



11.0 LAND USE REGULATIONS AND DEVELOPMENT STANDARDS

This section provides the land use regulations and development standards for the Valencia Specific Plan area (See Exhibit 4 for Specific Plan area). The development standards provide the procedures and detailed requirements for plan implementation. The Specific Plan also incorporates provisions of the Santa Clarita Unified Development Code by reference except where sections and provisions are modified or deleted in this Specific Plan. Where the Specific Plan Land Use Regulations and Development Standards are silent or unclear regarding a given site development requirement, the provisions of Chapter 16 and 17 of the Unified Development Code shall be followed.

11.1 GENERAL PURPOSE AND APPLICATION

11.1.1 General Purpose & Scope

The Specific Plan Land Use Regulation and Development Standards are adopted for the purpose of promoting the health, safety and general welfare of the North Valencia Specific Plan and overall Santa Clarita community and achieve the following objectives:

- ❖ Implement the intent and purpose of the Santa Clarita General Plan.
- ❖ Provide maximum opportunities for innovative, high quality community design and site planning, consistent with orderly development and protection of sensitive and natural resources, with a logical and timely sequence of community and government review and input.
- ❖ Provide the opportunity for early implementation of the North Valencia Specific Plan communities.
- ❖ Provide procedures and requirements for processing subsequent applications and permits to implement the Specific Plan.
- ❖ Encourage the use of alternate fuel vehicles within the project



11.1.2 Application

The interpretation and application of the North Valencia Specific Plan Land Use Regulations and Development Standards, shall be accomplished in accordance with the following provisions:

- 11.1.2.1 The land use regulations delineated herein shall be applied only in the North Valencia Specific Plan.
- 11.1.2.2 If an issue, conditions or situation arises or occurs that is not sufficiently covered or provided for in these regulations so as to be clearly understandable, those other regulations of the Santa Clarita Unified Development Code that are applicable for the most similar issue, condition or situation shall be used. The Director of Community Development shall resolve the issues, conditions or situations in a manner that is consistent with the City of Santa Clarita Unified Development Code. This provision shall not be used to permit uses not specifically authorized by this Specific Plan.
- 11.1.2.3 If any provision (or portions of any provision) of this Specific Plan or its application to any person or circumstance are held to be invalid, the remainder of the Specific Plan and the application of that provision to other persons or circumstances shall not be affected.
- 11.1.2.4 To the extent applicable, these development standards modify or supersede those found in the City of Santa Clarita Unified Development Code unless otherwise referenced in this section. Any reference to the Code or Development Code made in this section shall mean the Santa Clarita Unified Development Code.
- 11.1.2.5 Submitted applications must provide a plot plan showing development proposals for the entire site.



11.2 GENERAL PROVISIONS

- 11.2.1** All construction within the North Valencia Specific Plan shall comply with the provisions of the Specific Plan and the Santa Clarita Unified Development Code as applicable through the submittal of a Development Review. Building permits shall be issued only after the Director of Community Development or designee has determined that said building permit applications are consistent with the applicable guidelines, policies, use regulations and development standards of the North Valencia Specific Plan, and applicable sections of the Unified Development Code.
- 11.2.2** Any conditions, requirements, or standards, indicated graphically or in writing, granted by authority of these regulations shall have the same force and effect as these regulations. Any use or development not in substantial conformance with such conditions, requirements, or standards shall be in violation of the North Valencia Specific Plan Land Use Regulations and Development Standards.
- 11.2.3** Any amendment to these Land Use Regulations and Development Standards shall also amend the Specific Plan Land Use Plan. Any amendment to the Land Use Plan shall also amend the Land Use Regulations and Development Standards. The Specific Plan may be amended by procedures described in the Unified Development Code.
- 11.2.4** Applications for variances to the development standards of these regulations shall be considered and processed in accordance with the Santa Clarita Unified Development Code.
- 11.2.5** All applicable provisions of the Unified Development Code and of other City Codes and Ordinances shall be complied with except as revised or modified by this Specific Plan.
- 11.2.6** The Director of Community Development may determine that a use not listed within this Code is similar to a listed use and process the proposal as the similar use would be processed.
- 11.2.7** Appeals of any decision taken by an approving authority on a discretionary permit shall be in compliance with the Santa Clarita Unified Development Code.



