

4.1 PURPOSE

This section provides regulations for the development and land uses within the Specific Plan, and describes how these development regulations will be used as part of the City's development review process. Proposed development, subdivisions, and new land uses within the Specific Plan area must comply with all applicable requirements of this Specific Plan.

4.2 CONSISTENCY WITH ADOPTED PLANS

As required by Government Code sections 65454 and 65455, upon adoption, the Specific Plan would be consistent with the City's adopted General Plan. **Appendix 1.0-2** of this Specific Plan discusses this consistency in detail.

All subsequent land use entitlements and permits (*e.g.*, tentative tract maps, parcel map, zone change, Conditional Use Permit) implementing the Specific Plan also must be consistent with the Specific Plan.

4.3 RELATIONSHIP TO CITY'S UNIFIED DEVELOPMENT CODE

The Specific Plan, including the development regulations, are intended to provide a comprehensive set of regulations governing the use and development of the land within the Specific Plan area. These Development Regulations replace the requirements of the City's Unified Development Code, Titles 16 and 17 of the Santa Clarita Municipal Code. Any matter or issue not specifically and directly covered by this Specific Plan shall be subject to the non-conflicting regulations and procedures of the SCMC. If a conflict arises between the Specific Plan and the City's Unified Development Code, the provisions of this Specific Plan shall control.

4.4 EXISTING USES AND SEVERABILITY

Existing uses within the Specific Plan area as of the effective date of this Specific Plan are addressed as follows:

- (a) Any development or land uses that were lawfully established and existing as of the effective date of this Specific Plan may continue, and may be altered or replaced, only in compliance with this Specific Plan; and
- (b) Existing land uses that may continue within the Specific Plan area include water supply well operations and maintenance; maintenance and operation of all existing easements and pipelines; and Mitchell Hill cemetery.

If any term or provision of this Specific Plan, or the application of any provision of this Specific Plan to a particular situation, shall for any reason be found to be invalid or unenforceable by a

court of confident jurisdiction, such term or provision will remain in force and effect to the extent allowed by such ruling, and all other terms and other provisions of this Specific Plan or its application shall remain in full force and effect.

4.5 ADMINISTRATION

The regulations, standards, and other requirements of this Specific Plan shall be administered and enforced by the City's Community Development Department, Planning Commission, and City Council in the same manner as the provisions of the City's Unified Development Code.

4.6 LAND USE DESIGNATIONS

4.6.1 LAND USE PLAN AND ZONES

The following land use designation zones are established by this Specific Plan, and are applied to the property within the Specific Plan area as shown on the Land Use Plan (**Figure 2.0-1**):

1. **Residential (R).** The R land use designation zone is applied to areas appropriate for a variety of attached and detached residential units, including condominiums, apartments, residential flats, attached residential with surface parking, and attached residential with parking structure. The R designation includes for rent and for sale units. The designation also allows recreation, trails, landscaped areas, and parking areas to support the residential areas.
2. **Mixed-Use (MU).** The MU land use designation zone is applied to areas appropriate for a wide-range of land uses, and allows multi-family residential, office, retail, and general commercial uses, and office over retail, hotel/lodging, theatre, cinema or performing arts, studios, health/fitness facilities, churches, child care facilities, community assembly, and outdoor dining. Civic uses also are encouraged in this zone. Street frontages in the MU zone are pedestrian-oriented, and parking structures, surface parking and subterranean parking are allowed. Further, this zone contemplates a variety of office uses, including areas appropriate for business, financial, professional, business support service, processing, administrative, bank, medical services, and other office and supporting uses. This zone will accommodate local and regional employment needs and enhance the Specific Plan's housing/employment balance objectives. This zone also contemplates a variety of retail uses, including areas appropriate for restaurant, café, coffee shop (including outdoor seating), market, general retail, food service (including drive-through facilities), and entertainment.
3. **Open Space (OS).** The OS land use designation zone is applied to the Santa Clara River Corridor and the Mitchell Hill Open Space, including buried bank stabilization areas and the Santa Clara River Trail.
4. **Other (O).** The O land use designation zone is applied to areas containing public facilities, streets, and recreation areas. Areas covered by the O designation include the

water reclamation plant, Oak Park, public streets, Metrolink Station, Bus Transfer Station, Community Garden, Town Green, and pocket parks.

