

ORDINANCE NO. 03-7

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
SANTA CLARITA, CALIFORNIA, AMENDING THE NORTH VALENCIA I
SPECIFIC PLAN, ADOPTING A SPECIFIC PLAN AMENDMENT TO ALLOW SELF
STORAGE FACILITIES IN THE COMMERCIAL AREAS WITH AN
APPROVED CONDITIONAL USE PERMIT

WHEREAS, the City of Santa Clarita General Plan requires the implementation of the City of Santa Clarita North Valencia I Specific Plan to be in compliance with the Government Code of the State of California;

WHEREAS, the applicant initiated a Specific Plan Amendment (Master Case 02-321) to the North Valencia I Specific Plan on August 28, 2002 to allow self storage facilities in the commercial areas of the Specific Plan with an approved conditional use permit;

WHEREAS, Specific Plan Amendment 02-003 includes modifying the Land Use Regulations and Development Standards to the North Valencia I Specific Plan to allow self storage facilities in the commercial areas of the Specific Plan with an approved conditional use permit. The proposed amendment is hereby amended in bold as follows:

	RES	COM	BP	REC	SC	OS
Self storage, public storage, and storage warehouses	X	C	M	X	X	X

WHEREAS, the applicant's conditional use permit to construct an 82,500 square foot self-storage facility in the Lowe's commercial shopping center of the North Valencia I Specific Plan was approved by a separate resolution;

WHEREAS, the Mitigated Negative Declaration for the specific plan amendment and conditional use permit was adopted by a separate resolution;

WHEREAS, the proposed amendment is consistent with the objectives of the North Valencia I Specific Plan, the General Plan, and the development policies of the City. The development of the 82,500 square foot self storage facility is guided by the North Valencia Specific Plan. This document controls the zoning on the site. Currently, the North Valencia Specific Plan designates the proposed site as a commercial area (COM). This designation permits a wide range of retail, service, and general commercial activities. These areas are intended for retailing and service uses of a community-wide nature that attract people from beyond the immediate neighborhood. Although self storage facilities would fall under this definition (commercial activities), the specific plan prohibits this use in the Commercial area (COM). The applicant is proposing a Specific Plan Amendment that would allow self storage facilities in the Commercial area (COM) with an approved conditional use permit.

There are four Commercial areas in the North Valencia Specific Plan which consist of the Promenade commercial shopping center (constructed and operating), Pony League Auto Center

(approved but not built), Harborwoods Apartments (pending conditional use permit approval), and the Lowe's Home Improvement shopping center (constructed with two remaining vacant pads). The applicant is requesting to construct the 82,500 square foot self storage facility in one of the two remaining commercial pads within the Lowe's Home Improvement shopping center. The proposed pad is located in the rear of the shopping center behind the Lowe's building, In/Out Burger restaurant building, and the CLWA pumping plant station building. Because of the limited views, general retail/restaurant uses would consider this pad not desirable but desirable to self storage facilities as these types of uses don't require street frontage. Where there are public views (Bouquet Canyon Road Bridge, Valencia Boulevard, and the trail along the single family homes in Bridgeport) the proposed storage facility would provide screening (fencing and landscaping etc.) to the extent possible. Thus, the proposed amendment with an approved conditional use permit would be consistent with the North Valencia I Specific Plan, the General Plan, the development policies of the City, and the following set of Specific Plan design principles:

1. That the proposal would provide a sensitive and protective interface with the Santa Clara River system by utilizing appropriate setback, grading, landscape and water quality treatments. The proposal would not encroach upon the Santa Clara River and would be separated by the trail and ten feet of dense landscaping.
2. That the proposal would create and enhance opportunities for non-vehicular travel by providing pedestrian trails serving the commercial area as well as surrounding planning areas. The proposal would not impact the adjacent trail and as part of the conditions of approval the trail shall be complete prior to obtaining building permits.
3. That the proposal would foster the design and integration of a mutually beneficial relationship between the natural and built environments, sensitive land use transition treatments, attractive streetscapes, and indigenous architectural and landscape architectural design themes. The proposal includes mature landscaping and compatible architecture with buildings within the Lowe's Home Improvement shopping center.
4. That the proposal would provide public access to the trails adjacent to the Santa Clara River. The proposal would not impact the adjacent trail and as part of the conditions of approval the trail shall be complete prior to obtaining building permits.
5. That the proposal would provide a landscape design emphasizing a pleasant and inviting character along Bouquet Canyon Road. The proposal includes mature landscaping and compatible architecture to ensure an aesthetically pleasing view from Bouquet Canyon Road.
6. That the proposal would encourage the use of alternate fuel vehicles within the project area. The proposal would generate a lower volume of traffic compared to other commercial uses that are allowed on the project site resulting in less fuel use.

WHEREAS, the Planning Commission conducted a duly noticed public hearing on March 18, 2003 at City Hall, 23920 Valencia Boulevard, Santa Clarita, Ca 91355. At this meeting, the Planning Commission adopted Resolution P03-09, recommending approval of the amendment to allow self-storage facilities in the commercial areas of the North Valencia I Specific Plan with an approved conditional use permit to the City Council. In addition, the Planning Commission recommended the City Council approve the applicant's conditional use permit to construct an 82,500 square foot self storage facility in the Lowe's commercial shopping center of the North Valencia I Specific Plan;

WHEREAS, the City Council of the City of Santa Clarita conducted a duly noticed public hearing regarding the specific plan amendment to the North Valencia I Specific Plan on May 13, 2003 at City Hall, 23920 Valencia Boulevard, Santa Clarita, CA 91355.

WHEREAS, the City Council introduced an ordinance to modify the North Valencia I Specific Plan on May 13, 2003, and passed the ordinance to a second reading on June 10, 2003.

NOW THEREFORE THE CITY COUNCIL OF THE CITY OF SANTA CLARITA DOES ORDAIN AS FOLLOWS:

SECTION 1. The proposed specific plan amendment is consistent with the North Valencia I Specific Plan and meets the requirements of the Government Code of the State of California.

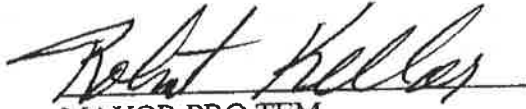
SECTION 2. Permitted Use Chart Table 11-1 of the Land Use Regulations and Development Standards Section of the North Valencia I Specific Plan is hereby amended in bold:

	RES	COM	BP	REC	SC	OS
Self storage, public storage, and storage warehouses	X	C	M	X	X	X


SECTION 3. That if any portion of this ordinance is held to be invalid, that portion shall be stricken and severed, and the remaining portions shall be unaffected and remain in full force and effect.

SECTION 4. That the City Clerk shall certify to the passage of this ordinance and shall cause it to be published in the manner prescribed by law.

PASSED, APPROVED AND APPROVED this 10th day of June, 2003.


MAYOR PRO TEM

ATTEST:


CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF SANTA CLARITA)

I Sharon L. Dawson, City Clerk, CMC, of the City of Santa Clarita, do hereby certify that the foregoing Ordinance No. 03-7 was regularly introduced and placed upon its first reading at a regular meeting of the City Council on the 13th day of May, 2003. That thereafter, said Ordinance was duly passed and adopted at a regular meeting of the City Council on the 10th day of June, 2003 by the following vote, to wit:

AYES: COUNCILMEMBERS: Ferry, McLean, Weste, Kellar
NOES: COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: Smyth


