



in or

Porta Bella Specific Plan

October, 1991 Adopted April 25, 1995

Prepared for:

The City of Santa Clarita
Community Development Department
Lead Agency

The Whittaker Porta Bella Development, Inc.

Owner

Northholme Partners

Applicant

Prepared by:

SWA Group, Laguna Beach
Planning and Landscape Architecture

1.0	The	Specific Plan as a Planning Tool	1-1
	1.1	Legal Context of the Specific Plan	1-2
٠,	1.2	Content of this Specific Plan	1-2
	1.3	Guide to the Porta Bella Specific Plan	1-3
2.0	Com	munity Context & Integration	2-1
	2.1	Regional Setting	2-1
	2.2	The Santa Clarita Communities	2-2
	2.3	Existing Conditions of Porta Bella	2-3
	2.4	The Valley Center	2-11
	2.5	Physical & Visual Connections	2-13
	2.6	Valley Center Design Character	2-14
	2.7	Porta Bella Community Systems	2-15
		2.7.1 The Natural System	2-16
		2.7.2 The Mobility System	2-16
		2.7.3 The Lifestyle System	2-18
3.0	Land	l Use Master Plan	3-3
÷	3.1	The Districts of Porta Bella	3-3
		3.1.1 Town Center District	3-3
•		3.1.2 Soledad District	3-11
		3.1.3 Central District	3-14
•		3.1.4 South District	3-16
	3.2	Porta Bella Objectives & Concepts	3-20
		3.2.1 Environmental Setting for Development	3-20
		3.2.2 Traditional & Contemporary Planning Techniques	3-21
٠.		3.2.3 Compliment Existing Communities	3-22
	3.3	Land Use Plan Diagram and Summary	3-23
	3.4	Non-Residential Land Uses	3-26
		3.4.1 Town Center Mixed Use (TC)	3-27
		3.4.2 Soledad Mixed-Use Commercial (SC)	3-27
		3.4.3 Neighborhood Commercial (NC)	3-27
		3.4.4 Office Park (OP)	3-28
•		3.4.5 Business Park (BP)	3-28
		3.4.6 Institutional (I)	3-29
		3.4.7 Elementary School (ES)	3-29

	3.5	Residential Land Uses	3-29
		3.5.1 Single Family 10,000 (SF 10,000)	3-30
		3.5.2 Single Family 8,000 (SF 8,000)	3-30
		3.5.3 Single Family 6,000 (SF 6,000)	3-30
		3.5.4 Single Family 4,000 (SF 4,000)	3-31
	•	3.5.5 Single Family Paired (SF-P)	3-31
	•	3.5.6 Multi-Family 10 (MF 10)	3-31
		3.5.7 Multi-Family 12 (MF 12)	3-32
		3.5.8 Multi-Family 18 (MF 18)	3-32
	•	3.5.9 Multi-Family 22 (MF 22)	3-32
		3.5.10 Multi-Family 40 (MF 40)	3-33
		3.5.11 Town Center Mixed Use Residential (TC)	3-33
	3.6	Open Space, Parks & Recreation	3-34
4.0	Tran	sportation & Circulation	4-1
	4.1	Vehicular Systems	4-2
		4.1.1 Six Lane Highways	4-3
		4.1.2 Four Lane Collectors	4-7
		4.1.3 Two Lane Collectors	4-10
		4.1.4 Local Public Streets	4-12
		4.1.5 Alleys	4-13
,		4.1.6 Private Streets	4-13
	4.2	Commuter Rail	4-14
	4.3	Public Transit	4-15
	4.4	People Mover/Escalator System	4-15
	4.5	Pedestrian and Bicycle	4-15
	4.6	Equestrian Trails	4-16
5.0	Mast	ter Landscape Plan	5-1
	5.1	Vicinity Landscape Concept	5-1
		5.1.1 River Basins	5-1
		5.1.2 Oak Grasslands	5-3
		5.1.3 Hillside Grasslands	5-3
		5.1.4 Central Ridgeline	5-4
	5.2	Landscape Treatments	5-5
	5.3	The Native Landscape Treatment	5-6
		5.3.1 Riparian Woodland Treatment	5-7
		5.3.2 Oak Grassland Treatment	5.Q

