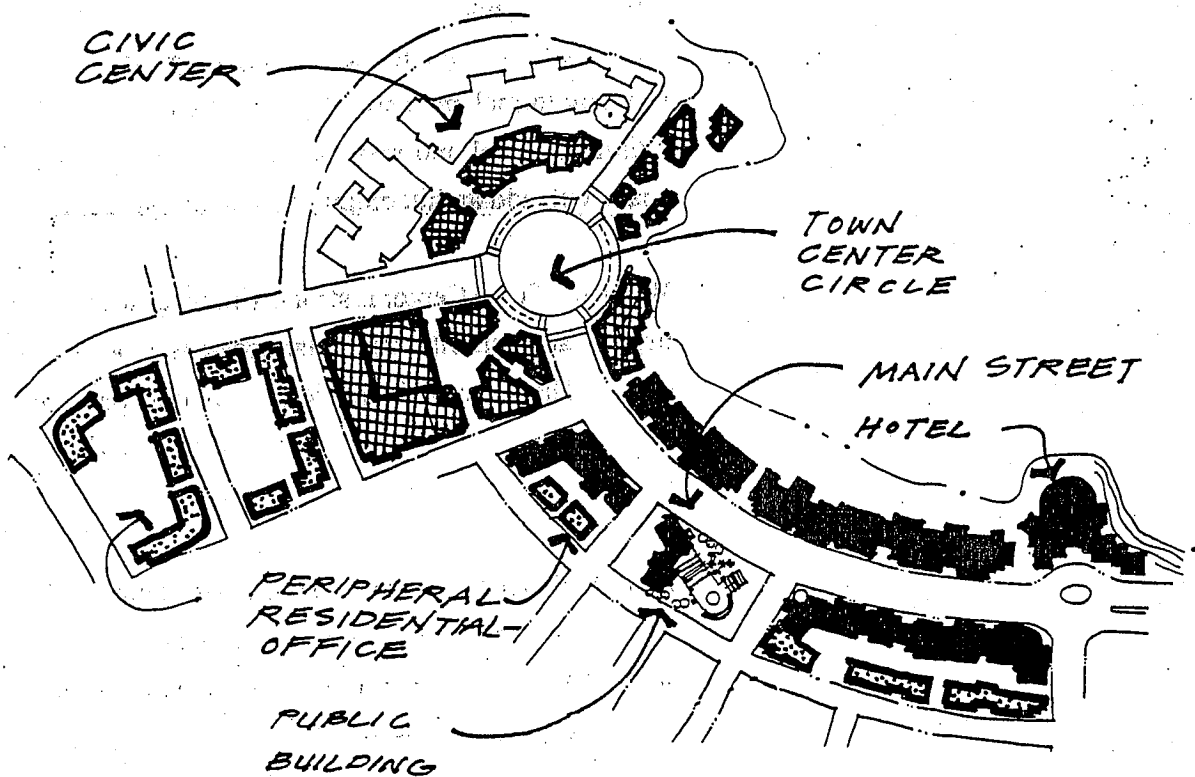
Glimpses of the elevated village will be visible to the surrounding area, and the design theme will reflect the heritage of Santa Clarita by utilizing formal and naturalized landscape treatments. Nearby office buildings, hotel and residential dwellings atop ground floor office space will add architectural intrigue to the scene.

While the Town Center is strongly focused towards pedestrian activities and accessibility, vehicular access will be an necessary part of its design. The automobile traffic and on-street parking will contribute to the energy, activity and security of the primarily pedestrian oriented design.

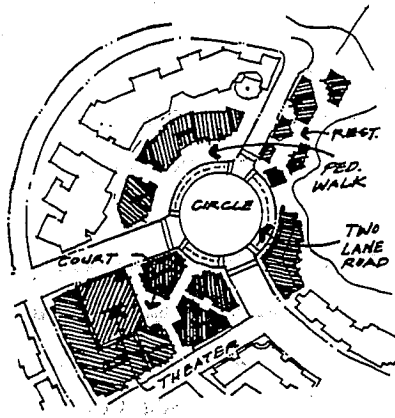
Historical models for this type of urban center abound. Vibrant cities have developed with mixed-use centers including residential uses above retail/commercial functions. These areas develop into "downtown" as cities grow. Many American cities still have a downtown of this type. Cities such as Pasadena and Santa Barbara have retained this part of their heritage as the city grew beyond them. Starting in the 60's, "contemporary" planning philosophies did not encourage these vital elements of town planning. Porta Bella re-introduces mixed-use neighborhoods.

The Town Center is best understood by breaking it down into four separate components.

- A. Town Center Circle - the commercial & civic core
- B. "Main Street" - a concentrated mix of commercial, service & residential uses.
- C. Peripheral areas - multi-family residential & office uses.
- D. Residential areas - single-family & multi-family homes within walking distance of the downtown.

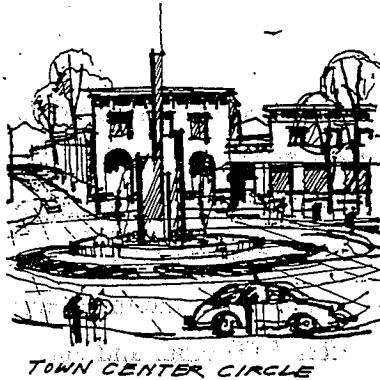


A. *Town Center Circle*



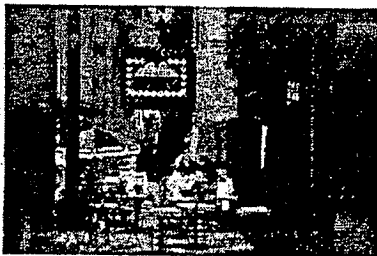
Along with a mix of uses, cities have created focal points around plazas, piazzas, or town squares for centuries. The Town Center Circle is to provide this focus for Porta Bella.

The Town Center Circle area is designed in a series of concentric rings. At the center is the park circle itself. The circle is to be a place of activity, a generally non-structured space that can change as the users change. It is a focal spot, a place for gatherings or holiday parades, an area for "Market night," or the site of a car show.



The traffic circle carries local and visitor traffic at a reduced speed. Access across this street will be via several well-defined cross-walks.

The next "ring" is a comfortable pedestrian area supporting the retail and entertainment uses beyond, such as a palodiam and ice skating rink. Cafes and restaurants will have tables spilling into this area. This is where pushcart vendors will locate. The visual and physical connections around the central ring should encourage pedestrians to move from one to the other.



The theater complex will be fronted by a courtyard to allow for queuing and ticket sales. Retail uses facing this interior court will consist of small food uses and secondary entertainment functions such as video arcades. Many of these shops may front the street as well as the courtyard.

The "restaurant row" portion of the Town Center will be a pedestrian corridor running from the park circle at the southwest to the top landing of the exterior escalator. This pedestrian corridor will be created by a series of small plazas bounded by the restaurants. The

restaurants will have outdoor dining to augment the pedestrian activity and take advantage of the view the east.

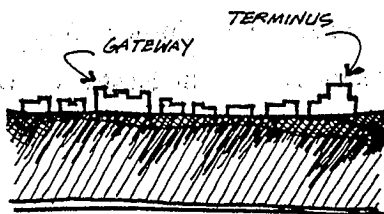
The Civic Center Complex, to the north, becomes a natural participant in the pedestrian experience of the Town Center. It will generate an added level of activity which will further support the mixture of uses.

Parking for all the Town Center Circle land uses noted above will occur in structured parking at the theater/retail complex. Evening and weekend parking will also be shared with the train station to the northeast with access to the Town Center via the escalator.

**B. "Main Street"**



Along "Main Street," the Town Center will take on its most urban feel. The buildings and sidewalks will form an edge with retail or commercial uses. Upper floors will be primarily residential with some office use. Cafe's, deli's, news racks, and portable carts will extend into the sidewalk. Stores will be encouraged to stay open into the evening to compliment the entertainment uses after 5:00 p.m., and encourage evening use by local residents and visitors. Parking will be provided on "Main Street," surface lots and some structured parking beneath the buildings.