CITY CLERK

ORDINANCE NO. 11-4

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
SANTA CLARITA, CALIFORNIA, APPROVING MASTER CASE 10-096,
UNIFIED DEVELOPMENT CODE AMENDMENT 10-007, TO AMEND THE
UNIFIED DEVELOPMENT CODE, THE NORTH VALENCIA SPECIFIC PLAN, AND THE
NORTH VALENCIA II SPECIFIC PLAN TO ALLOW FOR THE CREATION OF
THE VEHICLE DEALER SALES OVERLAY ZONE AND
ADOPTING A NEGATIVE DECLARATION

WHEREAS, the City of Santa Clarita General Plan requires the implementation of the City of Santa Clarita Unified Development Code (UDC) to be in compliance with the Government Code of the State of California;

WHEREAS, there has been an increase in the number of requests to establish vehicle and light truck dealers throughout the City in locations that have not been developed to accommodate vehicle display, and/or the customer traffic associated with vehicle and light truck sales;

WHEREAS, vacancies exist on the Creekside Road corridor where vehicle dealers have traditionally existed and the infrastructure exists for the establishment of vehicle dealers;

WHEREAS, the City Council of the City of Santa Clarita adopted an Urgency Ordinance on August 24, 2010 to place a 45-day moratorium on the establishment of any new businesses dealing with the sale or rental of vehicles or light trucks in the City;

WHEREAS, the City Council of the City of Santa Clarita extended the 45-day moratorium by 10 months and 15 days at their September 28, 2010, City Council meeting to allow time to research and prepare an amendment to the Unified Development Code to address the establishment of vehicle and light truck sales in the City;

WHEREAS, the proposed amendments are consistent with and further implement the Goals and Policies of the City of Santa Clarita General Plan;

WHEREAS, the Planning Commission conducted a duly noticed public hearing on the project on December 21, 2010, at City Hall, 23920 Valencia Boulevard, Santa Clarita, CA 91355. Notice of the time, place, and purpose of the aforementioned meeting was duly noticed in accordance with Government Code 65090. At this meeting, the Planning Commission, by a 5-0 vote, adopted Resolution P10-38, recommending that the City Council adopt an ordinance approving Master Case 10-096, Unified Development Code Amendment 10-007 and adopt the Negative Declaration prepared for the project.

WHEREAS, the City Council of the City of Santa Clarita conducted a duly noticed public hearing on the project on January 25, 2011, at City Hall, 23920 Valencia Boulevard, Santa Clarita, CA 91355. Notice of the time, place, and purpose of the aforementioned meeting was duly noticed in accordance with Government Code 65090. At this meeting, the City Council

opened the public hearing, considered the staff report, staff presentation, and public testimony on the proposed amendments, introduced the ordinance by the City Council to modify the Unified Development Code, and passed the ordinance to a second reading on February 8, 2011.

THE CITY COUNCIL OF THE CITY OF SANTA CLARITA, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The proposed amendments to the Santa Clarita Unified Development Code, the North Valencia Specific Plan, and the North Valencia II Specific Plan identified in Master Case 10-096 (UDC 10-007) are consistent with the City of Santa Clarita General Plan.

SECTION 2. The proposed amendments to the Santa Clarita Unified Development Code identified in Exhibit "A" along with the proposed Vehicle Dealer Sales Overlay Zone Map attached as Exhibit "B" are hereby adopted.

SECTION 3. CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS.

Based upon the foregoing facts and findings in the Initial Study prepared for the project, the City Council further finds, approves, and determines as follows:

- a. An Initial Study and a Negative Declaration have been prepared for this project in compliance with the California Environmental Quality Act (CEQA).
- b. The Initial Study has been circulated for review and comment by affected governmental agencies and the public and all comments received, if any, have been considered. The document was posted and advertised on November 30, 2010, in accordance with CEQA. The public review period was open from November 30, 2010, through December 21, 2010.
- c. Staff found that there were no impacts created as a result of the proposed project and a Negative Declaration has been prepared for the project in accordance with the CEQA. The Negative Declaration reflects the independent judgment of the City of Santa Clarita.
- d. The location of the documents and other material which constitutes the record of proceedings upon which the decision of the City Council is based is the Master Case 10-096 project file within the Community Development Department and is in the custody of the Director of Community Development.