- 11.2.8** All proposed development shall be subject to the requirements of the federally mandated National Pollutant Discharge and Elimination System Permit (Permit No. CA 0061654) or any other such permit that may be in effect.
- 11.2.9** Prior to the issuance of a building permit for building construction within a commercial area, a conceptual site plan for the entire commercial area shall be submitted to the Director of Planning and Building Services for review and approval. Prior to the issuance of a building permit for building construction within a residential area or industrial, a conceptual site plan for abutting planning areas shall be submitted to the Director of Planning and Building Services for review and approval.
- 11.2.10** In conjunction with the issuance of a grading permit, a haul route map shall be submitted and approved by the Director of Planning and Building Services. See Appendix A for Haul Route Map.

11.3 PERMITTED USES

The following seven Specific Plan land zones exist within the North Valencia Specific Plan. The Permitted Use Chart contained in this Section shall replace the Permitted Use Charts in Chapter 17.13 of the Unified Development Code. The seven land zones are depicted on land use maps contained elsewhere in this Specific Plan.

- ❖ **SP - RES (Residential area)**. This designation permits a variety of residential types including attached dwellings, multiple family dwellings, cluster housing and detached single family dwellings with a density ranging from 5 to 35 dwelling units per acre.
- ❖ **SP - COM (Commercial Area)**. This designation permits a wide range of retail, service, and general commercial activities. In addition, these areas are intended for retailing and service uses of a community-wide nature that attract people from beyond the immediate neighborhood.
- ❖ **SP - BP (Business Park)**. This designation provides areas for clean industry, offices related to the industrial usage, research and development, limited retail commercial, and warehousing uses.



- ❖ *SP - REC (Recreational area)*. This land use is intended for passive and active recreational uses which are designated and intended for the common use and enjoyment of the residents of the community and which may include such complementary structures and improvements as are necessary and appropriate. Examples are community park, neighborhood park, and lake.
- ❖ *SP - SC (School Area)*. This designation is intended for the development of public schools.
- ❖ *SP - OS (Open Space Area)*. This designation incorporates San Francisquito Creek, Santa Clara River, Bouquet Creek, South Fork, the SEA as designated in the General Plan and upland preserve zones and trails adjacent to the upland preserve zone. These areas are intended for the preservation and the use of passive open space.

All land uses other than those indicated are prohibited.



TABLE 11-1

P = Permitted M = Minor Use Permit C = Conditional Use Permit X = Prohibited

PERMITTED USE CHART	RES	COM	BP	REC	SC	OS
RESIDENTIAL USES						
Single Family Dwelling	P	C ¹	X	P	P	X
Two Family Dwelling	P	C ¹	X	P	P	X
Mobilehomes used as temporary residence during construction for less than one year	C	C ¹	X	X	X	X
Multiple dwelling units	P	C ¹	X	P	P	X
Home Occupation	P	P ¹	X	X	X	X
Temporary real estate tract offices/ information centers for the sale of lots in the tract upon which the office is located for not more than two years	P	P ¹	P	X	X	X
Second units	M	C ¹	X	X	X	X
Private access gate	P ²	P	X	P	X	X
AGRICULTURAL USES						
All types of horticulture	P	P	P	P	P	X
Animal shelters	X	M	X	X	X	X
The growing & wholesaling of products within public utility easements	P	P	P	P	P	X
Keeping of small animals	P	P	P	X	P	X
Kennels	X	M	X	X	X	X
Large Animal Hospital	X	P	X	X	X	X
Revegetation and wetland mitigation	X	X	X	X	X	P

¹ Within Lago de Valencia and South River Village Planning Areas.

² Private access gates are permitted in the proposed locations subject to Exhibits 11 & 18. Private access gates shall only be permitted on private streets for residential developments. All other future gates are subject to a CUP.