4.7 SITE DEVELOPMENT STANDARDS

This section sets forth the Development Standards governing each of the land use designation zones shown on the Land Use Plan (**Figure 2.0-1**), and described in **Section 4.6**, above. The Specific Plan's Development Standards are set forth in the Site Development Standards Matrix (**Tables 4.0-1a** and **4.0-1b**). The Site Development Standards Matrix provides the standards for minimum lot area; maximum site coverage; front, side, and rear yard setbacks, and maximum non-residential building heights, as appropriate to each land use designation zone.

**Table 4.0-1a
Site Development Standards Matrix(PA-1 and PA-2)**

| Site Development Standards | | | |
|--|----------------------------------|---|---------------------------------|
| Land Use Designation | Minimum Lot Area (Sq.Ft.) | Minimum Building Setbacks From Streets (1) | Maximum Building Heights |
| PA-1 | | | |
| Residential | | | |
| Multi-Family | 5,000 | 0 ft. | 50 ft. ² |
| Other | 2,000 | 5 ft. | 30 ft. ² |
| PA-2 | | | |
| Mixed Use | | | |
| Mixed Use | 5,000 | 0 ft. | 55 ft. ² |
| Commercial | 5,000 | 0 ft. | 55 ft. ² |
| Office (two buildings adjacent to the Lost Canyon Road/Vista Canyon intersection) | 5,000 | 5 ft. | 95 ft. ² |
| Office (south of the two office buildings at the intersection of Lost Canyon Road/Vista Canyon Road) | 5,000 | 5 ft. | 60 ft. ² |
| Residential | 5,000 | 0 ft. | 50 ft. ² |
| Other | 2,000 | 0 ft. | 30 ft. ² |
| | | | |

Notes:

- (1) Streets include "A" Drive, "B" Drive, "C" Drive and Vista Square Drive. A minimum building setback of 5 ft. shall be maintained along Lost Canyon Road (Planning Areas 1 and 2) and Vista Canyon Road (Planning Area 2). Setback shall be measured from the end of the sidewalk to the structure.
- (2) Maximum building height excludes architectural elements. Architectural elements are allowed to exceed designated height limit by 20 percent.

**Table 4.0-1b
Site Development Standards (PA-3)**

| Site Development Standards | | | | | | |
|--|---------------------------|------------------------|-------------------------|-----------------------|--------------|--------------------------|
| Land Use Designation | Minimum Lot Area (Sq.Ft.) | Required Setbacks | | | | Maximum Building Heights |
| | | Front (Main Structure) | Side Street (Each Side) | Side Yard (Each Side) | Rear | |
| PA-3 | | | | | | |
| Residential ¹ | | | | | | |
| Single-Family | 3,500 | 10 ft. | 5 ft. | 5 ft. | 10 ft. | 35 ft. |
| Multi-Family (including detached condos) | 5,000 | 5 ft. | 5 ft. | 5 ft. | Not Required | 35 ft. |
| Other | 2,000 | 5 ft. | Not Required | Not Required | 5 ft. | 35 ft. |
| | | | | | | |
| | | | | | | |
| | | | | | | |

Notes:

(1) Driveways for front-loaded detached condos shall be 2 ft. from street or drive to garage. Alley-loaded garages shall have a minimum building setback of 2 ft. from garage to alley. All driveways on single-family homes (not including alley-loaded homes) shall be a minimum of 18 ft. in length as measured from the back of the sidewalk to the garage.

(2) Maximum building height excludes architectural elements. Architectural elements are allowed to exceed designated height limit by 20 percent.

4.8 ALLOWED LAND USES/PERMIT REQUIREMENTS

4.8.1 INTRODUCTION

This section sets forth the allowed land uses (*i.e.*, permitted uses) and permit requirements within each of the land use designation zones described in **Section 4.6**, and as shown on the Land Use Plan (**Figure 2.0-1**). **Table 4.0-2** identifies the allowed land uses and permit requirements within each land use designation zone within the Specific Plan area. Each Land Use Type shown on **Table 4.0-2** is defined in Unified Development Code, Chapter 17.12 (Use Type Classifications). These definitions shall be applied within the Specific Plan area.