SECTION 4. That if any portion of this Ordinance is held to be invalid, that portion shall be stricken and severed, and the remaining portions shall be unaffected and remain in full force and effect.

SECTION 5. This Ordinance shall be in full force and effect thirty (30) days from its passage and adoption.

SECTION 6. The City Clerk shall certify to the passage of this Ordinance and shall cause the same to be published as required by law.

PASSED, APPROVED AND ADOPTED this 8th day of February, 2011.


MAYOR

ATTEST:



ACTING CITY CLERK

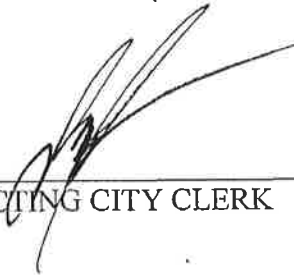
DATED: 2/15/11

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF SANTA CLARITA)

I, Kevin Tonoian, Acting City Clerk of the City of Santa Clarita, do hereby certify that the foregoing Ordinance No. 11-4 was regularly introduced and placed upon its first reading at a regular meeting of the City Council on the 25th day of January, 2011. That thereafter, said Ordinance was duly passed and adopted at a regular meeting of the City Council on the 8th day of February, 2011, by the following vote, to wit:

AYES: COUNCILMEMBERS: Kellar, Ender, Ferry, Weste, McLean
NOES: COUNCILMEMBERS: None
ABSENT: COUNCILMEMBERS: None

AND I FURTHER CERTIFY that the foregoing is the original of Ordinance No. 11-4 and was published in The Signal newspaper in accordance with State Law (G.C. 40806).



ACTING CITY CLERK

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) ss.
CITY OF SANTA CLARITA)

CERTIFICATION OF
CITY COUNCIL ORDINANCE

I, _____, City Clerk of the City of Santa Clarita, do hereby certify that this is a true and correct copy of the original Ordinance No. 11-4, adopted by the City Council of the City of Santa Clarita, CA on February 8, 2011, which is now on file in the office of the City Clerk.

Witness my hand and seal of the City of Santa Clarita, California, this ____ day of _____, 20__.

City Clerk

By _____
Deputy City Clerk

Unified Development Code Amendment 10-007
EXHIBIT A

17.12.050 Commercial Use Type Classifications.

23. Vehicle Sales and Services

- a. **Automobile and Light Truck Sales and Services**
 - (1) Body Repair and Painting
 - (2) Commercial Storage
 - (3) Gas Sales
 - (4) Repair and/or Maintenance
 - (5) (A) Sales
(B) Rentals
 - (6) Wash
 - (A) Manual/Self-Service
 - (B) Full-Service
- b. **Boat and Camper/Recreational Vehicle Sales and Services**

17.12.050 Commercial Use Type Classifications.

23. Vehicle Sales and Services—includes establishments primarily engaged in the sale, rental, and service of automobiles, boats, heavy equipment, recreational vehicles and large trucks. This includes retail, wholesale and used vehicle operations. The following are vehicle sales and services use types:

a. **Automobile and Light Truck Sales and Services**—includes establishments primarily engaged in the sale, rental and service of automobiles and light trucks. The following are automobile sales and services use types:

- (1) **Body Repair and Painting**—includes establishments primarily engaged in body repair and painting of automobiles within an enclosed building. Auto body repair uses shall be in accordance with Section 17.17.040(L). Typical uses include automobile painting shops and body repair shops.
- (2) **Commercial Storage**—includes facilities providing overnight and/or long-term storage of automobiles for a fee, but excludes impound yards. This is an independent use type and does not include parking that is required for uses pursuant to this code. Typical uses include commercial parking garages.
- (3) **Gas Sales**—includes establishments primarily engaged in the dispensing and retail sale of gas and may include as an accessory and subordinate use the sale of oils, lubricants and similar automobile related merchandise. Gas sales shall be in accordance with Section 17.17.040(B). Typical uses include gas stations.
- (4) **Repair and/or Maintenance**—includes establishments primarily engaged in the repair of automobiles within an enclosed building and may include the accessory and subordinate sale of parts and related merchandise used to repair automobiles. Does not include body repair and painting. Automobile repair and maintenance uses shall be in accordance with Section 17.17.040(L). Typical uses include, but are not limited to,

brake shops, general repair garages, auto glass shops, oil change/lubricating shops, muffler shops, stereo and accessory installation, tire shops, transmission repair shops and tune-up shops.

- (5) **Sales and Rentals**—includes establishments primarily engaged in the sale, brokerage, and/or rental of automobiles. Typical uses include automobile rental agencies and new and used automobile sales lots.

(A) Sales

(B) Rentals

- (6) **Wash**—includes the washing, polishing and detailing of automobiles. Typical uses include automobile detailing services and car washes. Automobile washing uses shall be in accordance with Section 17.17.040(C).

(A) Manual/self-service (no attendants);

Section 17.13.020 Commercial Use Types

Commercial Use Types	A	RE	RVL	RL	RS	RM	RMH	RH	CTC	CC	CN	CO	VSR	BP	IC	I	PE	OS	MHP	SP	
23. Vehicles Sales and Services																					
a. Automobile and Light Truck Sales and Services																					
(1) Body Repair and Painting	X	X	X	X	X	X	X	X	C	C	X	X	X	C	C	P	X	X	X	(13)	
(2) Commercial Storage	X	X	X	X	X	X	X	X	X	X	X	M	M	M	M	P	X	X	X	(13)	
(3) Gas Sales	X	X	X	X	X	X	X	X	P	P	M	C	P	M	M	M	X	X	X	(13)	
(4) Repair and/or Maintenance (22)	X	X	X	X	X	X	X	X	C	C	X	X	C	C	C	P	X	X	X	(13)	
(5) Sales and Rentals																					
(A) Sales (30)	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	(13)	
(B) Rentals	X	X	X	X	X	X	X	X	C	C	C	C	M	M	M	M	X	X	X	(13)	
(6) Wash																					
(A) Manual/self-service	X	X	X	X	X	X	X	X	M	M	M	M	M	P	P	P	X	X	X	(13)	

30. Automobile and light truck sales shall be permitted in the Vehicle Dealer Sales Overlay Zone in accordance with Section 17.16.046.

17.16.045 VS—Vehicle Services Overlay Zone.

- A. **Purpose.** In an effort to reduce the proliferation of auto-related uses along commercial corridors, the vehicle services (VS) overlay zone designates certain areas within the City whereby the placement and concentration of vehicle services is encouraged. The purpose is to establish standards for the clustering of these uses in areas of the City once all environmental factors have been properly mitigated.
- B. **Permitted Uses.** The following vehicle service uses shall be permitted where the symbol "P" appears; a minor use permit is required where the symbol "M" appears; uses are prohibited where the symbol "X" appears.

I. Vehicle Sales and Services

a. Automobile and Light Truck Sales and Services

- | | |
|-------------------------------|---|
| (1) Body Repair and Painting* | M |
| (2) Commercial Storage | M |
| (3) Gas Sales | P |
| (4) Repair and/or Maintenance | P |
| (5) (A) Sales | X |
| (B) Rentals | P |

b. Boat and Camper/R.V. Sales and Services

- | | |
|------------------------|---|
| (1) Commercial Storage | M |
| (2) Repair | P |
| (3) Sales and Rental | P |

c. Motorcycle Sales and Services

P

- C. **Property Development Standards.** The following requirements shall apply to the vehicle service uses described above in addition to the requirements of the underlying zone. Additional regulations may be specified as conditions of approval as part of the permitting process. Any deviations from the property development standards will require the approval of an Adjustment or a Variance as described in Section 17.03.050 of this Code.