PERMITTED USE CHART	RES	COM	BP	REC	SC	OS
Riding Academies & Commercial Stables	X	X	C	P	X	X
Wildlife Preserves and Sanctuaries	X	X	X	P	X	P
PUBLIC & SEMI PUBLIC USES						
Amphitheater	X	X	X	P	P	X
Churches	M	M	C	X	X	X
Clubs and lodges including YMCA, YWCA and similar youth group uses	X	P	M	X	X	X
Convalescent homes and hospitals	P	M	X	X	X	X
Day nurseries, day care schools, 12 children or less	P	P	M	X	P	X
Day nurseries, day care schools, 13 children or more	C	M	M	X	P	X
Educational institutes, public or private, including vocational schools & colleges	X	X	C	X	P	X
Group care facilities and residential retirement homes, 6 or less people	P	X	X	X	X	X
Public facilities & utilities including, but not limited to, City headquarters, libraries, and public offices	X	M	M	X	X	X
Electrical substations, transmission substations, electrical cogeneration facilities and similar use	C	C	C	C	C	X
Wireless Telecommunication Devices (under 35')	M	M	M	M	M	X
Wireless Telecommunication Devices (over 35')	C	C	C	C	C	X
Mortuaries	X	X	P	X	X	X
Post office branches	X	P	C	X	X	X
Public & private recreational facilities including, but not limited to: country clubs, tennis and swim clubs, golf courses, lakes, parks, racquetball and handball. Limited commercial uses which are commonly associated and directly related to the primary uses are permitted.	P	P	P	P	C	X
Trails	P	P	P	P	P	P
GENERAL COMMERCIAL LAND USES						
Administrative and professional services, including	X	P	P	X	X	X



<u>PERMITTED USE CHART</u>	RES	COM	BP	REC	SC	OS
but not limited to, administrative offices, financial institutions, clerical and legal services, counseling services, drive through banks, public utility company office, medical and related health services.						
Antique shops (not including secondhand stores)	X	P	P	X	X	X
Apparel stores	X	P	P	X	X	X
Appliance stores and repairs	X	P	P	X	X	X
Arcade and electronic games						
a. Up to three electronic devices	X	P	P	X	X	X
b. Up to 15 electronic devices as an accessory to a restaurant, entertainment, or similar use	X	M	M	X	X	X
c. Any establishment with over 15 machines	X	C	C	X	X	X
Art, music and photographic studios and supply stores	X	P	P	X	X	X
Auction houses	X	X	X	X	X	X
Automobile and/or small pickup truck services including but not limited to, sales, minor repairs	X	C	C	X	X	X
Automobile and/or truck body repair and painting	X	C	C	X	X	X
Automobile sales and rental agencies	X	C	P	X	X	X
Bakeries - retail only	X	P	P	X	X	X
Barber and beauty shops	X	P	P	X	X	X
Bicycle shops, non-motorized	X	P	P	X	X	X
Billiard halls, night clubs, cabarets, bars with alcoholic beverages and/or entertainment	X	P	M	X	X	X
Blueprint, photocopy and small print shop services	X	P	P	X	X	X
Boat and camper sales and services	X	C	P	X	X	X
Book, gift and stationery stores	X	P	P	X	X	X
Candy stores and confectioneries	X	P	P	X	X	X
Carpet and flooring stores	X	P	P	X	X	X
Car washes, self service and full service	X	M	P	X	X	X



PERMITTED USE CHART	RES	COM	BP	REC	SC	OS
Catering establishments	X	P	P	X	X	X
Cigar clubs	X	P	X	X	X	X
Cleaners, including dry cleaning with on-site cleaning machinery	X	P	P	X	X	X
Consumer electronics, sales and repair	X	P	P	X	X	X
Department stores and membership stores	X	P	M	X	X	X
Eating and drinking establishments	X	P	P	X	X	X
Equipment rental yards including, but not limited to, trucks and trailers	X	C	C	X	X	X
Fast food restaurants with drive-in or drive-thru	X	P	M	X	X	X
Feed and tack stores	X	P	X	X	X	X
Florist shops	X	P	P	X	X	X
Furniture stores, with or without minor repair and upholstery	X	P	P	X	X	X
Hardware and lumber stores	X	P	P	X	X	X
Hobby shops	X	P	P	X	X	X
Hotels, motels with and without meeting rooms	X	P	C	X	X	X
Indoor shooting range	X	M	M	X	X	X
Jewelry stores	X	P	P	X	X	X
Large truck or semi-truck body repair and painting	X	C	C	X	X	X
Liquor sales in food stores and super- markets, drug stores, variety stores, and liquor stores	X	P	M	X	X	X
Motorcycle sales services including motorized bicycles	X	C	P	X	X	X
Newspaper and magazine stores	X	P	P	X	X	X
Night clubs, cabarets, bars with alcoholic beverages and/or entertainment without alcoholic beverages or entertainment	X	M	X	X	X	X
Nurseries and garden supply stores; provided all equipment and supplies are kept within an enclosed	X	P	M	X	X	X



