



CHAPTER 3 COMMUNITY CHARACTER INTRODUCTION

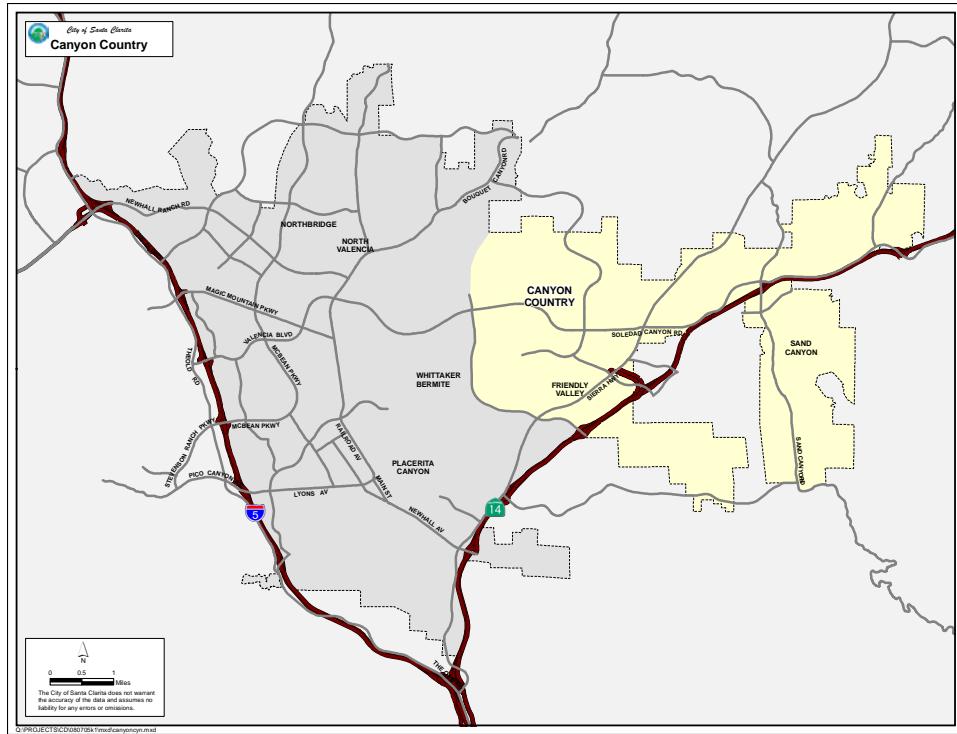
The City of Santa Clarita is located in the center of the Santa Clarita Valley Planning Area, which encompasses approximately 200 square miles. Within this area, there are approximately 50 square miles that make up the City. The City contains four main communities: Canyon Country, Newhall, Saugus, and Valencia, as well as several smaller communities such as Sand Canyon and Placerita Canyon. Each one of these individual communities has its own identity and character. While it is important to create a “citywide” identity, it is equally important to preserve and enhance the individual community identities. Although specific architectural character exists within each community, it is important to recognize that quality design satisfies basic guiding design principles regardless of the building’s architectural style. For example, mechanical equipment should be screened, buildings should be well proportioned, and massing should be modulated regardless of whether the architectural style is Mission Revival or Victorian. Thus, general design guidelines have been provided in Chapter 4 - Chapter 8 to guide design, while this chapter builds upon these guidelines and provides direction for architectural style and character for projects within each community. In addition to the guidelines provided here, special standards are located in the UDC for Sand Canyon and Placerita Canyon.

COMMUNITY CHARACTER INTRODUCTION (CONT.)

This chapter focuses primarily on Canyon Country, Newhall, Saugus, and Valencia and integrates input obtained from the public by participating in a Visual Preference Survey, stakeholder interviews, and several public workshops conducted during the Santa Clarita Beautification Master Plan process. Recommendations from the Citywide Design Committee, the City's General Plan, and the existing Santa Clarita Architectural Design Guidelines have also been incorporated. This chapter contains maps defining community boundaries as well as examples of building styles and desired materials specific to each community.

Excerpts from the Community Design Element and Land Use Element of the General Plan have been included to describe past and present design characteristics and architectural styles for each community. It is the intent of the Community Design Element and this document to provide design flexibility for urban design and architectural concepts in order to avoid architectural monotony and lack of design innovation.





CANYON COUNTRY COMMUNITY IDENTITY

Canyon Country has the largest population of any community in the City and comprises the eastern portion of the City. It contains a wide range of housing types, including large-lot single-family custom homes, single-family tract homes, multi-family development, and mobile home parks. Commercial and manufacturing activities have historically been concentrated along both sides of Soledad Canyon Road and along the northern portion of Sierra Highway. However, recent development has been focused in close proximity to Golden Valley Road, the eastern section of the City's Cross Valley Connector. The Canyon Country area is home to the Centre Pointe Business Park, which includes a large retail development and the City's Sports Complex and an industrial hub in the Honby area. The College of the Canyons has developed a second campus on the northern section of Sierra Highway to serve the continued growth of the Canyon Country area.

The landscape and terrain in this area is arid and rugged. The architectural style tends to reflect the rural character and desert atmosphere. The commercial and industrial developments incorporate a wide variety of architectural styles and uses. For example, along one section of Soledad Canyon Road there is an existing older mobile home park with a high density Cape Cod style condominium complex located directly to the south. Other new development includes medium-sized California ranch style homes as well as Santa Fe and Mediterranean style houses.

CANYON COUNTRY COMMUNITY IDENTITY (CONT.)

Homes along the northern section of Sierra Highway are generally rural and of very low density. Many of the homes are on custom lots with a variety of architectural styles; however, near the Sierra Highway and Soledad Canyon intersection are multi-family developments. Mediterranean and contemporary architectural styles are present. Some development has also encroached onto the hillsides and ridgelines.

The Santa Clara River is a prevalent feature in Canyon Country as it parallels large reaches of Soledad Canyon Road. The riverbed provides natural open space and presents a major opportunity for enhancement of the area and the ability to create a greenbelt connecting the community with other areas of the Valley.

The Sand Canyon area, a sub-community of Canyon Country, is located in the southeastern part of Canyon Country and is comprised of predominantly low-density single-family residential and equestrian uses. The area is rural with extensive stands of oaks and is characterized by large, upscale single-family homes and lots. The community is accessible via Sand Canyon Road and Placerita Canyon Road and is bordered on the south and east by the Angeles National Forest.