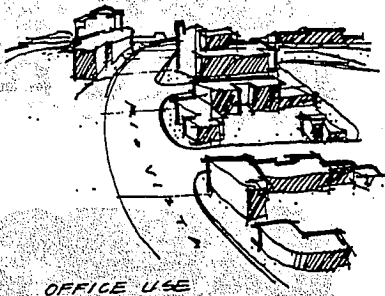
The buildings are three stories at the south end, marking the entrance to the Town Center. They step down to two- and one-story structures moving north. The increased scale of the Civic Center beyond the Town Center Circle will become the visual and physical anchor at the north. From the surrounding areas the skyline of the Town Center will be identifiable by the height of buildings at either end. The hotel at the south end of "Main Street" will reinforce the sense of entry to "Main Street" and the Town Center.



The public-use site along the west side of "Main Street" will be the terminus to the pedestrian greenbelt running uphill from the southwest. The site will be occupied by a house of worship, a library, a park or similar.

*C. Peripheral Areas*

The residential street paralleling "Main Street" will consist of multi-family dwellings. A senior citizens housing complex may also be located on this street. The office buildings to the west will be served primarily by "A" Street and will not depend on pedestrian activity from "Main Street." Residential parking will be on surface lots with supplemental street parking. The office portion will have surface and structured parking.

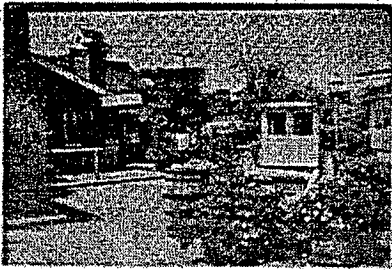


*D. Residential Areas*

Single-family and multi-family residential uses are located within the Town Center District. Neighborhood roads connect Magic Mountain Parkway and "Main Street" in a regular rhythm, creating blocks. The central block within this neighborhood consists of Multi-family housing arranged around a linear park area. This park extends from the mixed use area of the Town Center, to the southerly property edge. Connection to the park from the exterior of the multi-family area is through the individual auto courtyards associated with the clusters of development.



Single family neighborhoods are also located within the Town Center Neighborhood. These are located in neighborhoods, where the roads & sidewalks continue directly into the downtown.

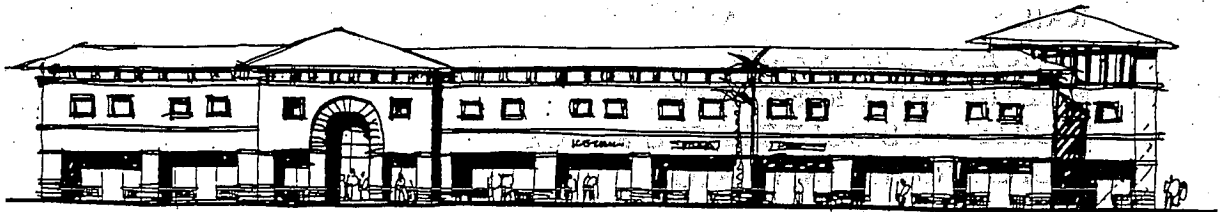


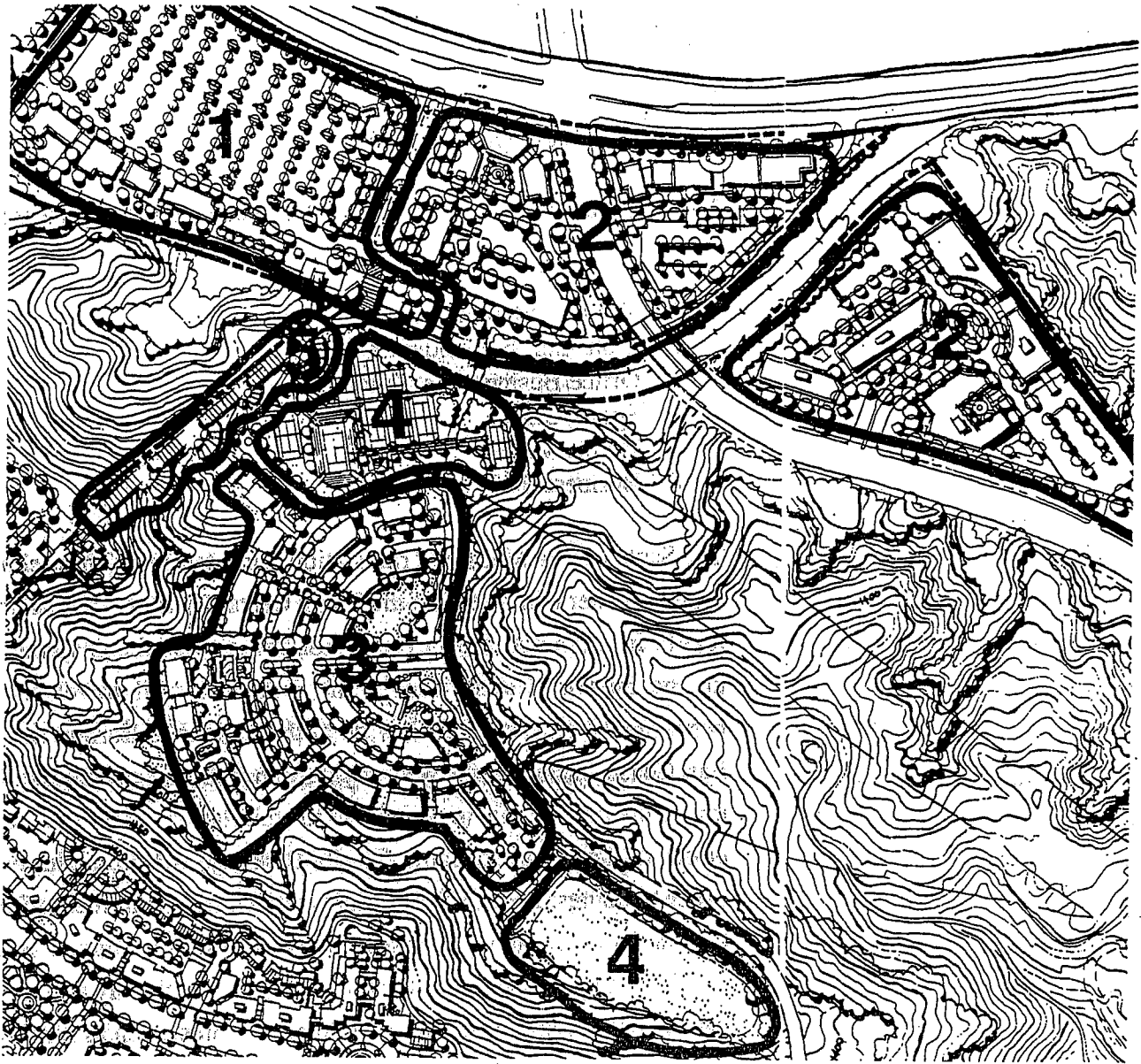
### 3.1.2 Soledad Commercial District

The Soledad Commercial District will be characterized by six activities:

1. The Rail Station
2. Multi-family Residential
3. Office/Business/Retail Park
4. Sports Club
5. People Mover
6. Business Park

The Santa Clarita Metrolink rail station is located here. The architectural character will resemble the Town Center District. The escalator may be incorporated into the rail station structure as it begins its ascent up the hillside. Classic ideals and images of rail travel should permeate the area, such as they do at the stations of Europe and the East Coast. Anchoring the westerly portion of the rail complex will be mixed use commercial in support of the rail station. At the other end, closer to the proposed Santa Clarita Parkway, will be a cluster of office buildings. These office buildings will frame both sides of Santa Clarita Parkway at its intersection with Soledad Canyon Road. Continuing up the canyon is the business park which may accommodate an outlet center and bulk merchandise stores, such as furniture, garden, appliances. The site may also contain office or business park uses.