6.0

	5.3.3	Hillside Grassland Treatment	5-8
	5.3.4	Central Ridgeline Treatment	5-8
5.4	Lands	scape Treatments - Streetscapes	5-9
	5.4.1	Via Princessa Road Treatment	5-1
	5.4.2	Santa Clarita Parkway Treatment	5-1
	5.4.3		5-1
	5.4.4	Central District Collector Treatment	5-13
	5.4.5	Town Center Collector Treatment	5-14
	5.4.6	South District Collector Treatment	5-15
	5.4.7	Local Residential Street Treatment - South District	5-16
	5.4.8	Two-Lane Collector Treatment	5-17
	5.4.9	Local Residential Street Treatment - Town Center	
	•	District	5-18
	5.4.10	Local Roads Landscape Treatment	5-19
5.5	Focal	Landscapes & Identities	5-22
5.6		Modification Zone	5-22
<i>5.</i> 7		al Landscape Standards	5-23
	5.7.1	Irrigation	5-23
		Installation and Maintenance	5-23
		Landscape Planting	5-24
		Parking Area Landscape	5-24
	5.7.5	Loading and Storage Screening	5-25
		Sidewalks	5-25
		Front Yard Landscaping	5-25
~ ^		Buffer Areas	5-25
5.8	Mainte		5-26
5.9	Gradin	•	5-27
5.10	Genera	al Grading Regulations	5-27
		Terraces	5-27
		Cuts and Fills	5-28
	5.10.3	General Design Standards	5-28
Comn	nunity I	Design & Land Use Standards	6-3
6.1	Process	s and Procedure	6-4
6.2	Design		6-4
6.3	Comm	1 0 37	6-5
	6.3.1	T. C. S. S. S.	6-7
		Calada Division C	6-18
	6.3.3	C 1 1 D 1 1 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2	6-26

		6.3.4 South District Commercial & Institutional	6-31
		6.3.5 General Commercial Standards	6-36
	6.4	Residential Design Guidelines	6-41
	6.5	Land Use Standards	6-48
		6.5.1 Town Center Mixed Use	6-48
٠.		6.5.2 Soledad Mixed Use	6-54
•		6.5.3 Neighborhood Commercial	6-60
		6.5.4 Office Park	6-64
•		6.5.5 Business Park	6-68
	•	6.5.6 Institutional	6-72
		6.5.7 School	6-75
	6.6	Residential Land Use Standards	6-78
		6.6.1 Single Family 10,000 (SF 10,000)	6-78
		6.6.2 Single Family 8,000 (SF 8,000)	6-81
		6.6.3 Single Family 6,000 (SF 6,000)	6-83
		6.6.4 Single Family 4,000 (SF 4,000)	6-85
		6.6.5 Single Family Paired (SFP)	6-87
		6.6.6 Multi Family 10 (MF 10)	6-89
		6.6.7 Multi Family 12 (MF 12)	6-92
	•	6.6.8 Multi Family 18 (MF 18)	6-95
		6.6.9 Multi Family 22 (MF 22)	6-98
		6.6.10 Multi Family 40 (MF 40)	6-100
		6.6.11 Multi Family Town Center (TC)	6-103
7.0	Parki	ing Regulations	7-1
•	7.1	General Provisions	7-2
	7.2	Number of Parking Spaces Required	7-3
	7.3	Size of Parking Spaces and Required Aisle Width	7-5
	7.4	Loading Space Requirements	7-6
	7.5	Drive-Through Establishments	7-7
	7.6	Shared and Off-Site Parking	7-8
	7.7	Circulation and Parking Space Layout	7-8
٠	7.8	Surface of Parking Area	7-10
	7.9	Lighting of Parking Area	7-10
	7.10	Parking and Storage of Commercial Vehicles	7-11
	7.11	Landscaping of Parking Areas	7-11

8.0	Sign	Regulations	8-1
	8.1	Sign Types Permitted	8-2
	8.2	Prohibited Signs	8-2
	8.3	Sign Regulations	8-3
	8.4	Community Identification Sign	8-3
	8.5	Major & Secondary Arterial Commercial Signage	8-4
	8.6	Town Center Identification Sign	8-5
	8.7	Commercial Tenant Identification Wall Sign	8-7
	8.8	Commercial Tenant Identification Window Sign	8-8
	8.9	Commercial Tenant Identification Freestanding	8-9
	8.10	Theater Marquee Sign	8-10
	8.11	Restaurant Sidewalk Menu Sign	8-11
	8.12	Residential Identification Wall Sign	8-12
	8.13	Residential Identification Freestanding Sign	8-13
	8.14	Temporary Signs	8-14
		8.14.1 Community Marketing Information Sign	8-14
		8.14.2 Parcel Marketing Information Sign	8-15
		8.14.3 Property Owner's Resale Sign	8-16
9.0	Com	munity Lighting Regulations	9-1
	9.1	Single Family Residential	9-1
	9.2	Multi Family Residential	9-2
	9.3	Commercial, Office & Institutional	9-2
	9.4	Town Center District	9-2
	9.5	Business Park	9-3
	9.6	Parks	9-3
10.0	Infra	structure & Public Utilities	10-1
	10.1	Water Service	10-1
	10.2	Sewer Facilities Plan	10-2
	10.3	Storm Drain Facilities Plan	10-2
	10.4	Electrical Facilities	10-4
	10.5	Natural Gas Facilities	10-4
	10.6	Telephone Facilities	10-4
	10.7	Cable Television Facilities	10-4
	10.8	Public Facilities	10-4
	10.0	Schools	10.5