CANYON COUNTRY COMMUNITY IDENTITY (CONT.)

Canyon Country is a place full of community pride and rural character. Surrounded by a series of mountains and canyons that also penetrate the community, the location contributes to community members' appreciation for the natural environment. In addition to natural sensitivity, Canyon Country is a community that encourages economic and cultural diversity.

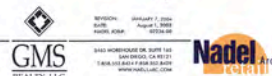
The following characteristics were used to describe Canyon Country during a public workshop.

- Family-oriented
- Rural
- Rustic
- Equestrian
- Country
- Mountainous
- River trails
- Outdoor-oriented
- Natural
- Best kept secret
- Small town feel
- Community involvement
- Friendly

CANYON COUNTRY
ARCHITECTURAL CHARACTER &
SPECIFIC COMMUNITY NEEDS

The desired architectural character for Canyon Country is a rustic, natural, and timeless style. Heavy timber and river rock or natural stone are materials that are strongly encouraged within the community. Residents would like to see projects that incorporate water features, trellises, special paving, and plaza spaces.





CANYON COUNTRY EXTERIOR BUILDING MATERIALS

These guidelines are intended to complement the general guidelines provided in Chapter 4 - Chapter 8. The basic recommendations for color and material selection in the following chapters should be reviewed in conjunction with this section.

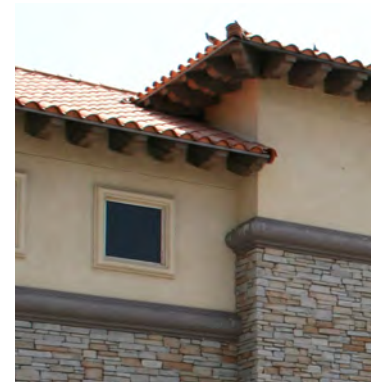
The following listings of appropriate and inappropriate materials were developed for the Canyon Country community. The materials listed as "appropriate" have generally stood the test of time as having desirable aesthetic qualities, while the materials listed as "inappropriate" have failed to withstand the test of time. Certain materials have been omitted because the success or failure of these materials has traditionally had more to do with the overall design than the materials selected.

These listings of materials are intended to provide general guidance and are not intended to be exhaustive; designers should not feel that they must limit their material palette to the following selections. New materials and refined fabrication methods are continually being introduced and Santa Clarita encourages designers to take advantage of these innovations.

CANYON COUNTRY
 EXTERIOR BUILDING MATERIALS (CONT.)

1. Appropriate primary wall surfaces include, but are not limited to:
 - Native stone veneer.
 - Cement plaster stucco.
 - Smooth and hand-troweled stucco.
 - Tile.
 - Rough, split-face masonry.
 - Wood siding (vertical rough sawn board and batten siding and/or horizontal rough sawn lap siding) or wood shingles.
 - Cement/fiber siding (6-inch, 8-inch, or 12-inch horizontal siding).
 - Brick.

2. Inappropriate primary wall surfaces include, but are not limited to:
 - Simulated materials such as cement brick.
 - T-111 siding (4-foot by 8-foot plywood with vertical grooves at 8-inch to 12-inch increments).
 - Metal siding.
 - Slump stone.
 - Precision block.
 - Highly polished materials.
 - Spray on "Spanish lace" or knock down stucco.
 - Mirror glass and heavily tinted glass.
 - Corrugated fiberglass.





CANYON COUNTRY
EXTERIOR BUILDING MATERIALS (CONT.)

3. Appropriate wall articulation and accents include, but are not limited to:
 - Accent tile.
 - Stucco corbels, lintels, and sills.
 - Timber lintels, sills, corbels, and trusses.
 - Heavy wood beams.
 - Exposed timber rafter tails.
 - Clay tile vents.
 - Wood vents.
 - Recessed niches.
 - Arches.
 - Colonnades.
 - Deep overhangs.
 - Wrought iron.
 - Wood trellises/shading devices.
 - Decorative knee bracing.
 - Wood casement or fixed windows (multi-lite).
 - Wood doors with wood trim.
4. Inappropriate wall articulation and accents include, but are not limited to:
 - Chrome.
 - Plastic.
 - Aluminum windows.
 - Highly polished materials.

CANYON COUNTRY
 EXTERIOR BUILDING MATERIALS (CONT.)

5. Appropriate roofing materials include, but are not limited to:
 - Clay tiles.
 - Cement tiles.
 - Dimensional asphalt/composite shingles.
 - Standing seam/metal roofing.
 - "Cool roof" built-up roofing.
 - Traditional tapered barrel tiles.

6. Inappropriate roofing materials include, but are not limited to:
 - Simulated clay or concrete roofing tiles.
 - Wood shingles/shakes.
 - Corrugated metal/ fiberglass panels.
 - S-tiles.





CANYON COUNTRY COLORS

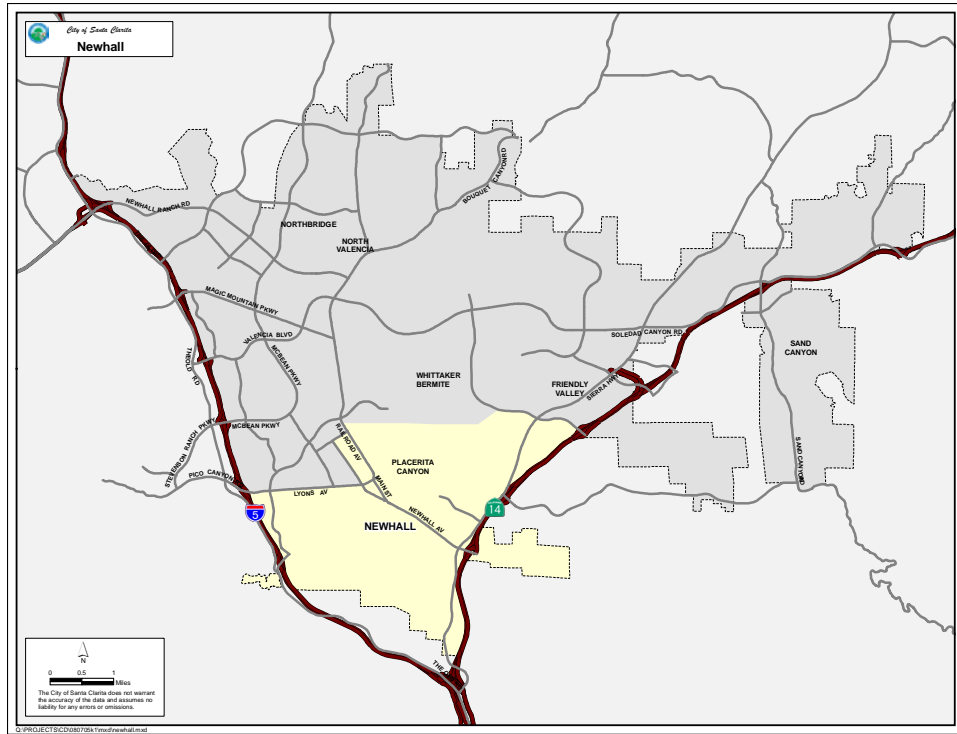
The following guidelines are intended to promote well-coordinated color palettes that integrate with the other exterior features of a building.