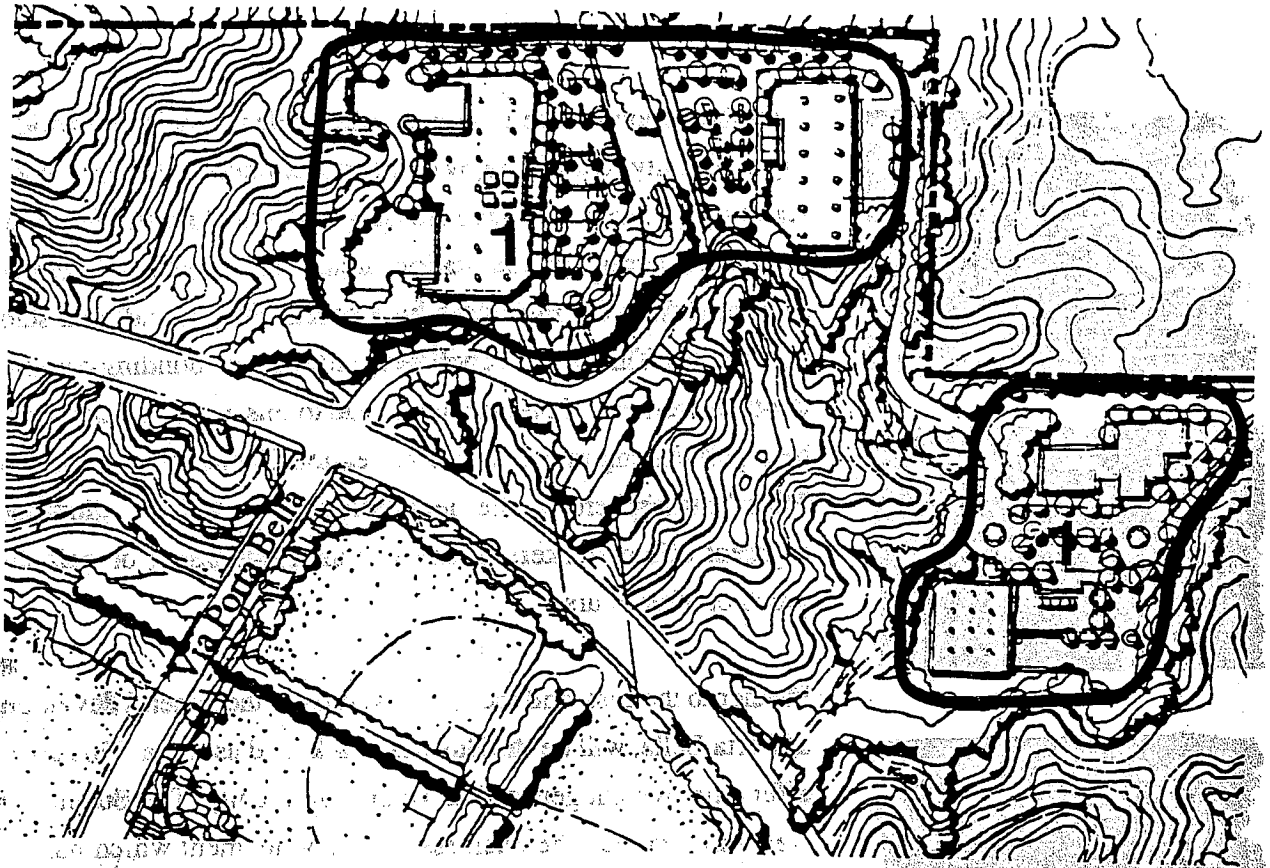




**KEY**

1. RAIL STATION AND COMMERCIAL
2. OFFICE/BUSINESS PARK
3. MULTI-FAMILY RESIDENTIAL
4. SPORTS CLUB/GOLF DRIVING RANGE
5. PEOPLE MOVER/ESCALATOR

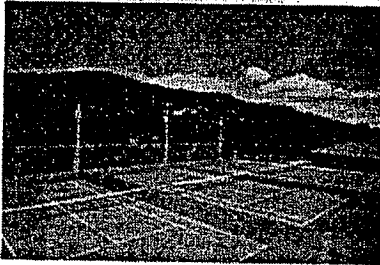
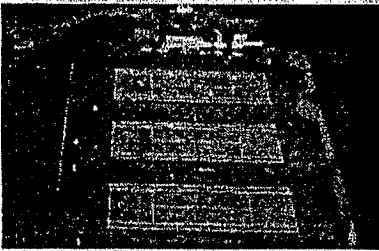
**SOLEDAD DISTRICT**



**KEY**

1. BUSINESS PARK

**SOLEDAD DISTRICT**

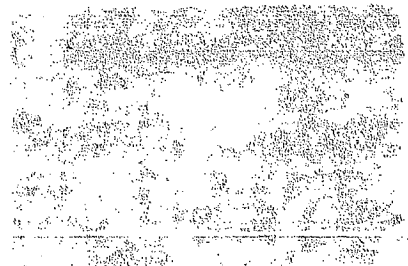
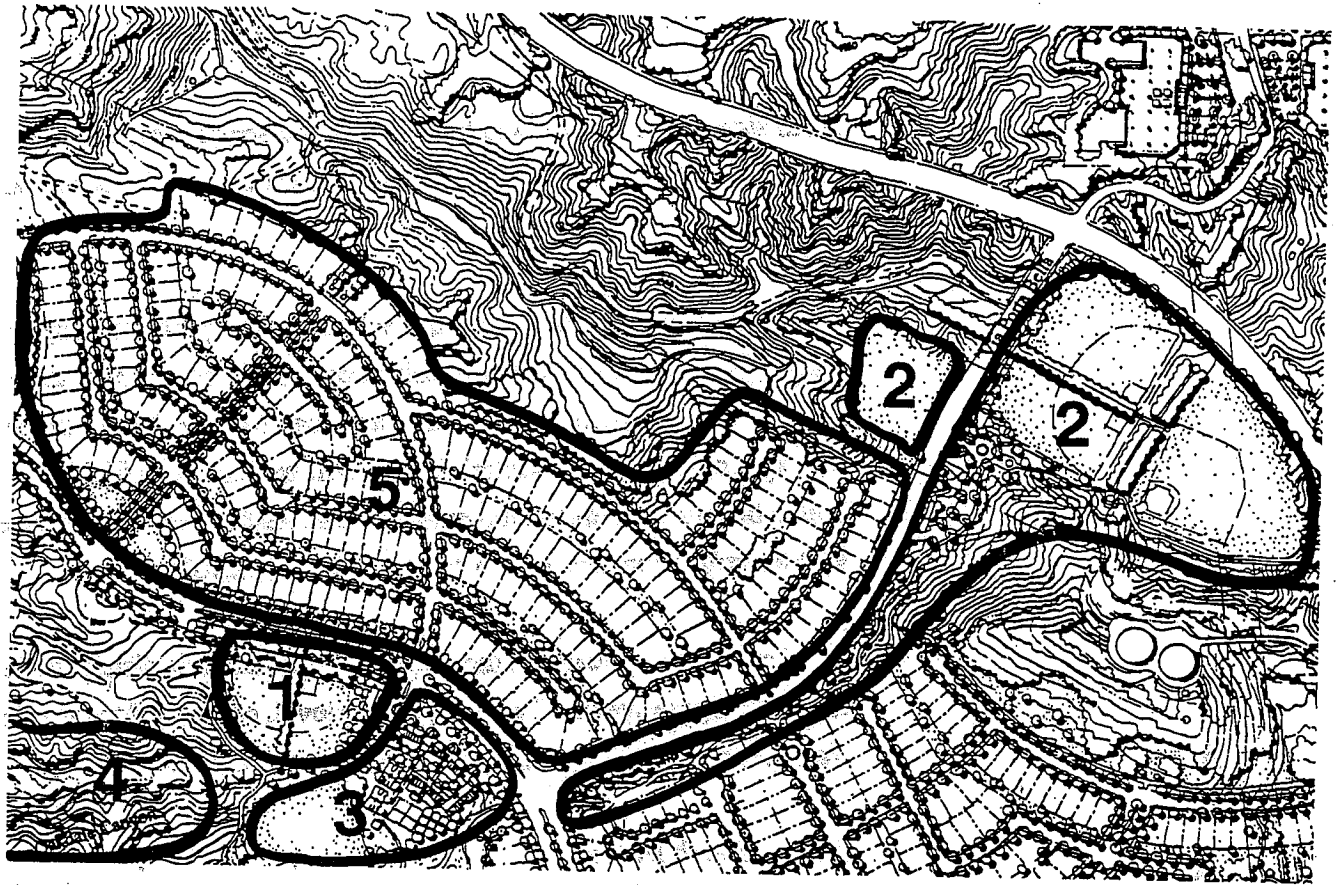


Near the station will be a multi-family residential neighborhood. This higher density area will enjoy comfortable walking distance to the rail station via a grade separated crossing of the rail line which will allow pedestrian access to the station area. This neighborhood will be separated from the rail tracks by a sports club, including a stadium tennis court. This complex will be open to the surrounding community & office workers. Near the access road to this development there will be a golf driving range. These recreational amenities will provide a "club" atmosphere to the neighborhood, as well as allowing the adjacent office workers to enjoy tennis, swimming or golf during lunch or after hours.