Any one or more land uses identified by **Table 4.0-2** as allowed land uses within a specific land use designation zone may be established on any parcel within that zone, subject only to the planning permit requirements, if any, listed in the table.

A land use type that is not listed in **Table 4.0-2** is not allowed within the Specific Plan area, except as otherwise provided in the paragraph below. A land use that is listed in **Table 4.0-2**, but not within a particular land use designation zone, is not allowed within that zone.

The City's Director of the Community Development Department may determine that a proposed land use type not listed in **Table 4.0-2** is an allowed land use through the process described in Chapter 17.13 (Permitted Use Charts) of the SCMC.

Temporary uses are allowed within the Specific Plan area in compliance with the Temporary Use Permit requirements of the SCMC.

4.8.2 PERMIT REQUIREMENTS

Table 4.0-2 provides for land uses that are:

1. Permitted uses associated with initial building construction within the Specific Plan area, subject to Development Review. These uses are shown as "P" uses in the table.
2. Permitted uses within existing buildings within the Specific Plan area, subject to compliance with all applicable provisions of this Specific Plan. These uses are shown as "P" uses in the table.
3. Allowed subject to approval of a Minor Use Permit, and shown as "MUP" in the table.
4. Allowed subject to approval of a Conditional Use Permit, and shown as "CUP" in the table.
5. Not allowed in particular zones, and shown as an "X" in the table.

In **Table 4.0-2**, the last column ("Additional Regulations") may include a section number. The section number refers to a regulation in the referenced section of this Specific Plan or the SCMC that applies to the specified land use.

Uses not specifically listed in **Table 4.0-2** shall be regulated consistent with permitted uses in the Residential Medium (RM), Commercial Town Center (CTC), and Community Commercial (CC) zones described for each zoning designation in Chapter 17.13 (Permitted Use Charts) of the SCMC as follows:

- 1) PA 1 and PA 3 – Residential Medium (RM) Zoning Designation
- 2) PA 2 – Commercial Town Center (CTC) Zoning Designation

**Table 4.0-2
Allowed Land Uses and Permit Requirements**

| Legend | | | | | | | |
|--|--|----------------|---|---|----------------|----|------------------------|
| P | Permitted Use, Development Review required | CUP | Conditional Use Permit request required | | | | |
| MUP | Permitted subject to Minor Use Permit | X | Use not allowed | | | | |
| Legend for Zone Symbols | | | | | | | |
| PA-1 | Planning Area 1 | PA-2 | Planning Area 2 | O | Other | | |
| PA-3 | Planning Area 3 | OS | Open Space | | | | |
| LAND USE TYPE ¹ | Permit Required by Zone | | | | | | Additional Regulations |
| | PA-1 | PA-2 | PA-3 | | O | OS | |
| AGRICULTURAL USES | | | | | | | |
| Animal keeping - Small animals | P | P | P | | X | X | 17.17.020 |
| Plant nursery | X | X | X | | X | X | |
| INDUSTRY, MANUFACTURING & PROCESSING WHOLESALE USES | | | | | | | |
| Artisan/craft product manufacturing | X | P | X | | X | X | |
| Construction contractor | X | X | X | | X | X | |
| Furniture and fixtures manufacturing, cabinet shop | X | X | X | | X | X | |
| Laboratory - Medical, analytical | X | P ² | X | | X | X | |
| Manufacturing/processing - Heavy | X | X | X | | X | X | |
| Manufacturing/processing - Light | X | X | X | | X | X | |
| Media production - Office or storefront type | X | P ² | X | | X | X | |
| Media production - Soundstage type | X | P ² | X | | X | X | |
| Printing and publishing | X | P | X | | X | X | |
| Research and development | X | P | X | | X | X | |
| Storage - Indoor | X | P | X | | X | X | |
| Storage - Outdoor, maximum stacking height of 10.8 | X | X | X | | P ³ | X | |
| RECREATION EDUCATION & PUBLIC ASSEMBLY USES | | | | | | | |
| Adult business | X | P ⁴ | X | | X | X | 17.17.050 |
| Commercial recreation facility - Indoor | X | P | X | | X | X | |
| Community assembly (church, etc.) | X | P | X | | X | X | |
| Health/fitness facility | X | P | X | | X | X | |
| Library, museum | X | P | X | | X | X | |
| Live entertainment | X | MUP | X | | X | X | |
| School, public or private | X | P | X | | X | X | |
| Studio - Art, dance, martial arts, music, etc. | X | P | X | | X | X | |
| Theatre cinema or performing arts | X | P | X | | X | X | |
| RESIDENTIAL USES | | | | | | | |
| Boarding house | P | P | P | | X | X | |
| Caretaker residence | P | P | P | | X | X | |
| Dwelling - Multi-family | P | P | P | | X | X | |
| Dwelling - Single-family | X | X | P | | X | X | |