1. Light, subtle earth tones such as tan, beige, sand, and cream, used in conjunction with bold, rich complementary accents, are appropriate color choices for Canyon Country.
2. Simple color schemes involving a maximum of three colors are recommended.
3. Bright colored and stark white walls are discouraged.
4. Certain materials, such as stone and brick, have distinct coloring in their natural state and should be thought of as an element of the color palette used. These materials should not be painted.
5. Brighter colors should be used as accents.

CANYON COUNTRY DESIGN CONSIDERATIONS

Many existing shopping centers within the community are in need of renovation. Facade and character upgrades can make a dramatic difference in the attractiveness and desirability of a retail property. Simple cosmetic changes such as painting, incorporating appropriate signage and lighting, and installing shading devices can significantly improve the appearance of a building. The removal of unsafe and unsightly building components, such as deteriorated stucco and other materials, will also greatly enhance the aesthetics of the entire community.





NEWHALL COMMUNITY IDENTITY

Newhall was the earliest permanent settlement in the Valley, established in 1876 in conjunction with the construction of the Southern Pacific Railroad. This area was a typical western town of oil, mining, and railroad workers. Many residents were first attracted to Newhall because of its rural environment and open space. Early rural ranch style homes built on large lots located south of Lyons Avenue reflect the community's sporadic and independent growth. The architecture of the Newhall homes reflects a diversity of architectural styles. The newer homes, on smaller lots, reflect popular design styles from the 1950s to the present.

Much of the early commercial development in the downtown Newhall area occupies single-story older buildings and serves neighborhoods along Newhall Avenue. Commercial development along Lyons Avenue, with some exceptions, follows the common style of the 1960s, 1970s, and 1980s and includes numerous small and mid-sized wood and stucco strip centers. Recent attempts have been made to improve the aesthetics of the commercial area by building community shopping centers that incorporate historic elements of the area. Examples of building styles include Spanish buildings with terra cotta tile roofs, a Victorian-style shopping center, and western-theme buildings.

NEWHALL COMMUNITY IDENTITY (CONT.)

Along the southern end of Newhall Avenue are several small, one-story, older neighborhood commercial uses. Further to the north, along Newhall Avenue adjoining the railroad tracks, are older industrial developments. Many of the industrial and commercial land uses along this strip of road are surrounded by vacant lots.

Newhall has developed very much on its own, without regard to any particular architectural style, street development standards, or consistent streetscapes. Large stands of oak trees are scattered throughout the community. Prior to the completion of the interstate system, Newhall Avenue, formerly known as San Fernando Road, was a principal link in the historic circulation system between the San Joaquin Valley and the Los Angeles Basin. The roadway still serves as one of the key traffic arteries within the City.

The Downtown Newhall Specific Plan, adopted in December of 2005, sets design parameters for sub-areas throughout the downtown area that complement the following Newhall-wide design guidelines. The Downtown Newhall Specific Plan document goes into greater detail by identifying specific forms and details that fit the architectural types that are prescribed for the downtown area. The quality of architecture, however, must meet the directives of this Community Character and Design Guidelines document.





NEWHALL COMMUNITY IDENTITY (CONT.)

Placerita Canyon, a subcommunity of Newhall, is a rural and oak-studded residential area northeast of downtown Newhall. Equestrian-oriented residential areas placed among oak woodlands typify most of the development in the area. A substantial amount of new home construction has occurred in recent years. Historically, the area contained scattered ranches, some of which remain today. Newer homes include Tudor, Ranch, French Country, Victorian, and other styles on larger lots of one-half acre or greater. Oil fields are located in the eastern portion of the canyon, west of SR-14. East of the freeway, Placerita Canyon is predominantly undeveloped, with much of the land as part of the Angeles National Forest. The Placerita Canyon area is also home to the Master's College, Gene Autry's Melody Ranch, and the Placerita Canyon Nature Center.

Newhall is a community rich in history. Evolving from an Indian trading center to an important destination in the quests for gold and then oil, it soon became a railroad flag stop of general stores, saloons, and churches. As the film industry grew, Newhall became the home of early western silent screen movies.