Further to the east, and most removed from the general development of Porta Bella, will be the Business Park land use area. This area will offer employment generation for the community. The Business Park area will continue the business park development which has begun near Soledad Canyon Road. Access to this area will be both from below, near Soledad Canyon, and above, from the central project road.

### *3.1.3 Central District*

The Central district is located between the Town Center and the South districts, adjacent to west side of the ridge. The Central area is comprised of single-family homes and community facilities. The neighborhoods have been designed to ascend the hill offering views to the west from future residences. An elementary school and park is located at the end of the Oakdale Canyon extending from the west. Within this area, a portion of the canyon will be landscaped as a riparian rehabilitation zone to mitigate any riparian habitat disturbance done elsewhere on the site, and provides an opportunity for a nature interpretive or arboreum center. Adjacent to the park land, on the



**KEY**

1. NEIGHBORHOOD PARK
2. COMMUNITY TRAIL AND PARK
3. ELEMENTARY SCHOOL
4. RIPARIAN REHABILITATION AREA
5. SINGLE-FAMILY RESIDENTIAL

**CENTRAL DISTRICT**

north side of the school, will be natural open space which overlooks the canyon below, and provides convenient access to the school and park lands.

Crossing the major road from the school to the pedestrian system located on the east side will be safely accommodated by an underpass near the school. Also on this side is an area of single family homes. The appearance of the Central district will be that of a hillside town which blends with the natural environment. Architectural techniques will be utilized in this area to be sensitive to landform.

A 3.5 acre park is located to the easternmost area of this district within the Open Space system. This park will be level, connected to the ridge trail system and is large enough for active playfields.

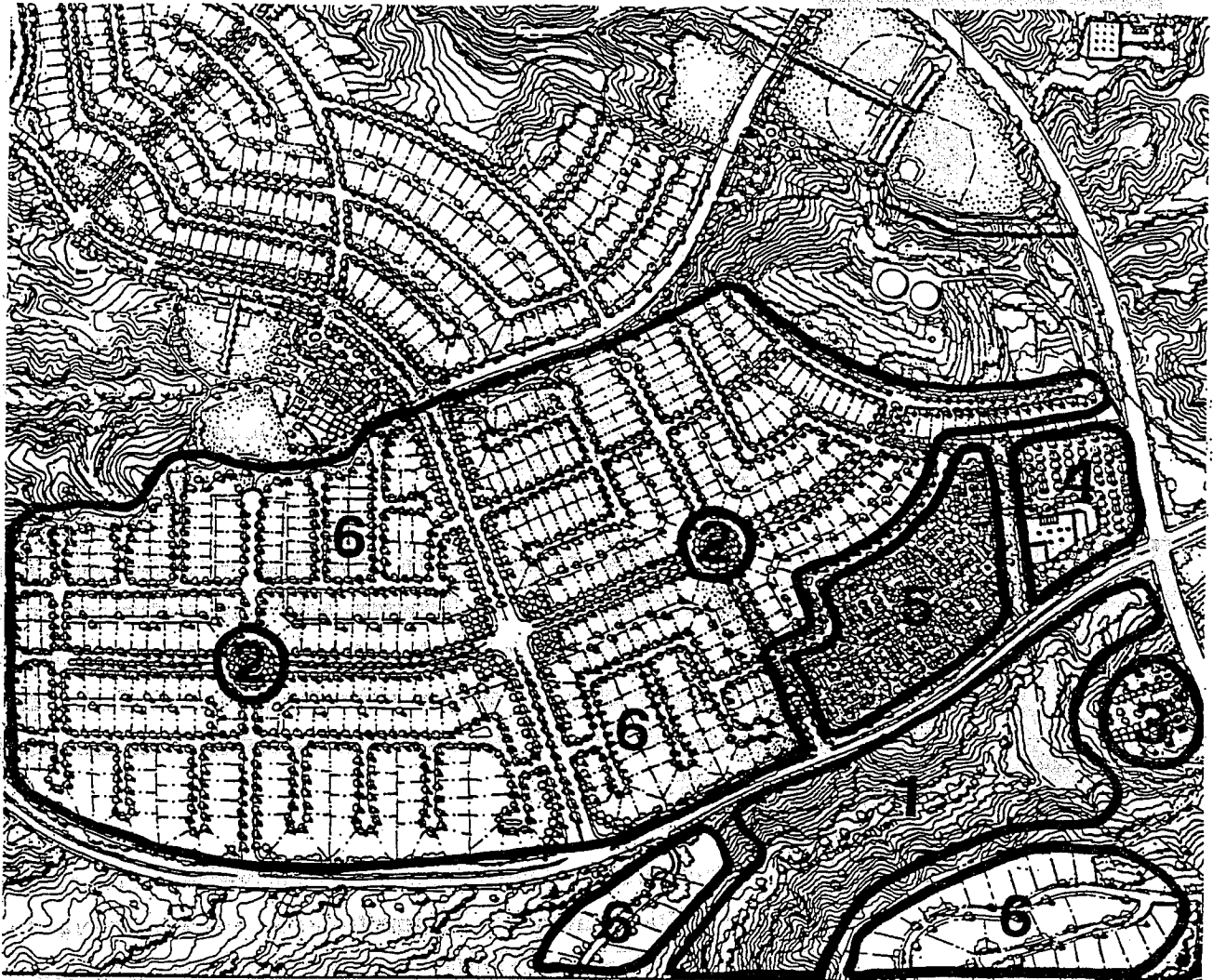
### *3.1.4 South District*



Within the South District will be an east-west streetscape entailing a classically designed landscaped boulevard and parkway with two focal community roundabouts at opposite ends. Midpoint along this boulevard is an intersection with the major road which leads to the Town Center. The intersection, centered with the turning circles, consists of complementary landscape and landmark identity contributing to the traditional town character. Fronting the east-west street are paired single family homes resembling large stately houses. Continuous lawns and front porches result from the use of rear yard garages served by alleys.

Perpendicular to the east-west aligned street and radiating from the turning circles are complimentary streetscapes that access other neighborhoods where the homes are not served by alleys. In these areas, a single lane sideyard or shared sideyard driveway is encour-

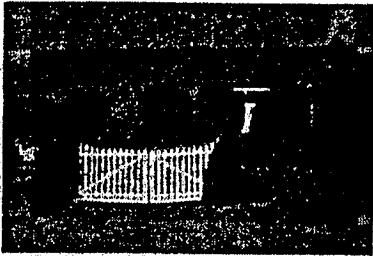




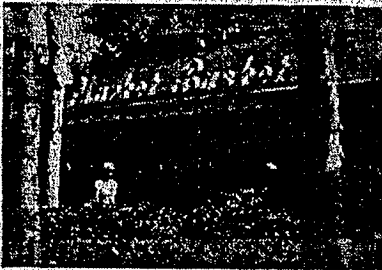
**KEY**

1. RIPARIAN REHABILITATION AREA
2. COMMUNITY CIRCLES
3. INSTITUTIONAL
4. NEIGHBORHOOD COMMERCIAL
5. MULTI-FAMILY RESIDENTIAL
6. SINGLE-FAMILY RESIDENTIAL

**SOUTH DISTRICT**



aged that may also eliminate the garage from the front and continue the streetscape character. Here, as in other areas of Porta Bella where garages may occur in the front, garage setbacks are slightly greater than the dwelling units to encourage the residential architectural interaction with the street scene. Housing in these neighborhoods consist of varying size single family homes. The integration of the various dwelling unit types have been arranged in an urban form to eliminate perimeter walls. The absence of these walls provides for interacting neighborhoods with traditional streetscapes of varied architecture. Trail heads from the residential cul-de-sacs will connect to the elementary school and parks in addition to the community park trail and ridge runner trail.