**Table 4.0-2
Allowed Land Uses and Permit Requirements**

| Legend | | | | | | | |
|---|--|------|---|---|-------|----|------------------------|
| P | Permitted Use, Development Review required | CUP | Conditional Use Permit request required | | | | |
| MUP | Permitted subject to Minor Use Permit | X | Use not allowed | | | | |
| Legend for Zone Symbols | | | | | | | |
| PA-1 | Planning Area 1 | PA-2 | Planning Area 2 | O | Other | | |
| PA-3 | Planning Area 3 | OS | Open Space | | | | |
| LAND USE TYPE ¹ | Permit Required by Zone | | | | | | Additional Regulations |
| | PA-1 | PA-2 | PA-3 | | O | OS | |
| Home occupation | P | P | P | | X | X | 17.03.090 |
| Joint living/working quarters ⁵ | P ⁵ | P | P ⁵ | | X | X | 17.17.040 |
| Model Homes, Rental, Sales Offices | P | P | P | | X | X | |
| Residential accessory use or structure | P | P | P | | X | X | |
| Residential health care facility | X | P | X | | X | X | |
| Residential service/area home | P | P | P | | X | X | |
| Second unit/carriage house | X | X | P | | X | X | |
| RETAIL USES | | | | | | | |
| Antique or collectible store (second hand store) | X | P | X | | X | X | |
| Auto or motor vehicle rental | X | P | X | | X | X | |
| Bar, tavern, night club, wine bars, cigar/hookah club (including the sale of alcoholic beverages) | X | MUP | X | | X | X | |
| Bicycle Sales and Rental | X | P | X | | X | X | |
| Building and landscape materials sales(no outdoor storage) | X | X | X | | X | X | |
| Furniture, appliance, and equipment store | X | P | X | | X | X | |
| General retail, except with any of the following features | X | P | X | | X | X | |
| Alcoholic beverage sales | X | P | X | | X | X | |
| Auto - or motor-vehicle related sales or services | X | X | X | | X | X | |
| Drive-through facilities | X | P | X | | X | X | |
| Floor area over 20,000 sf | X | P | X | | X | X | |
| On-site production of items sold | X | P | X | | X | X | |
| Operating between 11:00 pm and 7:00 AM | X | P | X | | X | X | |
| Used merchandise | X | P | X | | X | X | |
| Neighborhood market/convenience store (including accessory alcohol sales) | X | P | X | | X | X | |
| Outdoor display and sales | X | P | X | | X | X | |
| Restaurant, café, coffee shop (including alcohol sales), except drive-through | X | P | MUP* | | X | X | |

**Table 4.0-2
Allowed Land Uses and Permit Requirements**

| Legend | | | | | | | |
|--------------------------------|--|------|---|---|-------|----|------------------------|
| P | Permitted Use, Development Review required | CUP | Conditional Use Permit request required | | | | |
| MUP | Permitted subject to Minor Use Permit | X | Use not allowed | | | | |
| Legend for Zone Symbols | | | | | | | |
| PA-1 | Planning Area 1 | PA-2 | Planning Area 2 | O | Other | | |
| PA-3 | Planning Area 3 | OS | Open Space | | | | |
| LAND USE TYPE ¹ | Permit Required by Zone | | | | | | Additional Regulations |
| | PA-1 | PA-2 | PA-3 | | O | OS | |

SERVICES - BUSINESS, FINANCIAL, PROFESSIONAL

| | | | | | | | |
|---|---|----------------|---|--|---|---|--|
| ATM | X | P | X | | X | X | |
| Bank, financial services | X | P | X | | X | X | |
| Business support service | X | P | X | | X | X | |
| Medical services - Clinic, urgent care | X | P | X | | X | X | |
| Medical services - Doctor office | X | P ² | X | | X | X | |
| Medical services - Extended care | X | P | X | | X | X | |
| Office - Business, service | X | P | X | | X | X | |
| Office - Professional, administrative, processing | X | P ² | X | | X | X | |