PERMITTED USE CHART	RES	COM	BP	REC	SC	OS
area						
Outdoor storage areas	X	P	P	X	X	X
Working facilities (commercial)	X	P	P	X	X	C
Pet stores	X	P	M	X	X	X
Restaurants, coffee shops, delicatessens, snack bars	X	P	P	X	X	X
Secondhand stores	X	C	P	X	X	X
Service stations, self serve and full serve	X	P	C	X	X	X
Shoe store	X	P	P	X	X	X
Small commercial market not exceeding 10,000 square feet and up to 35 feet in height and without liquor sales on lot 25 of VTTM 51931 attached	P	X	X	X	X	X
Small commercial market with liquor sales (excluding liquor stores) on lot 25 of VTTM 51931 attached	C	X	X	X	X	X
Sporting good store	X	P	P	X	X	X
Temporary uses	P	P	P	P	X	X
Theaters	X	M	X	X	X	X
Tire sales & services	X	M	M	X	X	X
Toy store	X	P	P	X	X	X
Trading card, coin, memorabilia stores	X	P	P	X	X	X
Travel agencies	X	P	P	X	X	X
Video rental, sales and repair	X	P	P	X	X	X
MANUFACTURING						
Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared typical materials such as canvas, cellophane, cloth, cork, felt, fiber, fur, glass, leather, paper (no milling), precious or semi-precious stones or metals, plaster, plastics, shells, textiles, tobaccos, wood, and yarns; novelty items, (not including fireworks or other explosive type	X	X	P	X	X	X



PERMITTED USE CHART	RES	COM	BP	REC	SC	OS
items), electrical and related parts; electrical appliances, motors, and devices; radio, televisions, phonograph, and computers; electronic precision instruments; medical and dental instruments; timing and measuring instruments; audio machinery; visual machinery; cosmetics, drugs, perfumes, toiletries, and soap (not including refining or rendering of fats or oils).						
Furniture upholstery	X	X	P	X	X	X
Rubber and metal stamp manufacturing	X	X	P	X	X	X
Laboratories; chemical, dental, electrical, optical, mechanical, and medical	X	X	P	X	X	X
Bottling plants	X	X	P	X	X	X
Food product manufacturing, including frozen foods	X	X	P	X	X	X
Cleaning and dyeing plants	X	X	P	X	X	X
Distributor showrooms	X	X	P	X	X	X
Movie studios	X	X	P	X	X	X
Newspaper publishing, printing, distributing, and lithography	X	X	P	X	X	X
Recycling						
a. Vending machines as accessory structure	X	P	P	X	X	X
b. Collection trucks and bins as accessory uses						
c. Enclosed dual collection lot	X	M	M	X	X	X
d. Outdoor dual collection (in conformance with outdoor storage requirements)	X	X	P	X	X	X
e. Greenwaste (in conformance with outdoor storage requirements)	X	X	M	X	X	X
f. Worm culture						
g. Materials recovery facility	X	X	X	X	X	X
	X	X	X	X	X	X
Retail commercial when in conjunction with a conditional use and/or occupying more than 25% of the gross floor area	X	X	M	X	X	X
Self storage, public storage, and storage warehouses in accordance with the requirements of this Code	X	X	M	X	X	X