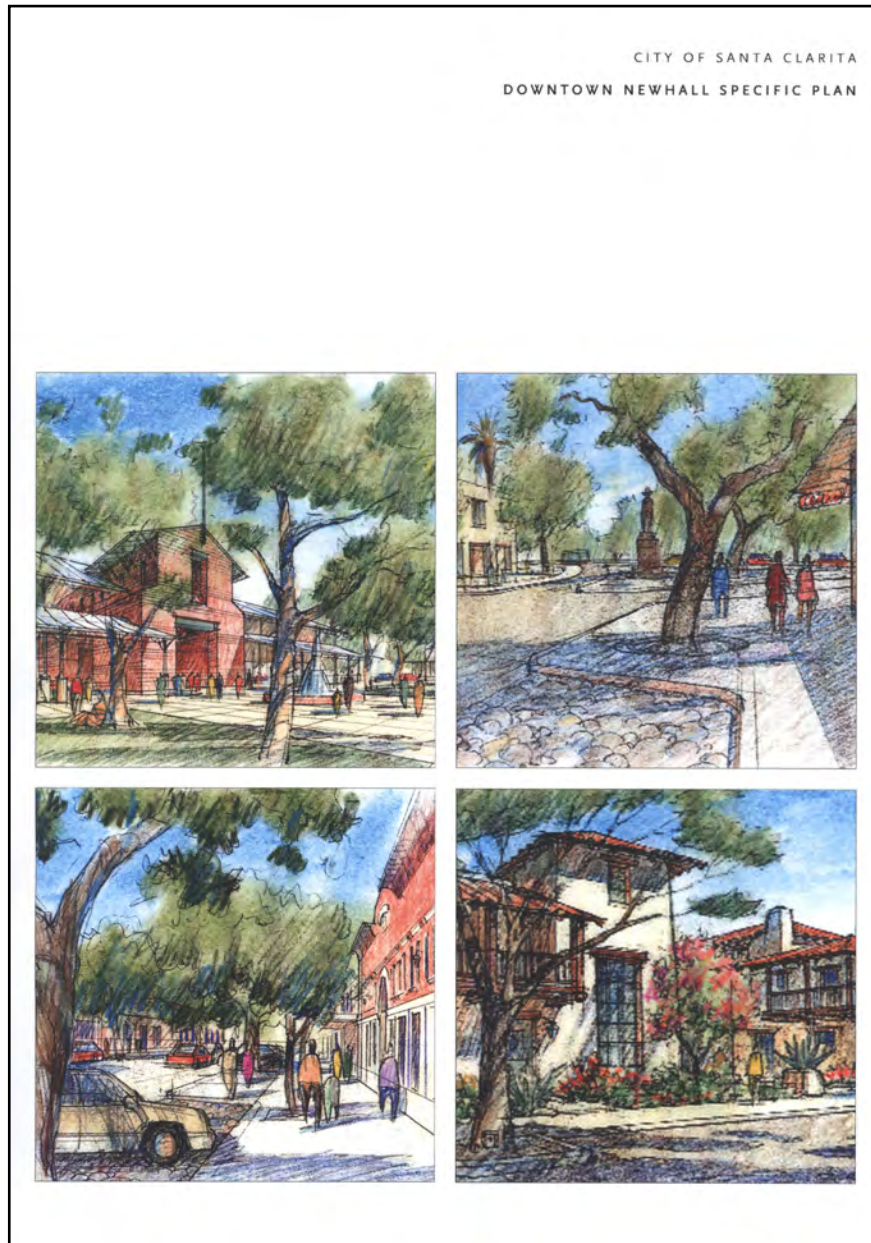
NEWHALL COMMUNITY IDENTITY (CONT.)

These strong roots are still very important to the residents of Newhall. The passion for history and love of the old film stars help to identify the essence of Newhall.

The following characteristics were used to describe Newhall during public workshops.

- Western movies
- William S. Hart
- Passion for history
- Cowboys
- Melody Ranch – filming
- Rich cultural heritage
- Oak of the Golden Dream
- Oil fields (Mentryville)
- Community involvement



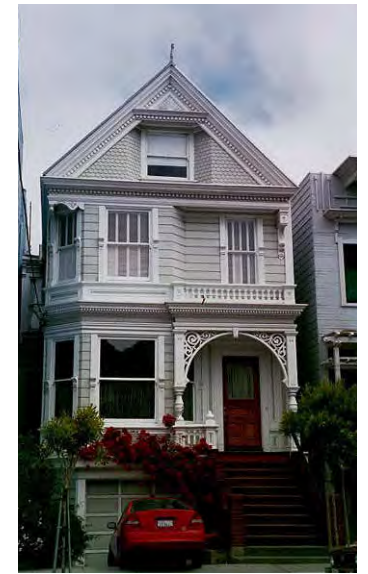


NEWHALL DOWNTOWN NEWHALL

The Downtown Newhall Specific Plan regulates the downtown area and establishes a direction for architectural styles and character in the area. Any project within the Downtown Newhall Specific Plan Area will be required to comply with the Downtown Newhall Specific Plan in-lieu of these guidelines.

NEWHALL
ARCHITECTURAL CHARACTER &
SPECIFIC COMMUNITY NEEDS

Newhall's downtown core possesses a historic feel consisting primarily of Victorian, Western, and Mission Revival architecture. Outside of the downtown core the architecture takes on a variety of styles, but the historic flavor influences new development. Residents feel that outside of the district, quality materials and good site and building design are more important than theme architecture. Developers should be encouraged to capture the essence of Newhall without being tied to a specific architectural style.





MARCH 24, 2009

NEWHALL EXTERIOR BUILDING MATERIALS

These guidelines are intended to complement the general guidelines provided in Chapter 4 - Chapter 8. The basic recommendations for color and material selection in the following chapters should be reviewed in conjunction with this section.

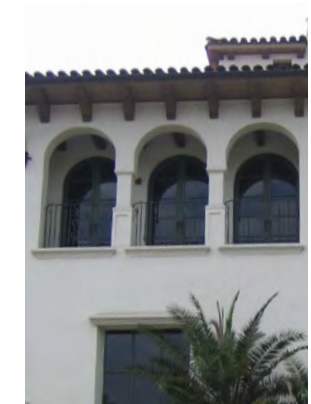
The following listings of appropriate and inappropriate materials were developed for the Newhall community. The materials listed as “appropriate” have generally stood the test of time as having desirable aesthetic qualities, while those listed as “inappropriate” have failed to withstand the test of time. Certain materials have been omitted because the success or failure of these materials has traditionally had more to do with the overall design, rather than the materials selected.

These listings are intended to provide general guidance and are not intended to be exhaustive; designers should not feel that they must limit their material palette to the following selections. New materials and refined fabrication methods are continually being introduced, and Santa Clarita encourages designers to take advantage of these innovations.

NEWHALL
EXTERIOR BUILDING MATERIALS (CONT.)

1. Appropriate primary wall surfaces include, but are not limited to:
 - Native stone veneer.
 - Cement plaster stucco.
 - Smooth and hand-troweled stucco.
 - Tile.
 - Horizontal siding of wood or fiber cement board (6-inch, 8-inch, or 12-inch exposures).
 - Cement/fiber siding (6-inch, 8-inch, 12-inch horizontal siding).

2. Inappropriate primary wall surfaces include, but are not limited to:
 - T-111 siding (4-foot by 8-foot plywood with vertical grooves at 8-inch to 12-inch increments).
 - Highly polished materials.
 - Mirror glass and heavily tinted glass.
 - Corrugated metal/fiberglass panels.
 - Metal siding.
 - Spray-on or knock-down stucco.
 - Exposed steel framing.





NEWHALL
EXTERIOR BUILDING MATERIALS (CONT.)