SERVICES - GENERAL

| | | | | | | | |
|--|---|----------------|---|--|---|---|--|
| Animal sales and services (daycare, grooming, pet stores) | X | P | X | | X | X | |
| Auction Facility | X | P | X | | X | X | |
| Catering service | X | P ² | X | | X | X | |
| Child day care - Large or small family day care home | X | P | X | | X | X | |
| Day care center - Child or adult | X | P | X | | X | X | |
| Drive-through service | X | P | X | | X | X | |
| Equipment rental, indoor only | X | X | X | | X | X | |
| Lodging - Bed & breakfast inn (B&B) | X | P | P | | X | X | |
| Lodging - Hotel or motel (including accessory on-site sale of alcohol) | X | P | X | | X | X | |
| Maintenance service - Client site services | X | P | X | | X | X | |
| Mortuary, funeral home | X | P | X | | X | X | |
| Personal services | X | P | X | | X | X | |
| Personal services – Restricted | X | P | X | | X | X | |
| Public services, general | X | P | X | | X | X | |

**Table 4.0-2
Allowed Land Uses and Permit Requirements**

| Legend | | | | | | | |
|--|--|----------------|---|---|----------------|----|------------------------|
| P | Permitted Use, Development Review required | CUP | Conditional Use Permit request required | | | | |
| MUP | Permitted subject to Minor Use Permit | X | Use not allowed | | | | |
| Legend for Zone Symbols | | | | | | | |
| PA-1 | Planning Area 1 | PA-2 | Planning Area 2 | O | Other | | |
| PA-3 | Planning Area 3 | OS | Open Space | | | | |
| LAND USE TYPE ¹ | Permit Required by Zone | | | | | | Additional Regulations |
| | PA-1 | PA-2 | PA-3 | | O | OS | |
| TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE | | | | | | | |
| Parking facility, public or commercial | P | P | P | | P | X | |
| Wireless telecommunications facility, Less than 35 ft high | P | P | P | | P | X | |
| Wireless telecommunications facility, 35 ft height or more | P | P | X | | P | X | |
| Wireless telecommunications facility - Flush mounted on existing structure | P | P | X | | P | P | |
| Wireless telecommunications facility - Co-located | P | P | P | | P | P | |
| Transit station or terminal | X | P | X | | P | X | |
| ACCESSORY USES | | | | | | | |
| Amphitheaters, small accessory to parks or recreation areas | X | P | P | | P | X | |
| Animals, maintained as pets for personal use | P | P | P | | X | X | |
| Athletic fields and facilities | X | X | P | | P | X | |
| Christmas trees and wreath sales | P | P | P | | X | X | |
| Circuses, temporary | X | P | X | | P | X | |
| Greenhouses, non-commercial | X | X | P | | P | X | |
| Golf course driving ranges | X | X | X | | X | X | |
| Heliports | X | MUP | X | | X | X | |
| Helistops | X | MUP | X | | X | X | |
| Outdoor events/festivals, temporary | P ⁶ | P ⁶ | X | | P ⁶ | X | |
| Parking lots, accessory to principal use | P | P | P | | P | X | |
| Parks, public and private | P | P | P | | P | P | |
| Rental, leasing, and repair of article sold on premises | X | P | X | | X | X | |
| Swimming facility | P | P | P | | P | X | |
| Farmer's market | X | P | X | | P | X | |
| Trails, biking | P | P | P | | P | P | |
| Trails, equestrian | P | P | P | | P | P | |
| Trails, pedestrian | P | P | P | | P | P | |

**Table 4.0-2
Allowed Land Uses and Permit Requirements**

| Legend | | | | | | | |
|--------------------------------|--|------|---|---|-------|----|------------------------|
| P | Permitted Use, Development Review required | CUP | Conditional Use Permit request required | | | | |
| MUP | Permitted subject to Minor Use Permit | X | Use not allowed | | | | |
| Legend for Zone Symbols | | | | | | | |
| PA-1 | Planning Area 1 | PA-2 | Planning Area 2 | O | Other | | |
| PA-3 | Planning Area 3 | OS | Open Space | | | | |
| LAND USE TYPE ¹ | Permit Required by Zone | | | | | | Additional Regulations |
| | PA-1 | PA-2 | PA-3 | | O | OS | |