PERMITTED USE CHART	RES	COM	BP	REC	SC	OS
Building equipment storage, sales, rentals	X	X	M	X	X	X
Vehicle storage yard	X	X	M	X	X	X
Trailer or truck terminal	X	X	M	X	X	X
Warehousing and distribution	X	X	P	X	X	X
ACCESSORY STRUCTURES AND USES						
Accessory structures/uses located on the same site as a permitted uses and customarily used on conjunction therewith	P	P	P	P	P	X
Accessory structures/uses located on the same site as a conditional use and customarily used in conjunction therewith (the Community Development Director may require a new conditional use permit for large additions or expansions)	M	M	M	M	M	X
Automatic drive-thru carwash in conjunction with an automobile service station	X	P	P	X	X	X
Incidental services for employees on a site occupied by a permitted or conditional use, including day care, recreational facilities, showers and locker rooms	X	P	P	X	C	X
Watchman's or caretaker's living quarters only when incidental to and on the same site as a permitted or conditional use	P	P	P	X	X	X
DEVELOPMENT ACTIVITIES/MISCELLANEOUS						
Affordable housing density bonus	P	X	X	X	X	X
Amenities density or FAR bonuses	P	P	X	X	X	X
All grading, cut and fill or any combination thereof	P	P	P	P	P	P
Cluster development	P	X	X	X	X	X
Transportation of <10,000 cubic yards of earth to or from a location off-site	P	P	P	P	P	P
Transportation of >10,000 and <100,000 cubic yards of earth to or from a location off-site	P	P	M	P	P	P
Transportation of >100,000 cubic yards of earth to	P	P	C	P	P	P



<u>PERMITTED USE CHART</u>	RES	COM	BP	REC	SC	OS
or from a location off-site						
Utility crossings	P	P	P	P	P	P

11.4 RESIDENTIAL DEVELOPMENT STANDARDS (RESIDENTIAL, RES, LAND USE)

The residential development standards contained in this section replaces Section 17.15.010 through 17.15.020 of the Unified Development Code.

11.4.1 General Residential Development Standards

- 11.4.1.1 The number of units within the Specific Plan area shall not exceed 2,000 dwelling units.
- 11.4.1.2 The average net density shall not fall below 6.7 du/acre, as calculated for the entire residential land use area within Lago De Valencia and South River Village.
- 11.4.1.3 Residential uses are envisioned to provide a wide variety of development opportunities while maintaining consistency with the General Plan, Unified Development Code and this Specific Plan. Specific residential product types and site plan configurations are not being determined at this time. The specific character for each Planning Area will be determined at final tract map and/or site plan stage. Maximum density, number of units and square footage will be consistent with the Statistical Summary Tables contained in Section 5 and 8, of this Specific Plan.
- 11.4.1.4 Development of all Planning Areas shall be in accordance with standards contained in the City of Santa Clarita Unified Development Code at the time of site design or subdivision plan approvals except as modified by the specific terms, conditions and standards of this Specific Plan.
- 11.4.1.5 Private access gates shall comply with the standards specified in Section 11.4.12.



- 11.4.1.6 Streets and driveways shall be designed to fit the natural topography and minimize grading.
- 11.4.1.7 Planning areas shall incorporate attractive entry features, streetscene treatments and enhanced paving techniques to downplay density.
- 11.4.1.8 Pedestrian circulation is encouraged through use of sidewalks, incorporated within the right-of-way of every road.
- 11.4.1.9 Provisions for trails linking residential neighborhoods with community recreation facilities and open space will be made where appropriate.
- 11.4.1.10 Site design shall incorporate the preservation of significant natural resources.
- 11.4.1.11 Lot and unit areas should be placed to take advantage of local and distant views.
- 11.4.1.12 On-site grading shall be terraced where feasible to provide a more sensitive contoured appearance and to maximize views.
- 11.4.1.13 Through traffic shall be discouraged through residential neighborhoods.
- 11.4.1.14 Streetscenes shall provide visual interest through the use of varied front yard setbacks, variation of floor plans, and varied garage and entry designs, setbacks and placements.
- 11.4.1.15 Neighborhoods shall incorporate sensitive building massing so as not to give the appearance of a solid continuous plane.
- 11.4.1.16 When a multi-family project is made up of more than one building, the individual buildings shall be designed as a building cluster with the buildings arranged to create usable exterior spaces and character.