1. **General Requirements.** The general requirements of the underlying zones shall apply to any development within the vehicle services overlay zone.

- a. All street setbacks shall be landscaped and maintained in accordance with the underlying zone.
- b. All signage, including banners, shall be in conformance with Chapter 17.19.
- c. All uses shall comply with the City Noise Ordinance.
- d. All modifications to the structure and uses proposed within shall comply with all applicable building, stormwater and fire codes and City ordinances.
- e. There shall be no outdoor display or storage of vehicle parts and supplies goods for sale.

2. **Special Requirements.** The following special requirements shall apply to development in the vehicle services overlay zone.

- a. All operations must be conducted within an enclosed building.

- b. All repair activities as described in this section shall be confined to the hours of seven a.m. to ten p.m., Monday through Friday, and eight a.m. to seven p.m. on Saturday and Sunday.
- c. All parking for employees and customers, in addition to all required circulation, shall be provided on-site and available during all business hours.
- d. The dismantling of vehicles for purposes other than repair is prohibited.
- e. No damaged or wrecked vehicles shall be stored for purposes other than repair, unless the approval of a vehicle impound facility is obtained. Any vehicle awaiting repair for more than thirty (30) days shall be removed from the location or stored in an enclosed building.
- f. All fencing shall be solid masonry of decorative nature to the satisfaction of the Director of Community Development with no metal panels, chain link, barbed wire or razor fencing permitted.
- g. All body repair and painting facilities shall meet the following criteria:
 - (1) All paint spray booths shall be within an enclosed building.
 - (2) All damaged or wrecked vehicles awaiting body repair shall be within an area enclosed by a minimum seven (7) foot high solid masonry wall as to not be visible from residential uses or the public right-of-way. (Ord. 05-19 § 2, 12/13/05)

17.16.046 VDS—Vehicle Dealer Sales Overlay Zone.

- A. **Purpose.** In an effort to reduce the proliferation of auto-related uses throughout the City and to concentrate them in a central, regional serving location, the vehicle dealer sales (VDS) overlay zone designates certain areas within the City whereby the placement and concentration of vehicle dealer sales is allowed. The purpose is to establish standards for the clustering of these uses in areas of the City once all environmental factors have been properly mitigated.
- B. **Permitted Uses.** The following vehicle service uses shall be permitted where the symbol "P" appears; a minor use permit is required where the symbol "M" appears.

1. **Vehicle Sales and Services**

a. **Automobile and Light Truck Sales and Services**

- | | |
|--------------------------------|---|
| (1) Body Repair and Painting* | M |
| (2) Commercial Storage | P |
| (3) Gas Sales | P |
| (4) Repair and/or Maintenance* | M |
| (5) Rentals | P |
| (6) Sales | P |

b. **Boat and Camper/R.V. Sales and Services**

- | | |
|------------------------|---|
| (1) Commercial Storage | M |
| (2) Repair | P |
| (3) Sales and Rental | P |

* Body repair, painting, and/or vehicle repair and maintenance shall be considered a permitted (P) use when incidental to and/or on the same premises as a dealership selling new vehicles.

- C. **Property Development Standards.** The following requirements shall apply to the uses described above in addition to the requirements of the underlying zone. Additional regulations may be specified as conditions of approval as part of the permitting process. Any deviations from the property development standards will require the approval of an Adjustment or a Variance as described in Section 17.03.050 of this Code.

1. **General Requirements.** The general requirements of the underlying zones shall apply to any development within the vehicle dealer sales overlay zone.

- All street setbacks shall be landscaped and maintained in accordance with the underlying zone.
- All signage, including banners, shall be in conformance with Chapter 17.19.
- All uses shall comply with the City Noise Ordinance.
- All modifications to the structure and uses proposed within shall comply with all applicable building, stormwater and fire codes and City ordinances.
- There shall be no outdoor display or storage of vehicle parts and supplies goods for sale.