Notes:

- (1) A definition of each listed use type is in Unified Development Code Chapter 17.12 (Use Type Classifications).
- (2) Use allowed only on second or upper floor, or behind ground floor use on mixed-use buildings (i.e., retail/office).
- (3) Outdoor storage permitted in Metrolink/transit station area.
- (4) Requires Adult Business Permit in compliance with Unified Development Code Section 17.17.050.
- (5) In live/work areas, retail uses and general, business, financial and professional services are permitted.
- (6) Subject to a Temporary Use Permit consistent with Section 17.03.080 of the Unified Development Code.
- (*) Subject to approval of a minor use permit; only permitted as an accessory use to the private recreational facility in PA-3

4.9 TRANSFER/CONVERSION/ADJUSTMENT REGULATIONS

4.9.1 PURPOSE AND INTENT

This section sets forth the regulations governing Planning Area boundary and acreage adjustments and conversions from one land use designation zone to another, which are permitted by the Specific Plan. These regulations are intended to provide land use flexibility in the implementation of the Specific Plan. Flexibility is needed because of the size of the Specific Plan area, and the time required to complete buildout of the Specific Plan land uses. The intent of these measures is to ensure that each development phase can respond to the then current market, economic, and social changes in demand.

4.9.2 PA-2 AND PA-3 TRANSFERS

To provide flexibility, the Specific Plan permits the transfer of up to 81 of the 325 residential units within PA-2 to PA-3. Conversely, up to 74 of the 295 residential units in PA-3 can be transferred to PA-2. However, in no case shall the project exceed a total of 1,100 residential units.

4.9.3 PLANNING AREA BOUNDARY, ACREAGE AND ADJUSTMENTS

Precise Planning Area boundaries and acreages shall be established at the subdivision map recordation phase. A subdivision map, or phased map, submittal may incorporate an adjustment in the gross acreage of each Planning Area, as shown on the Land Use Plan Statistical Summary (**Table 2.0-2**), without necessitating a Specific Plan amendment or a Development Review, provided that each Planning Area affected by the boundary or acreage adjustment still retains a minimum of 80 percent of the original total gross acreage and does not exceed 120 percent of the original gross acreage approved under the Specific Plan.

The City and the applicant (or its designee) will retain certain flexibility with respect to the details of the Specific Plan and, therefore, agree that the following Administrative Modifications for each Planning Area shall, unless otherwise provided in the Specific Plan, be approved by the Director of Community Development:

- (a) In order to accommodate the needs of third party purchasers, the size and configuration of lots or parcels and dimensions and/or locations of improvements may be modified at the discretion of the applicant, and the City shall fully cooperate therewith, subject to the provisions of the Subdivision Map Act, and provided that the aggregate total density and intensity of the particular Planning Area are not increased, the permitted uses are not modified from those approved, and the parcels and lots and improvements thereon are consistent with the applicable rules and project approvals, including all development standards contained within this Specific Plan.
- (b) The design and configuration of lots and related improvements within the Specific Plan site may be reconfigured and redesigned by the applicant provided the number of residential units or commercial square footage is not increased. Such reconfiguration and redesign may include making one or more Planning Areas less dense, converting one or more lots from air space condominium purposes to individual fee lots, and modifying the design of streets, curbs, gutters, sidewalks, drainage and affected utilities to be consistent with such reconfiguration and redesign so long as each reconfiguration and redesign is otherwise consistent with the design and configuration standards and requirements in the Specific Plan and Conditions of Approval.
- (c) Any subsequent revision to the tentative tract map that is submitted for review and approval shall be approved by the City provided the residential and commercial lot design and configuration complies with the Specific Plan and Conditions of Approval.
- (d) Upon adoption of the Specific Plan, the applicant shall have the vested right to develop the Specific Plan site that is consistent with the project approvals and the Specific Plan. The City agrees to process and administratively approve any modifications to the tentative tract map, including modifications in the size, design and configuration of the lots and improvements as provided in the Specific Plan and Conditions of Approval,

required for the applicant to develop the Specific Plan site consistent with the Specific Plan and project approvals, and such administrative approvals are deemed to constitute ministerial acts implementing the Specific Plan and the project approvals.