3. Appropriate wall articulation and accents include, but are not limited to:

- Accent tile.
- Stucco corbels, lintels, sills.
- Timber lintels, sills, corbels.
- Clay tile vents.
- Wood vents.
- Recessed niches.
- Arches.
- Colonnades.
- Wrought iron.
- Canvas awnings, wood porches, and balconies/ shading devices.

4. Inappropriate wall articulation and accents include, but are not limited to:

- Plastic.
- Chrome.
- Aluminum windows.
- Highly polished materials.

NEWHALL
EXTERIOR BUILDING MATERIALS (CONT.)

5. Appropriate roofing materials include, but are not limited to:
 - Clay tiles.
 - Cement tiles.
 - Dimensional asphalt/composite shingles.
 - Metal roofing.
 - "Cool roof" built-up roofing.
 - Traditional tapered barrel tiles.
6. Inappropriate roofing materials and colors include, but are not limited to:
 - Maxitile (simulated clay or concrete roofing tiles).
 - Corrugated metal/ fiberglass panels.
 - Bright or dark-colored roofing.
 - S-tiles.





NEWHALL COLORS

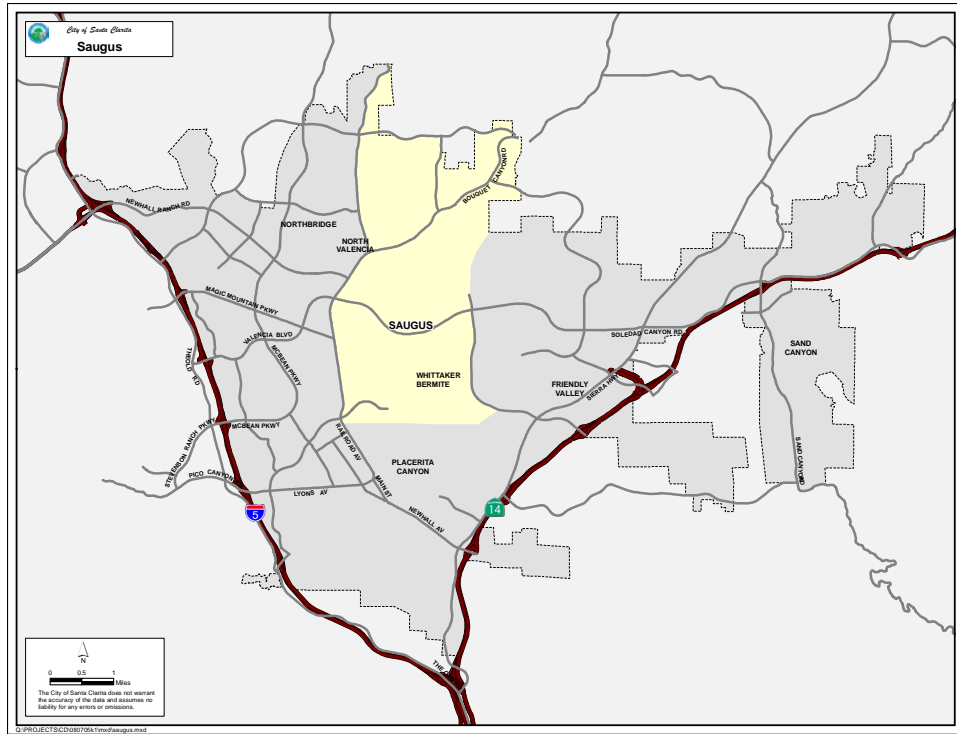
The following guidelines are intended to promote well-coordinated color palettes that integrate with the other exterior features of a building.

1. Given the Victorian architectural influence, a broader spectrum of colors is desirable in Newhall.
2. Muted shades of virtually any color is appropriate.
3. Certain materials, such as stone and brick, have distinct coloring in their natural state and should be thought of as an element of the color palette used. These materials should not be painted.
4. Brighter colors should be used as accents.

NEWHALL DESIGN CONSIDERATIONS

Although a variation in architectural style is encouraged throughout the community, San Fernando Road warrants special consideration. The Santa Clarita Beautification Master Plan identifies it as a primary corridor within the community and, consequently, projects should be designed to prominently address the street edge. Projects should incorporate a landscaped parkway and, where possible, a split rail fence. Buildings should be placed at the street edge with parking located behind.





SAUGUS COMMUNITY IDENTITY

Established in 1887, Saugus is named for the Massachusetts birthplace of founder Henry Mayo Newhall and owes its existence to the Southern Pacific Railroad.

Similar to Newhall in its early development, Saugus began as a rural community with large residential lots and open spaces. The residential areas of Saugus are located in Seco Canyon and Bouquet Canyon, with townhouses located on the heights above the junction of the two canyons. Much of the development in Saugus has moved into the canyon and hill areas in a series of suburban tracts. Many of the older homes are California ranch style. Strip commercial centers, prevalent in Saugus along Soledad Canyon Road and Bouquet Canyon Road, consist primarily of stucco, wood, and Spanish styles with terra cotta tile roofs.

The natural areas remaining in the center of the City known as the Whittaker-Bermite property present a major opportunity for enhancement of the area and the ability to create a greenbelt connecting the community with other areas of the Valley. The northern part of Saugus is hilly, the streets are tree-lined, and much of this area is covered with natural vegetation. The Saugus area is home to Central Park, the City's largest park and outdoor recreation facility, which includes numerous multi-purpose fields and amenities.

SAUGUS COMMUNITY IDENTITY (CONT.)

Residents of Saugus think of themselves as a family-oriented, rural community. They value the surrounding canyons, the abundance of cottonwoods, and the rustic and ranch character of the community. Local residences used the following characteristics to describe Saugus during a public workshop.