	10.10	Fire Protection	10-5
	10.11	Police Protection	10-5
	10.12	Solid Waste Collection	10-5
11.0	Design	n Review	11-1
	11.1	Design Review Required	11-1
	11.2	Design Review Application	11-1
	11.3	Design Review Hearing	11-3
	11.4	Scope of Hearing Review	11-3
	11.5	Actions of the Planning Commission	11-4
	11.6	Findings	11-5
	11.7	Action by the City Council	11-6
	11.8	Minor Design Review	11-6
	11.9	Lapse of Design Review Approval	11-9
	11.10	Modification of Design Review Approval	11-9
	11.11	Re-Application	11-10
	11.12	Occupancy	11-10
12.0	Imple		10.1
14.0	mpie	mentation	12-1
	12.1	Specific Dlon Medification	
	12.1	Specific Plan Modification	12-1
	12.2	Future Development Proposals	12-2
	12.3	Phasing Financing of Major Specific Plan Leaves	12-3
	12.4	Financing of Major Specific Plan Improvements	12-3
	12.5	Developer Funding Maintenance	12-4
	12.7	Relation to General Plan	12-4
	12.7	1.0 Land Use Element	12-7
			12-9
		.	12-23
		<u> </u>	12-30
		4.0 Circulation Element5.0 Parks and Recreation Element	12-34
			12-40
			12-49
			12-62
			12-69
		· · · · · · · · · · · · · · · · · · ·	12-71
		, — • • • • • • • • • • • • • • • • • •	12-76
		11.0 Public Services, Utilities and Facilities	12-92

List of Exhibits

Exhibit	Page
Regional Setting	2-1
Local Setting	2-2
Community Relationship	2-3
Topographical Map	2-5
Contour Analysis Diagram	2-6
Biological Analysis Diagram	2-8
Surrounding Land Uses	2-9
Valley Center Diagram	2-11
Physical & Visual Connections	2-13
Representative Photographs	2-19
Porta Bella Illustrative	3-1
Town Center District Diagram	3-4
Soledad District Diagrams	3-12
Central District Diagram	3-15
South District Diagram	3-17
Land Use Summary Table	3-24
Land Use Plan	3-25
Six Lane Highway Diagram	4-3
Six Lane Highway Sections	4-6
Four Lane Collector Diagram	4-7
Four Lane Collector Sections	4-8
Two Lane Collector Diagram	4-10
Two Lane Collector Sections	4-11
Local Public Streets Section	4-12
Alley Section	4-13
General Trails Map	4-17
Via Princessa Landscape Section	5-10
Santa Clarita Parkway Landscape Section	5-11
Magic Mountain Parkway Landscape Section	5-12
Central District Collector Landscape Section	5-13
Town Center Collector Landscape Section	5-14
South District Collector Landscape Section	5-15
Local Residential Street (South District) Landscape Section	5-16
Two-Lane Collector Landscape Section	5-17
Local Residential Street (Town Center) Landscape Section	5-17 5-18
Local Streets Landscape Section	5-19
Master Plant Palette	5-20
Conceptual Grading Plan	5-29

List of Exhibits

Town Center Development Concept	6-53
Soledad Mixed-Use Development Concept	6-59
Neighborhood Commercial Development Concept	6-63
Office Park Development Concept	6-67
Business Park Development Concept	6-71
Institutional Development Concept	6-74
School Development Concept	6-77
Single Family 10,000 Development Concept	6-80
Single Family 8,000 Development Concept	6-82
Single Family 6,000 Development Concept	6-84
Single Family 4,000 Development Concept	6-86
Single Family Paired Development Concept	6-88
Multi Family 10 Development Concept	
Multi Family 12 Development Concept	### 6 - 94#
Multi Family 18 Development Concept	6-97
Multi Family 22 Development Concept	6-99
Multi Family 40 Development Concept	6-101
Concept Water Facilities Plan	10-6
Concept Sewer Plan	10-7
Concept Storm Drain Plan	10-8