A Neighborhood Commercial center is located at the corner of Santa Clarita Parkway and Via Princessa in the south-eastern portion of this district. This center is intended to have neighborhood services such as a grocery store, dry cleaner, video store and bank. Pedestrian trail systems will connect the commercial area to the residential areas from all sides.

Conveniently located adjacent the neighborhood commercial center are multi-family homes. This multi-family village incorporates a 100-foot wide open space buffer area along a power easement between the commercial areas. Minimal use of walls will be utilized within the project, to increase the visual and functional connections with the surrounding community.

On the eastern side of the bermed water reservoirs and ridge from the residential area will be a community park of 22 acres. This park will be connected to the other parks and opens space areas, including the school via a trail system in the expanded parkway of the connector road. This park may have lighted ball fields, for night play, and



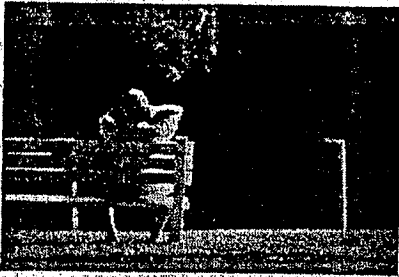
parking for use by the City residents. The ridge will buffer the residents from the park's activities thereby providing longer use periods. The park location is also part of the ridge runner trail system.

North of Via Princessa and along the southern boundary of the South District, near the existing Circle J Ranch neighborhood, will be a single family area with minimum 10,000 square foot lots. This area will enjoy views of the canyons. The lot sizes south of Via Princessa have been designed to incorporate large pad sizes to resemble the adjacent Circle J Ranch lots. This lot size will ensure the canyons are preserved as natural open space, and not impacted by private ownership. Oro Fino Canyon, which extends between Via Princessa and the residential areas, will be one of two riparian habitat mitigation areas. This canyon will be revegetated according to the procedures established within this document and the Environmental Impact Report prepared for the site. Equestrian trails may be located in this canyon if compatible with the environmental goals of the EIR.

Located with access from Santa Clarita Parkway is the Institutional land use area. This four acre pad may be utilized as a fire station, house of worship, day care center, equestrian center or similar publicly oriented use.

### 3.2 Porta Bella Objectives & Concepts

Several fundamental objectives have guided the preparation of this Specific Plan. They are:



- Blend the community with its environment.
- Blend this community with the other communities of Santa Clarita.
- Provide a land use mix, offering employment, services, cultural, entertainment, residential and recreation within an environmental setting.
- Provide for a social and economic mix of residents.
- Provide a setting for interaction among residents.
- Provide meaningful mobility alternatives to the automobile.
- Create continuously flowing open space systems which connect to the communities.
- Create a road system which will serve the city, region, and the community with character and environmental sensitivity.

To implement the objectives outlined above, the following concepts have been incorporated into the this Plan.

- The environmental conditions will guide the setting for development.
- The Plan will be comprised of both contemporary and traditional methods for development.
- The Plan will compliment Santa Clarita's existing communities.

The following sections are more detailed descriptions of the concepts described above.

#### 3.2.1 *Environmental Setting for Development*

Developable areas within the project area were determined after an environmental investigation of the project site was conducted. This environmental review considered such elements as:

- Ridgeline preservation & enhancement
- Visual impact of development
- Open space systems
- Existing vegetation & wildlife
- Local & regional circulation impacts
- Geologic & seismic conditions
- Landform & topography
- General Plan goals and policies

### 3.2.2 *Traditional and Contemporary Planning Techniques*

The urban design idea within the Specific Plan area is to incorporate the best standards from traditional and contemporary developments, with standards to achieve both a functional and aesthetically pleasing environment.



Some popular traditional neighborhoods exist throughout Southern California. Generally, they are located in areas developed prior to 1940, and have a character that is different than the suburbs that were built after 1950. One of the most distinguishing factors of the traditional neighborhoods is their pedestrian scale, whereas contemporary neighborhoods are designed for convenient automobile access. Among the factors that distinguish these traditional neighborhoods are street widths, which are often narrower and pedestrian-landscaped; a more patterned street layout; homes which formally address the streets with porches and front doors instead of garages and walls; and the incorporation of public and mixed use commercial opportunities. All of these elements contribute to an overall setting for social interaction, which is also a primary goal of Porta Bella.

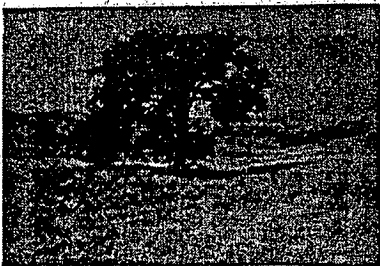
Contemporary neighborhoods have been developed since the 1950's and display differences from the character established in the early twentieth century. Curvilinear road layouts and cul-de-sacs are common. Neighborhoods are often designed as "pods" of land use areas,

separate and distinct. The purpose for this development style is to incorporate graceful aesthetics, privacy, and safety in the residential neighborhoods, while providing a setting for contemporary merchandising and business operations to occur in distinct and separate areas.

### *3.2.3 Compliment Existing Communities*

The project area is encircled by four existing communities within Santa Clarita, each with a distinct character and historical perspective. From the onset, an objective of this project has been to create a community which will service and compliment each of the surrounding communities without detracting from them.

The planning approach to this issue has been to maintain and enhance the natural setting of the community. This will be accomplished by; 1) preserving and enhancing the hillsides contained within the project area with an oak tree planting program; 2) remediating the landform which has been scarred by previous activities on the site; 3) providing a regional road through the site which results in the least amount of environmental and character depletion to the vicinity; 4) providing a flexible Town Center district which may by design create a mixed-use district with minimal reliance on the automobile.



The proposed Santa Clarita Parkway regional road alignment through the eastern project boundary area will enable the preservation of the oak grasslands on the adjacent City Hall property. This City owned land aesthetically rivals the best of Southern California's public parks in magnitude, setting and natural beauty. The preservation of the land could provide a major central park or expansion of the Civic Center, and be a benefit to the existing communities within the entire Santa Clarita Valley.