- Old mining community
- Ranching community
- Community of homes
- Family-oriented
- Hillside community
- Open space
- Canyons
- Middle of the valley
- Small business
- Cottonwoods
- Natural wildlife
- Gateway to natural forest
- Large lots
- Rustic
- Home to the road runner
- Sycamore and oak trees
- Soft natural green look rather than clipped manicured look





SAUGUS ARCHITECTURAL CHARACTER & SPECIFIC COMMUNITY NEEDS

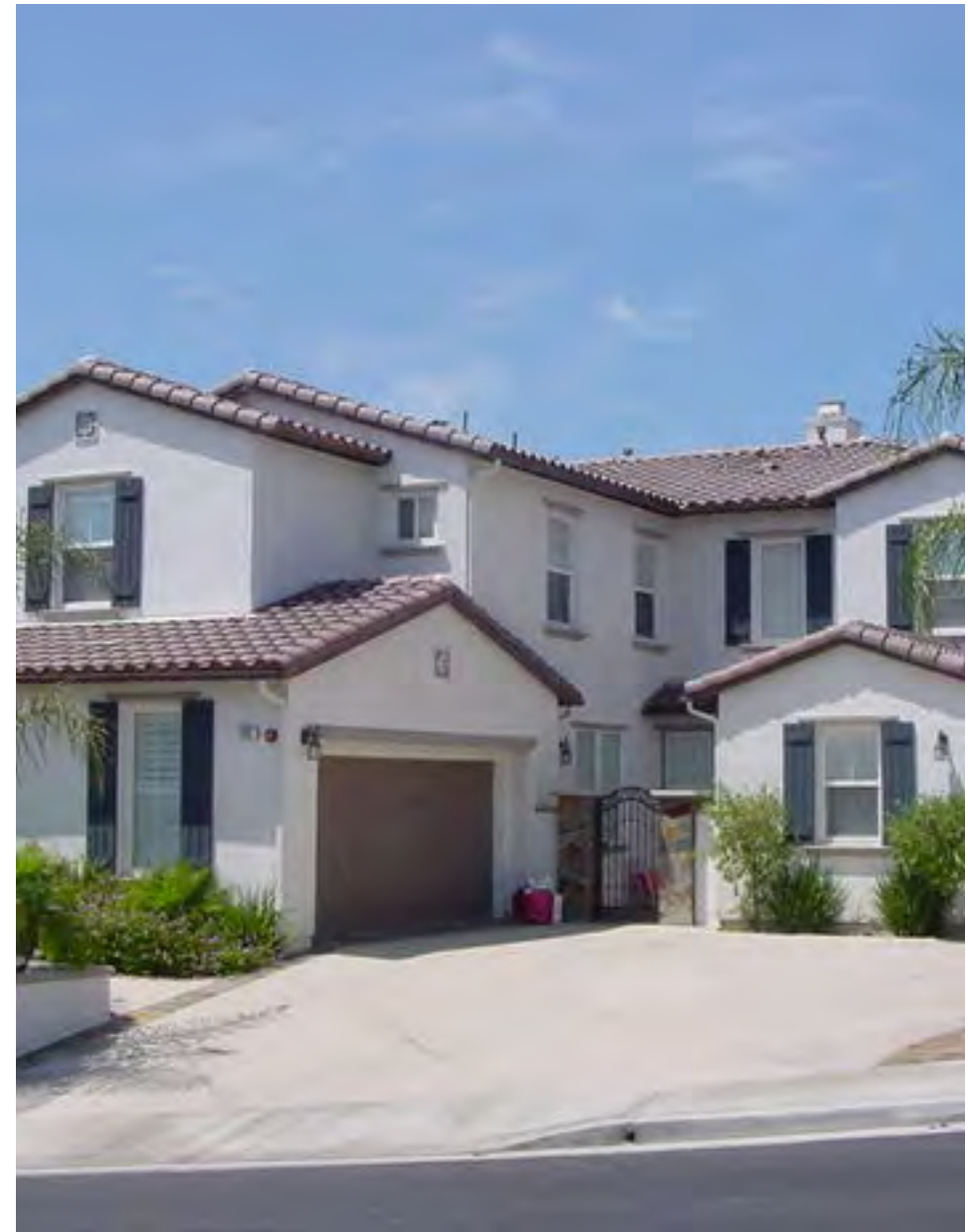
Saugus is one of the oldest communities within the City and for the most part is completely built-out. For this reason, the majority of the future projects within this community will be commercial building and shopping center rehabilitation. Members of the Saugus community have expressed a desire to see the existing stark white commercial architecture that lacks detail and overhangs updated in order to create aesthetically pleasing and well designed shopping areas. Renovation and/or expansion raises property values, reinforces or improves the character of the community, and inspires other property owners and designers to make improvements to their properties, which in turn enhances the entire community.

SAUGUS EXTERIOR BUILDING MATERIALS

These guidelines are intended to complement the general guidelines provided in Chapter 4 - Chapter 8. The basic recommendations for color and material selection in the following chapters should be reviewed in conjunction with this section.

The following listings of appropriate and inappropriate materials were developed for the Saugus community. The materials listed as “appropriate” have generally stood the test of time as having desirable aesthetic qualities, while those listed as “inappropriate” have failed to withstand the test of time. Certain materials have been omitted because success or failure of these materials has traditionally had more to do with the overall design than the materials selected.

These listings are intended to provide general guidance, and are not intended to be exhaustive; designers should not feel that they must limit their material palette to the following selections. New materials and refined fabrication methods are continually being introduced, and Santa Clarita encourages designers to take advantage of these innovations.





SAUGUS
EXTERIOR BUILDING MATERIALS (CONT.)

1. Appropriate primary wall surfaces include, but are not limited to:
 - Natural stone veneer.
 - Float finished stucco.
 - Tile.
 - Flash fired brick.
 - Precast concrete.
 - Concrete.
 - Wood shingles/shakes.
 - Smooth sand finished hand troweled stucco.
 - Hand troweled plaster surfaces.
2. Inappropriate primary wall surfaces include, but are not limited to:
 - Simulated materials such as cement brick.
 - T-111 siding (4-foot by 8-foot plywood with vertical grooves at 8-inch to 12-inch increments).
 - Metal siding.
 - Slump stone.
 - Precision block.
 - Highly polished materials.
 - Spray on "Spanish lace" or knock down stucco.
 - Mirror glass and heavily tinted glass.
 - Corrugated fiberglass.

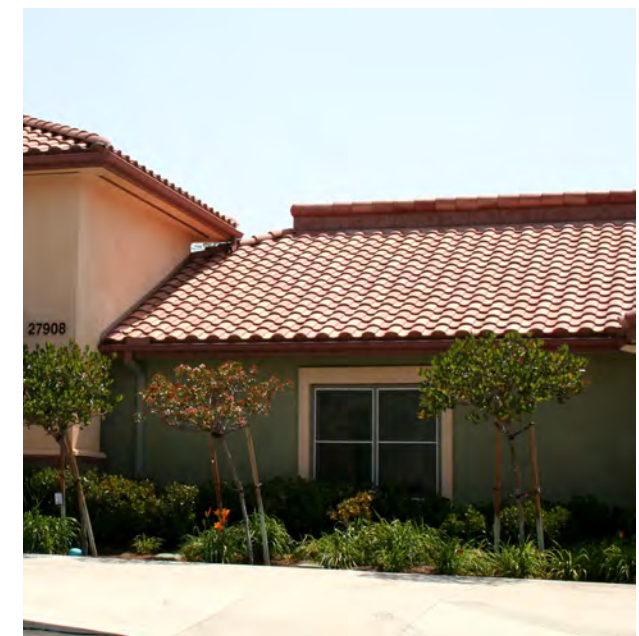
SAUGUS
EXTERIOR BUILDING MATERIALS (CONT.)