4.10 SIGNAGE REGULATIONS

4.10.1 PURPOSE AND INTENT

The signage regulations in this section shall govern the design and maintenance of all signage within the Specific Plan area. The regulations are intended to result in functional, attractive signage that incorporates a uniformly high level of design, graphics, continuity, consistency, and maintenance throughout the Specific Plan area. All signage is intended to be consistent with the architectural and landscape character of the specific parcel development and with the design intent of the Specific Plan as a whole. Consistency shall be determined in terms of materials, scale, size, and placement on buildings or in landscaping; integration with the buildings' architectural design, texture, color, relation to other signage in the immediate vicinity and in the public spaces; and type of illumination, if any. The scale and proportion of graphics used in signage shall be consonance with the design of buildings, individual stores, landscape, and site design. Bold or inharmonious colors or color combinations shall not be used.

The purposes of the signage regulations are to:

- (a) Avoid traffic safety hazards to motorists, bicyclists, and pedestrians caused by visual distractions and obstructions;
- (b) Promote the aesthetic values of the Specific Plan community by providing for signs that do not impair its attractiveness as a place to live, work, play, and shop;
- (c) Provide for signs as an effective channel of communication while ensuring that signs are aesthetically proportioned in relation to adjacent buildings/structures and the buildings/structures to which they are attached; and
- (d) Safeguard and protect the public health, safety, and general welfare.

4.10.2 APPLICABILITY AND CONFORMANCE

Consistent with the intent and purpose provisions set forth above, all signage within the Specific Plan area shall conform to the requirements of the SCMC provisions regulating signage on private property (Chapter 17.19, sections 17.19.010 through 17.19.280). Additionally, the project applicant shall be permitted to install one freeway-commercial center sign, consistent with the requirements included in Chapter 17.19,.190.I on the Mitchell Hill Open Space Area. The City will provide the applicant with a permanent easement for the placement and maintenance of a sign upon the transfer of ownership of Mitchell Hill to the City. The freeway-

commercial center sign shall be subject to an administrative sign plan review or can be included in a comprehensive sign program for the Vista Canyon development.

No person shall erect, construct, enlarge, alter, move, improve, remove, convert, or equip any sign or sign structure, or cause or permit the same to be done, contrary to or in violation of the provisions of this Specific Plan and the SCMC (Chapter 17.19). Conformance shall be strictly enforced. All non-conforming or unapproved signs shall be brought into conformance at the expense of the person(s) responsible for installation of the sign or sign structures.

4.11 PARKING REGULATIONS

4.11.1 PURPOSE AND INTENT

Parking regulations within the Specific Plan are intended to utilize a combination of shared and non-shared parking to provide the requisite number of parking spaces for all uses, while reinforcing the Specific Plan's mixed-use and pedestrian oriented character. This intent can be accomplished by minimizing vehicle trips and parking demand, and providing a mix of uses within walking distance of each other and within walking distance of transit services. The overall purpose, therefore, of the Specific Plan's Parking Regulations is to create a well-planned mixed-use community that reduces the areas required for parking and roadways, which in turn promotes the live, work, play, and shop atmosphere envisioned by the Specific Plan.

4.11.2 PARKING REGULATIONS

The Specific Plan establishes shared and non-shared parking requirements in PA-1 and PA-2. PA-3 would comply with the SCMC parking standards (see SCMC, Chap. 17.18 Parking Standards, §§17.18.010-17.18.150, as amended). The Specific Plan's Parking Regulations governing PA-1 and PA-2 are as follows:

- (a) **Residential Use Parking Within PA-1 and PA-2.** The residential parking supply within PA-1 and PA-2 require a total of 1,277 parking spaces, based on the ULI Shared Parking recommended parking ratios of 1.5 spaces per unit for rental units, and 1.7 spaces per unit for ownership units, none of which would be shared parking. Residential guest parking is not included in this total (1,277 spaces), but is included below in the non-residential shared parking calculations. However, because the Specific Plan would be developed in phases over time, residential uses in PA-1 and PA-2 will be required initially to have parking at a number equal to the SCMC parking standards, as amended, until such time as the Metrolink Station is constructed and operational and a minimum of 50,000 square feet of non-residential floor area is constructed. Interim parking spaces in excess of such requirements will be contained within temporary surface parking lots.
- (b) **Non-Residential Uses and Guest Parking.** The non-residential and residential guest parking required for the Specific Plan is 2,939 spaces under a shared parking program.