11.4.2 Residential Development Standards Chart

GENERAL REQUIREMENTS			
	<i>DETACHED SFD</i>	<i>CLUSTER</i>	<i>ATTACHED</i>
1. Density-maximum units per gross acre	5-12	7-18	18-30 (w/in Lago De Valencia 18-35 (w/in South River Village)
2. Minimum lot area	2,600	5,000	5,000
3. (a) Lot width	30'	50'	50'
(b) Cul-de-sac / knuckle lot width	25'	40'	40'
(c) Alley loaded garage lot width	30'	--	--
4. Front yard setback ^{1,4}	2'	2'	10'
5. Side yard setback, each side ^{1,2,4,5}	5'	5'	5'
6. Side yard setback, reverse corner lot ^{1,4}	10'	10'	20'
7. Rear yard setback ^{3,4}			
(a) Dwelling Unit	10' ³	15'	15'
(b) Garage	2'	5'	15'
8. Maximum height of main structure	35'	35'	50'
9. Maximum height of accessory	15'	15'	15'
10. Distance between main structures	10'	10'	10'



GENERAL REQUIREMENTS			
	<i>DETACHED SFD</i>	<i>CLUSTER</i>	<i>ATTACHED</i>
11. Distance between main and accessory structures	6'	6'	10'

- 1 Setbacks are measured from back of sidewalk or curb if there is not a sidewalk.
- 2 Sideyard setbacks shall be five feet on each side with the exception of "zero lot line" development where the setbacks shall be 0 and 10 feet.
- 3 Rear yard may be reduced to two feet if an alley is provided
- 4 The Director of Community Development may approve modifications to these standards for innovative designs that meet the intent of provisions for this Specific Plan.
- 5 Multifamily residential development abutting a side yard property line to a single family development shall not exceed the adjacent single family residence by more than one story in height.

11.4.3 Accessory buildings and structures

Accessory buildings and structures shall meet all of the requirements for location of the main structure, except as herein provided.

- ❖ Such buildings and structures, excluding detached living quarters, may be located within a required rear yard provided that they are not closer than five feet to any lot line.
- ❖ Not more than 50% of the required rear yard shall be covered by buildings or other roofed structures.
- ❖ Metal buildings (accessory) over 300 square feet shall require the submittal and approval of a Minor Use Permit.

11.4.4 Patios, platforms, landings, decks, pools, and access stairs, average height of one foot which do not extend above the level of the first floor, may extend into a required yard provided:

- ❖ That such structures shall not be located closer than 2.0 feet to any lot line within a detached SFD and five feet to any lot line within cluster and attached development.



- ❖ That such structures shall remain unenclosed on at least two sides and comply with all Building Code requirements.

11.4.5 Other structures shall be permitted in required yards as follows:

- ❖ Fireplace structures, buttresses, wingwalls, eaves, cantilevered roofs, awnings, canopies, water heaters, water softeners, and gas or electric meters may be located in required interior side and rear yards provided that they are located no closer than 2.0 feet to any lot line.
- ❖ Ground mounted air conditioners, swimming pool pumps, waterfalls (not exceeding six feet in height), heaters, filters and fans may be located in required rear yards provided that they are located not closer than 2.0 feet to any lot line.
- ❖ Unenclosed stairways and balconies above the level of the first floor may project a maximum of five feet into a required rear yard; provided, however, that an open work railing not to exceed 3.5 feet in height is installed.
- ❖ Swimming pools and spas are permitted in required rear yards, provided that they are located not closer than five feet from any property line. The setback shall be measured from the water line of a sunken pool or spa or from the structure of an above-ground pool or spa.
- ❖ Structures not exceeding one foot above ground level may be located in any required yard.
- ❖ Above ground utility boxes, telephone boxes, water lines, backflow preventers, cable boxes or similar structures within public view shall be screened to the satisfaction of the Director of Community Development.



11.4.6 Distance Between Buildings

11.4.6.1 Projections permitted between buildings. The following projections are permitted within the required distance between buildings, provided they are developed subject to the same standards as and not closer to a line midway between such buildings than is permitted in relation to a side lot line within a required interior side yard:

- ❖ Eaves and cantilevered roofs;
- ❖ Fireplace structures, buttresses and wing walls;
- ❖ Rain conductors and spouts, water tables, sills, capitals, cornices, and belt courses;
- ❖ Awnings and canopies;
- ❖ Water heaters, water softeners, gas or electric meters, including service conductors and pipes;
- ❖ Stairways and balconies above the level of the first floor.