3. Appropriate wall articulation and accents include, but are not limited to:

- Ornamental tile for accent.
- Build up stucco relief.
- Prefabricated molding forms.
- Inlaid tile.
- Painted wainscoting.
- Natural stone.
- Wrought iron.
- Clay tile vents.
- Wood attic vents.
- Timber lintels.
- Recessed niches.

4. Inappropriate wall articulation and accents include, but are not limited to:

- Plastic.
- Chrome.
- Aluminum windows.
- Highly polished materials.





SAUGUS
EXTERIOR BUILDING MATERIALS (CONT.)

5. Appropriate roofing materials include, but are not limited to:
 - Clay tiles.
 - Concrete roof tiles.
 - Dimensional asphalt/composite shingles.
 - Traditional tapered barrel tiles.
6. Inappropriate roofing materials include, but are not limited to:
 - Simulated clay or concrete roofing tiles.
 - Wood shingles/shakes.
 - Built-up flat roofing.
 - Fiber cement units that imitate slate, wood shakes, or mission tile.
 - S-tiles.

SAUGUS COLORS

The following guidelines are intended to promote well-coordinated color palettes that integrate with the other exterior features of a building.

1. Light, subtle, earth tones such as tan, beige, sand, and cream, used in conjunction with bold, rich complementary accents, are appropriate color choices for Saugus.
2. Simple color schemes involving a maximum of three colors are recommended.
3. Certain materials, such as stone and brick, have distinct coloring in their natural state and should be thought of as an element of the color palette used. These materials should not be painted.
4. Dark blue and brightly colored roofing is expressly discouraged, as are vibrantly colored and stark white walls.





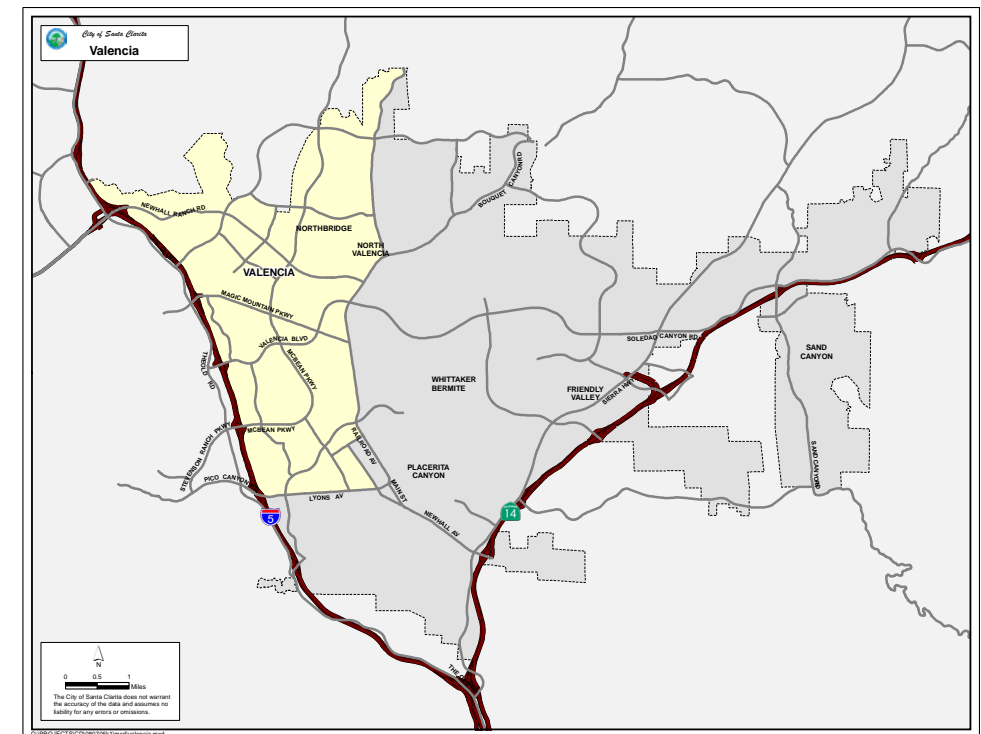
SAUGUS DESIGN CONSIDERATIONS

Existing parking lots lack shade trees, landscaping, and pedestrian amenities. Community members feel that the addition of these site features would improve the shopping experience and encourage shoppers to stay within the community to make their purchases.

VALENCIA COMMUNITY IDENTITY

The community of Valencia is part of the original 37,500 acre Newhall Ranch, a Mexican land grant now owned by the Newhall Land and Farming Company. Named after a city in Spain, Valencia was dedicated in 1965 and developed as a planned community. Residential, commercial, and industrial developments form the basic community structure and are supported by additional shopping centers, recreational facilities, schools, colleges, a hospital, golf courses, professional offices, and other support services that are connected by a system of walkways called “paseos”. The community is home to the local Los Angeles County Civic Center, College of the Canyons, and California Institute of the Arts.

The southern section of Valencia was first developed in the late 1960s and reflects the architectural style of that period. These neighborhoods include the areas along Orchard Village Road, Wiley Canyon Road, and McBean Parkway, which feature relatively homogeneous suburban tract housing. The homes are on medium-sized landscaped lots. The streets were designed and planned for residential uses and landscaped to create a community atmosphere.





MARCH 24, 2009

VALENCIA COMMUNITY IDENTITY (CONT.)

Recent residential development has occurred in the hilly section of Valencia north of Newhall Ranch Road. These homes reflect several different modern architectural styles. The neighborhoods are planned with paseos, parks, and other amenities.

Commercial uses in Valencia were planned and located in centers such as the regional mall, Town Center Drive, auto row, and smaller neighborhood centers. These centers incorporate a Spanish and Mediterranean architectural style.

Industrial land use in the area is located in a business and industrial center in the northern section of the area near Rye Canyon Road. The area contains wide streets with generous landscaped setbacks and one to three-story buildings.