### **3.3 Land Use Plan Diagram & Summary**

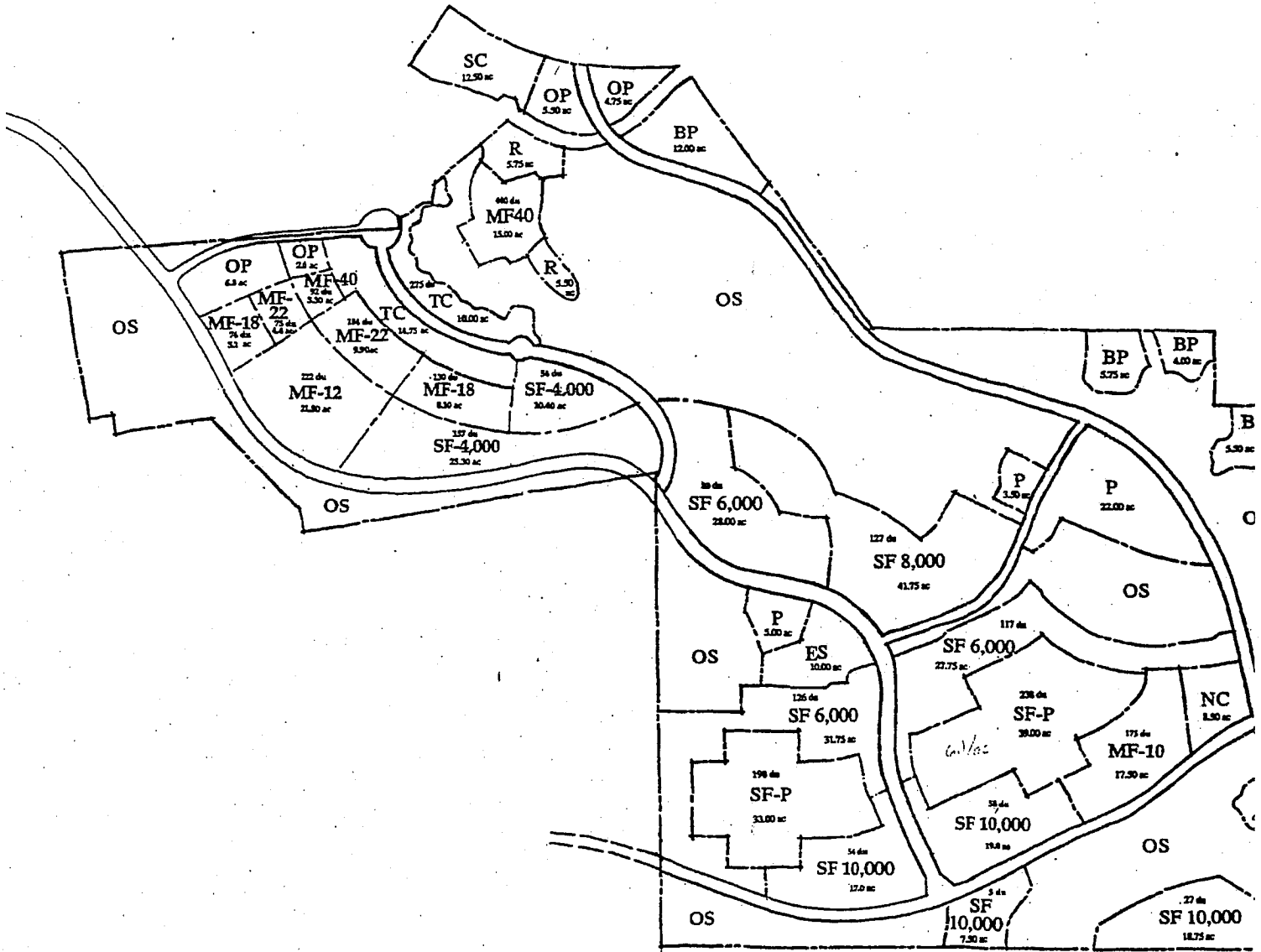
The Land Use Plan Diagram illustrates the location of land uses and roads within the Specific Plan area. The accompanying Land Use Summary Table is a numerical summary of land use characteristics depicted within the Land Use Plan Diagram. The purpose of this diagram and table is to provide a guideline or "target" for development within the Specific Plan area.

## LAND USE SUMMARY TABLE

<i>Land Use Designation</i>	<i>Map Designation</i>	<i>Density Range</i>	<i>Land Use Area (Acres)</i>	<i>Target # of Units</i>	<i>% of Total Dwellings</i>	<i>% of Total Area</i>
Open Space	OS	na	406.95	na	na	40.9%
Parks & Recreation	P, R	na	41.75	na	na	4.2%
<i>Subtotal of Open Space, Parks &amp; Rec.</i>			<i>448.70</i>			<i>45.1%</i>
Elementary School	ES	na	10.00	na	na	1.0%
Master Streets	na	na	56.00	na	na	5.6%
<i>Subtotal of School &amp; Master Streets</i>			<i>66.00</i>			<i>6.6%</i>
<b>Single-Family Residential</b>						
SF 10,000	SF 10,000	2-4 du/a	63.15	144	4.9%	6.3%
SF 8,000	SF 8,000	3-5 du/a	41.75	127	4.4%	4.2%
SF 6,000	SF 6,000	4-6 du/a	87.50	326	11.2%	8.8%
SF 4,000	SF 4,000	6-8 du/a	35.40	211	7.2%	3.6%
SF Paired	SF P	6-8 du/a	72.00	436	15.0%	7.2%
<i>Subtotal of Single-Family</i>			<i>299.80</i>	<i>1,244</i>	<i>42.7%</i>	<i>30.1%</i>
<b>Multi-Family Residential</b>						
MF 10	MF 10	8-12 du/a	17.50	175	6.0%	1.8%
MF 12	MF 12	10-14 du/a	21.50	222	7.6%	2.2%
MF 18	MF 18	16-20 du/a	13.70	204	7.0%	1.4%
MF 22	MF 22	20-22 du/a	14.30	259	8.9%	1.4%
MF 40	MF 40	38-42 du/a	18.50	532	18.3%	1.9%
Town Center	TC	12-18 du/a	na	275	9.4%	na
<i>Subtotal of Multi-family</i>			<i>85.50</i>	<i>1,667</i>	<i>57.3%</i>	<i>8.6%</i>
<b>Commercial</b>						
Town Center	TC	na	24.75	na	na	2.5%
Soledad Comm.	SC	na	12.50	na	na	1.3%
Neighborhood	NC	na	8.50	na	na	0.9%
Office Park	OP	na	19.00	na	na	1.9%
Business Park	BP	na	27.25	na	na	2.7%
Institutional	I	na	4.00	na	na	0.4%
<i>Subtotal of Commercial</i>			<i>96.00</i>			<i>9.6%</i>
<i>Total of Project Area</i>			<i>996.00</i>	<i>2,911</i>	<i>100.0%</i>	<i>100.0%</i>

Land use tabulations are approximate and subject to further verification





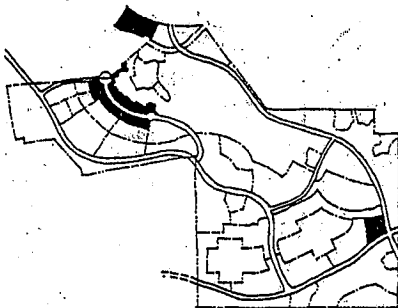
LAND USE PLAN

11.25  
8.5.1  
10.5.2

### 3.4 Non-Residential Land Uses

Several non-residential land uses coexist within the community as commercial/services, entertainment, employment base or recreational. In addition, the Metrolink station, located within the community, will link the Los Angeles light rail with autos and buses. These non-residential land uses represent 9.6% of the total land area of Porta Bella.

A fundamental concept utilized for commercial uses within the project is to ensure that individual commercial land uses do not compete, and potentially defeat each other. The following is a brief description of the individual commercial characters within the separate districts:



*The Town Center* Mixed-use area is comprised of civic uses, including the adjacent Civic Center, special community and commercial services, entertainment, restaurants, offices and cultural facilities such as the amphitheater and performing arts center.

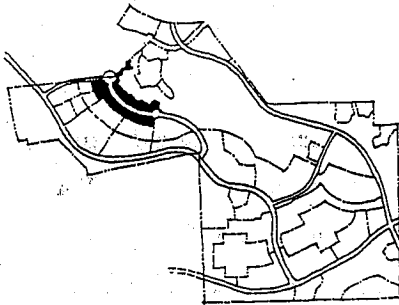
*The Soledad* Mixed-use area is comprised of services which support the function of the multi-modal transportation, such as convenience food/commercial/services, vehicle repair, day care, office park and business park.

*The Neighborhood Commercial* area located within the South District is located at the intersection of Santa Clarita Parkway and Via Princessa, which is a site well fit for consumer shopping needs, such as a food items, pharmacy, financial institution and similar.

The tenant mix of the commercial facilities shall be determined to minimize competition. The following paragraphs describe in greater detail the marketing concept of each commercial area.

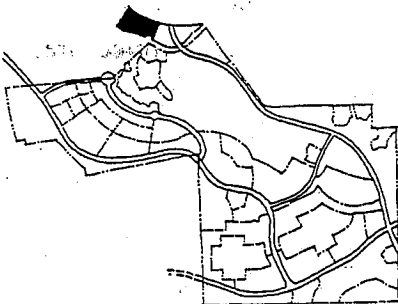
**3.4.1 Town Center Mixed Use (TC)**

The Town Center Mixed-use area is located south of, and adjacent to, the City owned parcel. The layout of this Town Center area is such that implementation of the City's development program may be readily woven into a civic/commercial central area with goods & services available to resident & visitors with destination and festival orientation. Within the Town Center mixed-use area, 275 residential units will contribute to an "around-the-clock" social presence to the area. The Town Center Mixed-use area encompasses 24.75 acres, which is 2.5% of the Porta Bella.