11.4.6.2 Uncovered patios, platforms, landings and decks, including access stairs thereto, which do not extend above the first floor are permitted within the required distance between buildings without distance restriction.

11.4.7 Additional Development Standards

11.4.7.1 Walls in interior side and rear yards. A wall or fence not more than six feet in height may be maintained along the interior side or rear lot lines; provided that such wall or fence does not extend into a required front yard or side yard adjacent to a street except as herein provided.

11.4.7.2 In any required yard adjacent to a street or a driveway providing vehicular access to an abutting lot, a wall or fence shall not exceed 42 inches in height, except as herein provided. The height may be increased to 48 inches for non-view obscuring open fencing.



- 11.4.7.3 Access. A wall or fence shall not be constructed in such a manner so as to block or restrict vehicular access to a dedicated or implied dedicated alley, access, or way.
- 11.4.7.4 Prohibited materials. Fiberglass sheeting, bamboo sheeting, barbed wire, razor ribbon, chain link, or other similar temporary material shall not be permitted as a fencing material on street yard frontages.
- 11.4.7.5 Vacant property. Vacant property and property under construction may be fenced with a maximum six foot high, non-view obscuring fence.
- 11.4.7.6 Retaining walls. Where a retaining wall protects a cut below the natural grade and is located within a required yard, such retaining wall may be topped by a fence or wall of the same height that would otherwise be permitted at that location if no retaining wall existed.

Where a retaining wall contains a fill above the natural grade and is located within a required yard, the height of the retaining wall shall be considered as contributing to the permissible height of a fence or wall at that location. A non-view obscuring fence up to 3.5 feet in height may be erected at the top of the retaining wall for safety.

Where a wall or fence is located in a required yard adjacent to a retaining wall containing a fill, such wall or fence shall be set back from the retaining wall a distance of one foot for each one foot in height of such wall or fence. The area between the wall or fence and the retaining wall shall be landscaped and continuously maintained.

11.4.7.7 Measurement of fence and wall height.

The height of a fence or wall shall be measured from the lowest ground level within three feet of either side of said wall or fence. In order to allow for variation in topography, the height of a required fence or wall may vary in an amount not to exceed six inches; provided however, that in no event shall the average height of such wall or fence exceed the maximum height permitted for that location.



11.4.8 Appurtenances

- 11.4.8.1 All ground mounted mechanical equipment shall be completely screened from surrounding properties by use of a parapet, wall or fence, or shall be enclosed within a building. Exposed gutters, downspouts, vents, louvers, and other similar elements shall be painted to match the surface to which they are attached unless they are used as part of the design theme.
- 11.4.8.2 Air conditioners, antennas, heating, cooling, and ventilating equipment and all other mechanical, lighting or electrical devices shall be operated so that they do not disturb the peace, quiet and comfort of adjacent and neighboring occupants, and shall be screened, shielded and/or sound buffered from surrounding properties and streets. All equipment shall be installed and operated in accordance with all other applicable ordinances. Heights of said equipment, excluding antennas, shall not exceed the required height of the applicable land use in which they are located.
- 11.4.8.3 All utility connections shall be designed to coordinate with the architectural elements of the building(s) and/or site so as not be exposed except where necessary. Padmounted transformers and/or meter box locations shall be included in the site plan with appropriate screening treatment as approved by the Director of Community Development. Power lines and overhead cables less than 34 KV shall be installed underground.
- 11.4.8.4 Roof mounted or installed air conditioners shall be prohibited on residential development.
- 11.4.8.5 All light sources shall be directed downward and shielded from streets or adjoining properties. Illuminators should be integrated within the architecture of the building.
- 11.4.8.6 Lot coverage calculations shall include all buildings. Patio covers, open on at least two sides, temporary structures, and freestanding open air gazebos and patios shall not count toward any lot coverage requirement.