VALENCIA COMMUNITY IDENTITY (CONT.)

Although it is probably the most urban community in Santa Clarita, Valencia still has a touch of rural character. It is the combination of lush landscaping, urban architecture, and sophistication in a suburban setting that defines Valencia's character. The following characteristics were used to describe Valencia during a public workshop.

- Family
- High quality of life
- Cleanliness
- Paseo system
- Safe and secure
- Lush landscaping
- Pedestrian friendly
- Well lit
- Tight knit community
- Stability of real estate values
- Community pride
- Pristine marketing corridor





VALENCIA ARCHITECTURAL CHARACTER & SPECIFIC COMMUNITY NEEDS

Much of the desired architectural character for Valencia is established by the currently existing buildings. The mixture of bright colors, natural materials, and contemporary design create a favorable array of architectural style within the community. The area with the most potential for new development is the industrial center. Architects are encouraged to provide innovative designs with unique forms and articulation on all sides of the building. Careful planning for employee break areas and outdoor seating is also a concern. These spaces should be designed, not just created within left over areas, and should include special paving and furnishings.

VALENCIA EXTERIOR BUILDING MATERIALS

These guidelines are intended to complement the general guidelines provided in Chapter 4 - Chapter 8. The basic recommendations for color and material selection should be reviewed in conjunction with this section.

The following listings of appropriate and inappropriate materials were developed for the Valencia community. The materials listed as “appropriate” have generally stood the test of time as having desirable aesthetic qualities, while the materials listed as “inappropriate” have failed to withstand the test of time. Certain materials have been omitted because the success or failure of these materials has traditionally had more to do with the overall design than the materials selected.

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VALENCIA
EXTERIOR BUILDING MATERIALS (CONT.)

1. Appropriate primary wall surfaces include, but are not limited to:
 - Native stone veneer.
 - Cement plaster stucco.
 - Smooth and hand-troweled stucco.
 - Tile.
 - Wood siding/shingles.
 - Cement/fiber siding (6-inch, 8-inch, or 12-inch horizontal siding).
2. Inappropriate primary wall surfaces include, but are not limited to:
 - T-111 siding (4-foot by 8-foot plywood with vertical grooves at 8-inch to 12-inch increments).
 - Highly polished materials.
 - Mirror or heavily tinted glazing.
 - Corrugated metal/ fiberglass panels.
 - Metal siding.
 - Spray-on or knock-down stucco.
 - Exposed steel framing.

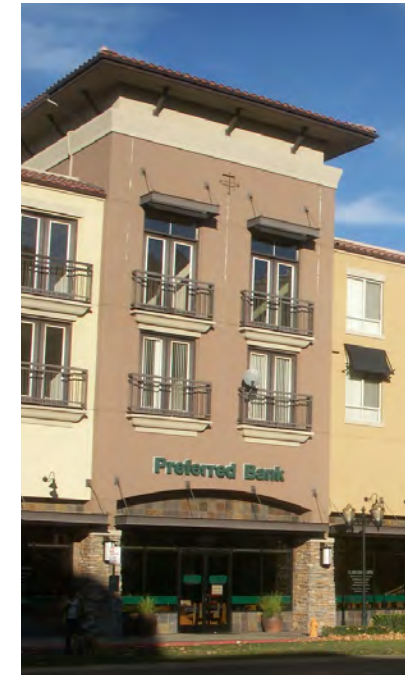
VALENCIA
EXTERIOR BUILDING MATERIALS (CONT.)

3. Appropriate wall articulation and accents include, but are not limited to:

- Accent tile.
- Stucco corbels, lintels, sills.
- Timber lintels, sills, corbels.
- Clay tile vents.
- Wood vents.
- Recessed niches.
- Arches.
- Colonnades.
- Wrought iron.
- Wood trellises/shading devices.

4. Inappropriate wall articulation and accents include, but are not limited to:

- Plastic.
- Chrome.
- Aluminum windows.
- Highly polished materials.





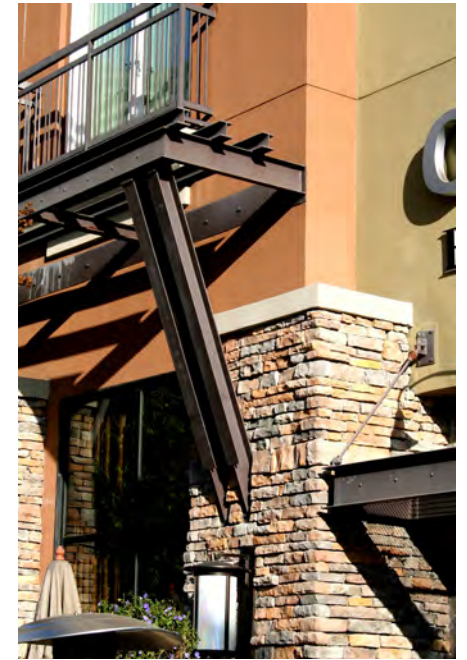
VALENCIA
EXTERIOR BUILDING MATERIALS (CONT.)

5. Appropriate roofing materials include, but are not limited to:
 - Clay tiles.
 - Cement tiles.
 - Dimensional asphalt/ composite shingles.
 - Metal roofing.
 - "Cool roof" built-up roofing.
 - Traditional tapered barrel tiles.
6. Inappropriate roofing materials include, but are not limited to:
 - Simulated clay or concrete roofing tiles.
 - Wood shingles/shakes.
 - Corrugated metal/ fiberglass panels.
 - S-tiles.

VALENCIA COLORS

The following guidelines are intended to promote well-coordinated color palettes that integrate with the other exterior features of a building.

1. Bold, rich colors such as rust, ocher, and olive greens are appropriate in Valencia.
2. Simple color schemes involving a maximum of three colors are recommended.
3. Stark white walls are discouraged unless used where authentically appropriate, such as on a Mission style building.
4. Certain materials, such as stone and brick, have distinct coloring in their natural state and should be thought of as an element of the color palette used. These materials should not be painted.





VALENCIA DESIGN CONSIDERATIONS

Valencia has become a community that supports progressive thinking and creativity through the built form. In addition to showcasing successful contemporary architecture, Valencia has become a street-side gallery for public art. To continue the infusion of art throughout the community, each project should consider what is appropriate to their location and scale and design an integrated place to exhibit public artwork. The public art for each project, regardless of size or visual impact, will, in time, significantly contribute to the richness of Valencia.

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