This supply includes peak weekday parking demand of 2,721 spaces for PA-1 and PA-2, plus an 8 percent parking vacancy factor, which adds 218 parking spaces, resulting in a required parking supply of 2,939 spaces. Parking management is an essential element of a successful shared parking program. The Specific Plan requires shared parking management practices and reciprocal parking easements over the parking spaces within the shared parking pool in PA-1 and PA-2.

- (c) **Parking Space Specifications.** Unless otherwise noted in the Specific Plan, all required parking spaces shall be designed in accordance with the specifications set forth in section 17.18.070 of the SCMC, as amended.
- (d) **PA-3 Parking.** The parking supply for PA-3 is self-contained and not part of the Specific Plan's shared parking pool. Parking for PA-3 would comply with SCMC parking standards, as amended.

4.11.3 PARKING REQUIREMENTS

Because the exact specifications and uses within PA-1 and PA-2 may slightly change as each planning area is developed in phases, the Specific Plan includes the following requirements:

- (a) Parking requirements within PA-1 and PA-2 will be calculated using the Vista Canyon/ULI Shared Parking model included in the *Parking Demand Analysis*, prepared by Richard Willson, Ph.D., FAICP, dated April 2010 (*Parking Demand Analysis* (April 2010); **Appendix 2.0-1**).
- (b) The parking requirements for PA-1 and PA-2 may be adjusted by the applicant or its designee and the City based on new information related to changes in user characteristics, daily parking patterns, and intensity of use. Such changes must be based on documented field studies, experience with other similar projects, or other relevant data, but will rely on the Vista Canyon ULI Shared Parking model. Any substantial changes to the parking requirements for PA-1 and PA-2 by the project applicant are subject to the review and approval of the Director of Community Development through an Adjustment Permit process. Changes that are not substantial shall be approved by a Development Review Permit. All property owners' associations within the applicable Planning Area shall be notified of the changes prior to submitting to the City.
- (c) Specific uses, square footage, parking locations, and number of parking spaces as shown on Tentative Tract Map No. 69164 for PA-1 and PA-2 may be revised consistent with the requirements of the Specific Plan.
- (d) On-street parking within PA-1 and PA-2 is part of the Specific Plan's shared parking pool.

- (e) Selective gating, card operated entry points, chaining, limited duration parking zones or other parking control techniques may be utilized within PA-1 and PA-2 to the extent that they do not negatively impact the function and effectiveness of the Vista Canyon Shared Parking Program. See Appendix F (Protecting Parking Capacity for Other Users) to the Specific Plan's *Parking Demand Analysis* (**Appendix 2.0-1**) for information on these techniques.
- (f) Required parking for any residential use within PA-1 and PA-2 of the project is not included within the shared parking pool.
- (g) Pursuant to the Vista Canyon Specific Plan, the project would be developed in phases. Residential uses within PA-1 and PA-2 shall be parked at a number equal to the SCMC parking standards (SCMC, Chap. 17.18), as amended, until such time that the Metrolink Station is constructed and operational and a minimum of 50,000 square feet of non-residential floor area is constructed. This will require the construction of interim, surface parking spaces within PA-1 and PA-2 to supplement structured parking. The specific details of this interim parking plan will be included in an updated "Parking Demand Analysis" prepared for each incremental phase of development within PA-1 and PA-2.
- (h) An updated Parking Demand Analysis shall be performed for each incremental phase of development within PA-1 and PA-2 prior to construction. Shared parking demand, interim parking, and available parking spaces must be calculated for each phase of development, and the required number of parking spaces must be provided to meet the calculated parking demand.
- (i) The project applicant must record reciprocal parking easements over the parking spaces within the shared parking pool in PA-1 and PA-2. Additionally, the Covenants, Conditions, and Restrictions (CC&Rs) prepared for PA-1 and PA-2 must reference and incorporate the Specific Plan's parking requirements, including any approved, updated parking demand analyses.