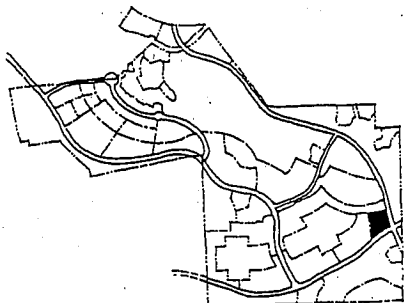
**3.4.2 Soledad Mixed-Use Commercial (SC)**

Located within this land use area is the multi-modal transportation center and support commercial services and offices which will mainly service and support the users of the station. Also included within this area is the people-mover/escalator system which connects the Soledad and Town Center Districts. The Soledad Mixed-use area encompasses 12.50 acres of land, which is 1.3% of the total land area of Porta Bella. Tenants may include small scale convenience shopping, fast food and sundry items



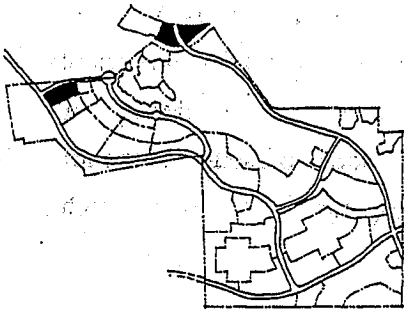
**3.4.3 Neighborhood Commercial (NC)**

The Neighborhood Commercial land use area is located within the South District, at the intersection of Via Princessa and Santa Clarita Parkway. It is anticipated that neighborhood commercial uses such as a grocery store, pharmacy, bank and/or service uses may be located in this area. The orientation of development on this parcel shall accommodate easy access from the adjacent residential neighborhoods in an effort to promote pedestrian, as well as vehicular mobility. The



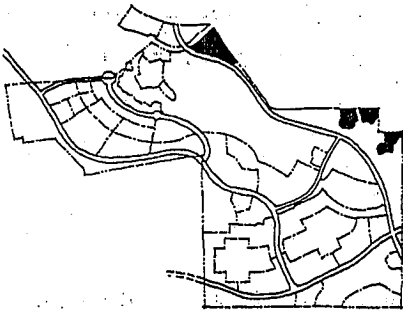
Neighborhood Commercial Parcel is 8.50 acres in size, and represents 0.9% of the total project area.

#### 3.4.4 Office Park (OP)



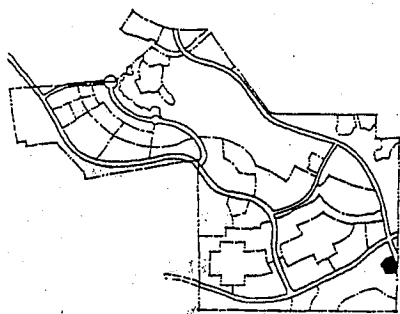
The Office Park land use area is located adjacent to Soledad Canyon Road, east and west of Santa Clarita Parkway, and within the Town Center District. The Soledad District portion of this land use area encompasses 10.25 acres over two parcels. These parcels are separated by the Santa Clarita Parkway. The Town Center Office Park area encompasses 8.80 acres, located on "A" Street as it leads into the Town Center mixed-use area. Business office uses will be located within this land use area, which are intended to employ people within the Santa Clarita Valley, as well as to act as an employment destination for residents of the Los Angeles Basin via the Metrolink. The Office Park land use area represents 1.9% of the overall project area.

#### 3.4.5 Business Park (BP)



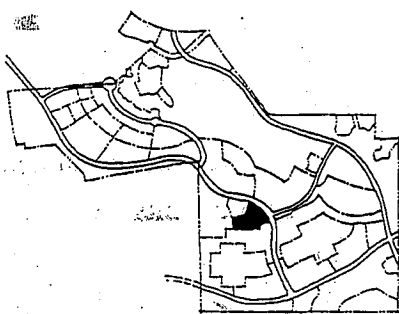
The Business Park land use area is located in two areas at the northeasterly base of the central ridge, both along Santa Clarita Parkway. The BP land use area to the east of the site shares a strong relationship with the planned Business Park area adjacent to this project. Uses within the Business Park will be similar to those planned adjacent to the site, such as light manufacturing and business offices. The twelve acre site near Soledad Canyon Road may also accommodate large retail sales structures, such as bulk merchandising and outlet merchandising uses. The Business Park land use area occupies 2.7% of Porta Bella.

### 3.4.6 Institutional (I)



The Institutional land use area is located off of Santa Clarita Parkway, southerly of its intersection with Via Princessa Road. This area encompasses approximately 4.0 acres, and represents 0.4% of the Specific Plan area. Uses within this area are intended to be public or non-profit, such as fire station, houses-of-worship, meeting halls, clubs and similar.

### 3.4.7 Elementary School (ES)



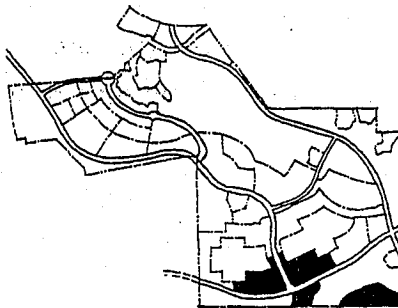
An elementary school site is centrally located within the community, adjacent to a park site and the Oakdale riparian canyon. This school site has a pedestrian separated street crossing and trail heads to adjacent residential neighborhoods. The area encompassed by the elementary school site represents 1.0% of Porta Bella's area. The school site will integrate with the Porta Bella community.

## 3.5 Residential Land Uses

Residential land uses comprise the largest land use area within the Plan, occupying 38.7% of the overall land area. Residential opportunities are diverse, with a full range of homes for varying incomes and life-styles. To accommodate the varying types of dwellings envisioned by the Plan, eleven residential designations have been established. Density ranges are proposed upon gross planning area's acres to guide the housing type in each neighborhood. However, minor deviations should be permitted to accommodate market conditions, grading constraints, streets and other considerations which may alter acreage calculations and lot sizes.

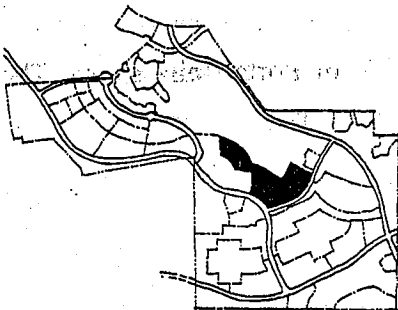
The eleven residential land-use designations are described in the following paragraphs.

**3.5.1 Single Family 10,000 (SF 10,000)**



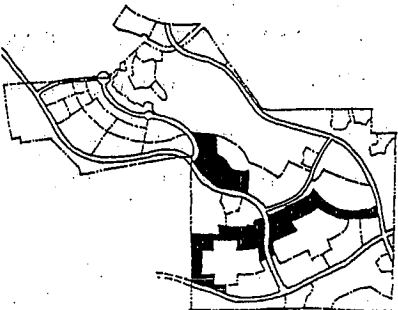
The Single Family 10,000 land use occupies 63.15 acres, containing 144 units. This land use area is the lowest density land use in the Specific Plan area, with a range of 2-4 dwelling units per acre. The SF 10,000 land use area is located within the southeastern corner of the Plan area, adjacent to the Oro Fino Canyon. SF 10,000 comprises 4.9% of the total residential units, and 6.3% of the overall Plan area.

**3.5.2 Single Family 8,000 (SF 8,000)**



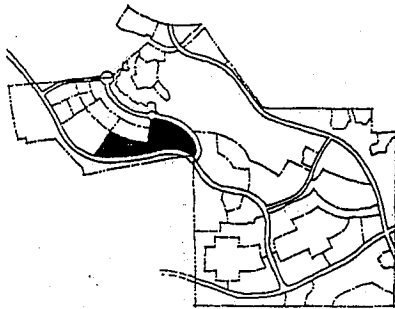
The SF 8,000 designation is the second lowest residential density in the Specific Plan area, allowing a range of 3-5 units per acre. Locationally, the SF 8,000 land use is within the Central District, between Magic Mountain Parkway and the ridgeline open space area. This land use designation will be largely comprised of view lots. There are 127 SF 8,000 lots within the community, occupying 41.75 acres of land. The SF 8,000 land use comprises 4.4% of the total residential units, and 4.2% of the land in Porta Bella.