2. **Special Requirements.** The following special requirements shall apply to development in the vehicle dealer sales overlay zone.
 - a. All operations must be conducted within an enclosed building.
 - b. The dismantling of vehicles for purposes other than repair is prohibited.
 - c. No damaged or wrecked vehicles shall be stored for purposes other than repair, unless the approval of a vehicle impound facility is obtained.
 - d. All fencing shall be solid masonry of decorative nature to the satisfaction of the Director of Community Development with no metal panels; chain link, barbed wire or razor fencing permitted.
 - e. All body repair and painting facilities shall meet the following criteria:
 - (1) All paint spray booths shall be within an enclosed building.
 - (2) All damaged or wrecked vehicles awaiting body repair shall be within an area enclosed by a minimum seven (7) foot high solid masonry wall as to not be visible from residential uses or the public right-of-way. (Ord. XX § 2, XX/XX/XX)

17.18.130 Schedule of Off-Street Parking Requirements.

D. Schedule of Off-Street Parking Requirements by Use Type. The following use types shall provide the number of parking spaces indicated below:

23. Vehicle Sales and Services	
a. Automobile Sales and Services	
(1) Body Repair and Painting	1 space per each 400 square feet; plus required parking for additional uses on site.
(2) Commercial Storage	As determined by the Director.
(3) Gas Sales	Minimum 5 spaces; plus required parking for additional uses on site.
(4) Repair and/or Maintenance	1 space per each 400 square feet; plus required parking for additional uses on site.
(5) (A) Sales (B) Rentals	1 parking space for every 250 square feet of office space; plus sufficient parking in vehicle display areas to accommodate all vehicles in onsite inventory offered for sale or lease as determined by the Director.
(6) Wash	
(1) Manual/Self-Service	3 car stacking distance in front of each bay for washing, drying and vacuuming of cars; plus required parking for additional uses on site.
(2) Full Service	Minimum 2,000 square foot queuing area for incoming cars; plus a minimum 3,000 square feet of area beyond the exit of the washing area; plus required parking for additional uses on site.

MODIFICATIONS TO NORTH VALENCIA SPECIFIC PLAN (DATED MARCH 1998)

Modify page 7-3 (Pony League) to include the following:

7.2.1 Land Use Component
Commercial (COM)

The Commercial (COM) land use is intended for retail and service uses of a community-wide nature that attract people from beyond the immediate neighborhood. The extension of the automobile dealerships along Creekside Road could occur in this area subject to the standards identified in the Vehicle Dealer Sales Overlay Zone in Section 17.16.046 of the City's UDC.

Modify Page 11-8 (Permitted Use Chart) to read as follows:

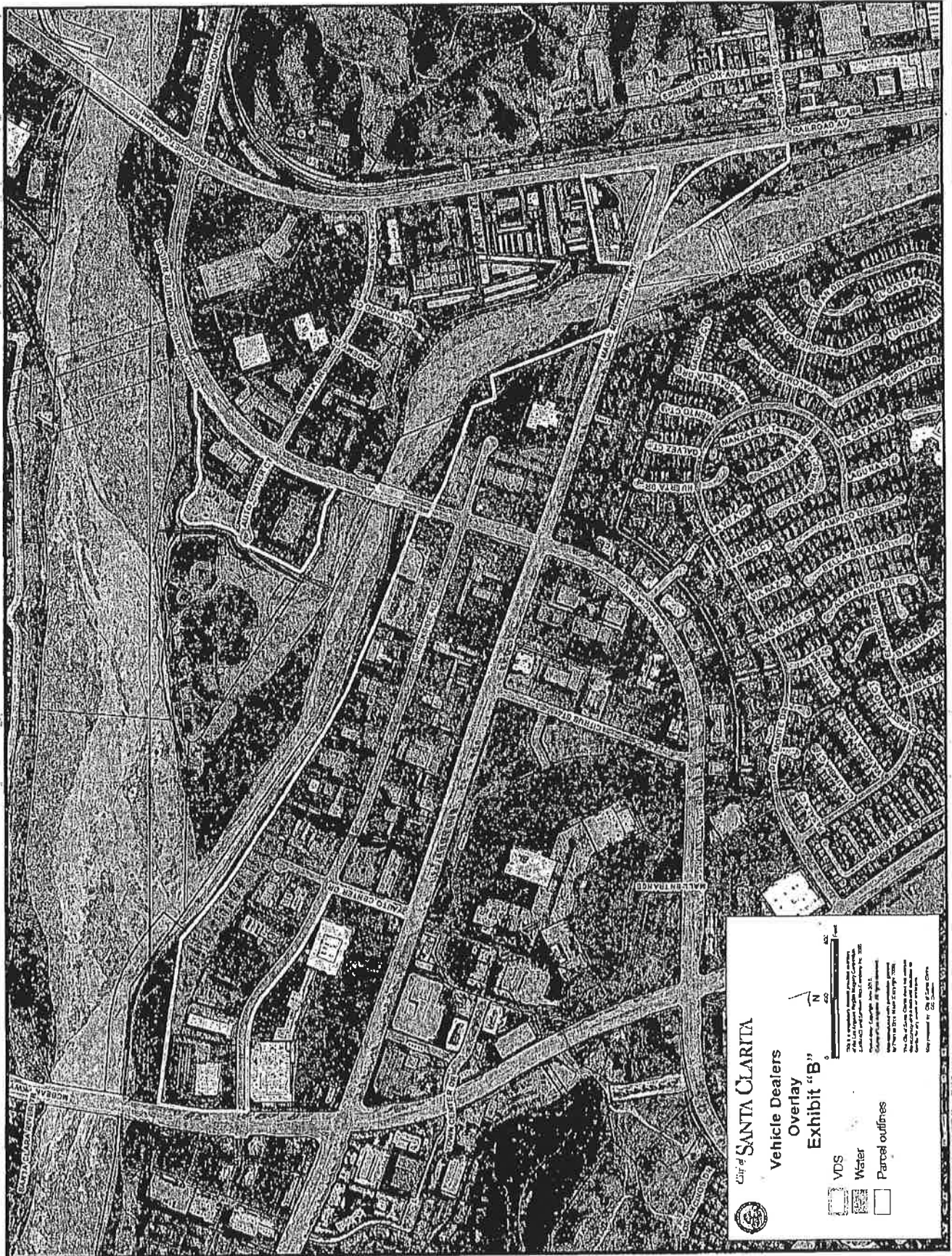
PERMITTED USE CHART.	RES	COM	BP	REC	SC	OS
Automobile rental agencies	X	C	P	X	X	X
Automobile dealers and sales	X	X*	X	X	X	X


*Development of automobile sales and dealers are permitted in the Pony League land use component subject the standards of the City's Unified Development Code Section 17.16.046 (Vehicle Dealer and Sales Overlay Zone).

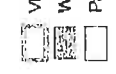
MODIFICATIONS TO NORTH VALENCIA II SPECIFIC PLAN (DATED JANUARY 25, 2000)


Modify Page 7-8 (Permitted Use Chart) to read as follows:

PERMITTED USE CHART	RES	COM	BP	MU	OS
Automobile rental agencies	X	C	P	C	X
Automobile dealers and sales	X	X	X	X	X




City of SANTA CLARITA
Vehicle Dealers
Overlay
Exhibit "B"


VDS
Water
Parcel outlines



This is a preliminary map and does not constitute a final map. It is subject to change without notice. The City of Santa Clarita does not warrant the accuracy of the information shown on this map. It is provided for informational purposes only.

Prepared by: City of Santa Clarita