**3.5.3 Single Family 6,000 (SF 6,000)**



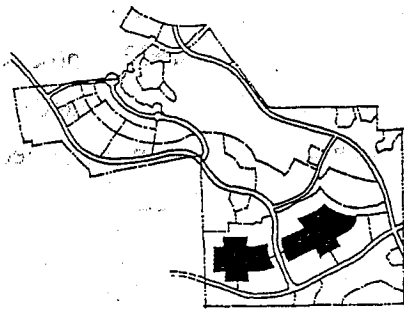
The SF 6,000 land use contains the second largest number of single family homes within the community with 326. This land use product is located in the Central and South Districts, occupying 87.50 acres. The density range for this land use area is 4-6 units per acre. The SF 6,000 land use comprises 11.2% of the total residential units and 8.8% of the land.

**3.5.4 Single Family 4,000 (SF 4,000)**



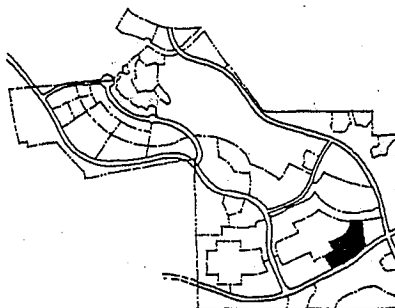
This land use area is located within the Town Center District of Porta Bella. The typical lot is characteristic of downtown lots in earlier “traditional” communities. The density range within this land use area is 6-8. Total acreage for this land use area is 35.40 and contains 211 units. The SF 4,000 land use comprises 7.2% of the units within the Specific Plan area, and 3.6% of the overall area.

**3.5.5 Single Family Paired (SF-P)**



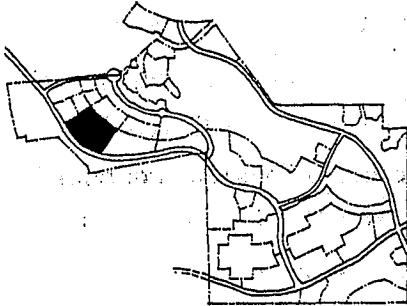
The Single Family Paired residential land use is located within the South District. This product type is based upon a traditional community image, with detached rear-yard garages served by an alley. This land use area comprises 72.00 acres and contains 436 homes. The density range for this product type is 6-8 du/a. The Single Family Paired residential land use comprises 15.0% of the total residential units within the project area, and 7.2% of the overall area.

**3.5.6 Multi-family 10 (MF10)**



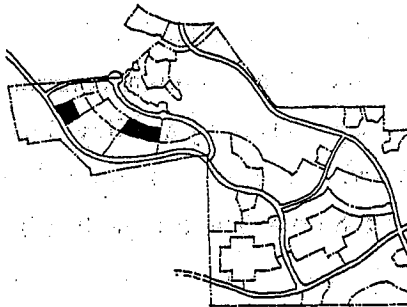
The Multi-family 10 land use area is located within the South District, adjacent to the neighborhood commercial center at the intersection of Via Princessa and Santa Clarita Parkway. This multi-family area will encompass 17.50 acres and contain 175 units. The product type range for this designation is 8-12 units per acre. The MF10 land use area comprises 6.0% of the total residential units within the Plan area, and 1.8% of the overall land area.

**3.5.7 Multi-family 12 (MF12)**



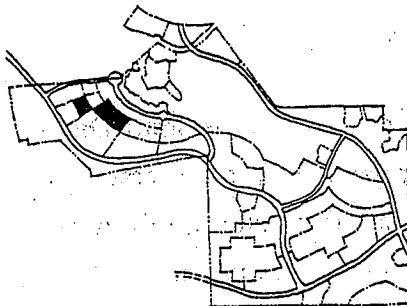
This land use product type is located within the Town Center District, and is characterized by “cluster” housing congregated along a linear public open space. The MF12 land use area encompasses 21.50 acres and contains 222 units. The product type range for this project area is 10-14 units per acre. The MF12 land use area comprises 7.6% of the total residential units within the project area, and 2.2% of the overall Plan area.

**3.5.8 Multi-family 18 (MF18)**



The Multi-family 18 land use designation is located within the Town Center District and consists of 13.70 acres and 204 units. The product type ranges from 16 to 20 units per acre. The Multi-family 18 land use area comprises 7.0% of the total residential units within the project and 1.4% of the overall land.

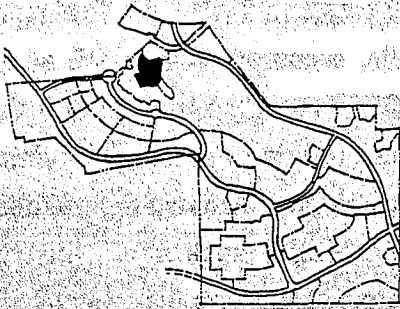
**3.5.9 Multi-family 22 (MF22)**



The Multi-family 22 land use designation is located within the Town Center District and consists of 14.30 acres and 259 units. The product type ranges from 20-22 units per acre. Senior Citizen residential housing may also be utilized in this area. The Multi-family 22 land use area comprises 8.9% of the total residential units within the Specific Plan area, and 1.4% of the overall land.

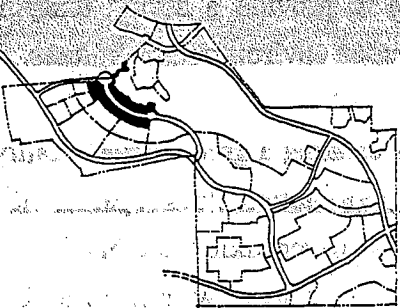


**3.5.10 Multi-family 40 (MF40)**



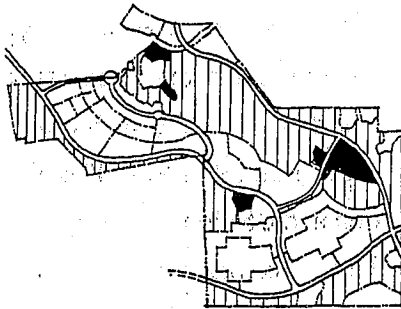
This land use designation is intended to introduce apartment-type dwellings into the Town Center and Soledad Districts. One MF 40 land use area is located next to the entertainment and office areas within the Town Center, entailing 3.30 acres and 92 units. The other area occurs near the commuter rail station in the Soledad District, and consists of 15.00 acres and 440 units. Due to its location adjacent the sports club, a club-house is permitted within this area. The total Multi-family 40 land use designation occupies 18.50 acres of land, and contains 532 units. The product type ranges from 38-42 units per acre. A senior citizen housing center may be used in the Town Center Districts MF 40 area. The Multi-family 40 land use area comprises 18.3% of the total units within Porta Bella, and 1.9% of the land.

**3.5.11 Town Center Mixed Use Residential (TC)**



Residential units within the Town Center Mixed-use area will occur nearly exclusively above the retail and service uses on the ground floors. The Town Center Mixed-use area occupies 24.75 acres of land, and will accommodate 275 units. These units may be located in both areas indicated as Town Center, except in the area designated as Town Center Circle. Product type may include apartments and condominiums. The Town Center Mixed-use area comprises 9.4% of the residential units within the Plan area.

### 3.6 Open Space, Parks & Recreation



The Open Space, Parks & Recreation system comprises the largest land use area within the Porta Bella, encompassing 45.1% of the overall project area (448.70 acres). Of this, nearly 42 acres within this system are planned for active parkland & recreation. The remaining 406.95 acres are natural open space. This large and meaningful open space system is one of the most compelling reasons which illustrate the advantages of the master plan of Porta Bella over incremental and piecemeal development. It is through comprehensive planning that large, logical areas of land are preserved for the environment, parks and recreation.

The Open Space areas are a part of the natural system which exemplify the environmental qualities of Santa Clarita. The fundamental purposes of the Open Space areas are: 1) to retain significant landform and environmental features; 2) to preserve the green hillsides which surround the project area; and, 3) to provide a strong unifying character for the community based upon environmental features.

In addition to the Open Space areas creating a green visual quality, they will also provide recreational opportunities. Pocket parks, view overlooks and an interlinking trail system for hiking and biking will be located within the open space area. Open Space within Porta Bella is large, interconnected, natural and close to housing. The combination of these elements creates a natural setting conducive to exploration and play for all ages.