11.4.9 Detached Single Family Dwellings

- 11.4.9.1 Metal Siding. Single family dwellings and accessory buildings shall not utilize metal siding on the surface of exposed exterior walls.
- 11.4.9.2 Sloped Roof. The primary roof of new single family dwellings shall have a minimum slope of 2:12. Additions which change the roofline of existing single family residences shall have sloped roofs. This sloped roof requirement does not apply to open patio covers.
- 11.4.9.3 Front Yard Areas. Front and street sideyards shall be landscaped by the builder and maintained by a community association or other similar entity. All plant materials shall be irrigated by automatic sprinklers or drip irrigation systems.
- 11.4.9.4 Recyclable Material. Source separation of recyclable material shall be provided consistent with City Policy at time of adoption of the Specific Plan.

11.4.10 Multi-Family Residential

- 11.4.10.1 Setbacks. Required front and street side yards shall be landscaped. All plant material shall be irrigated by automatic sprinklers or drip irrigation systems. Patios, seating areas, parking and circulation spaces can be included in the setback areas to help buffer adjoining parcels from one another. However, parking areas shall not be permitted within the required front setback.
- 11.4.10.2 Masonry walls six feet in height, from the highest finished grade, shall be required on the rear and side property lines. No walls are required on street side yards unless needed for noise attenuation and/or privacy, as determined by the Director of Community Development.
- 11.4.10.3 Multiple frontages. Where a lot fronts on more than one street it shall be considered to have multiple frontages and be required to meet the front yard setback requirement on all street frontages.



- 11.4.10.4 Open space. A minimum of 200 square feet of open area per ground floor unit shall be provided and a minimum of 150 square feet of open area for units contained wholly on the second story or above shall be provided. The open area may be public, private, or a combination of public and private. Land required for setbacks or occupied by buildings, streets, driveways, or parking spaces may not be counted in satisfying this open space requirement; however, land occupied by any recreational buildings and structures may be counted as required open space.
- 11.4.10.5 Storage space. If a fully enclosed garage is not provided, a minimum of 250 cubic feet of lockable, enclosed storage per unit shall be provided in the garage or carport area; substitutions may be approved by the Community Development Director.
- 11.4.10.6 Recreation facilities. The following recreation facilities shall be provided at a minimum unless waived by the Community Development Director:
- ▶ Landscaped park like quiet area;
 - ▶ Children's play area;
 - ▶ Family picnic area; and
 - ▶ Swimming pool with cabana or patio cover.
- 11.4.10.7 Recreation vehicle parking areas shall be provided, fully screened from public view, or all parking of recreation vehicles on public and private streets shall be prohibited.
- 11.4.10.8 Trash areas shall be provided for each residential building. All trash areas not located inside a building shall be paved and located in the rear yard. Such area shall have minimum inside dimensions of eight feet by five feet, shall accommodate source separation of recyclable materials in accordance with State requirements, and shall be screened from view by a five foot high masonry wall and solid gates. One trash area shall be provided for the first 10 residential units, and one trash area for each additional 10 units, or major fraction thereof.



- 11.4.10.9 Landscaping. A minimum of 50 trees per gross acre shall be required as part of the landscaping requirements; 20% shall be 24 inch box size or larger, 70% shall be 15 gallon size and 10% shall be five gallon size. Drought tolerant species with low maintenance requirements shall be utilized, where possible. Irrigation shall be on automatic systems. Landscaping and irrigation plans shall be prepared by a California licensed landscape architect.
- 11.4.10.10 Metal Material. Residential buildings and parking structures shall not utilize materials composed primarily of metal on the surface of the exposed exterior walls or roof.
- 11.4.10.11 Recyclable Material. Source separation of recyclable material shall be provided consistent with City Policy at time of adoption of the Specific Plan.

11.4.11 Other Requirements

- 11.4.11.1 Modifications of garages. Conversions of existing required garages into habitable space is permitted only following the construction of a new garage consistent with the current parking requirements. Modifications shall not be permitted which reduce the interior dimensions to less than 20 feet by 20 feet.
- 11.4.11.2 Parking shall be provided in accordance with Section 11.12.

11.4.12 Gating on Roadways

All proposed permanent vehicular access gates shall be subject to the following requirements of this section. Temporary barriers erected for emergency response, repair or special event purposes are not subject to these requirements. Driveways are considered roadways for the purpose of these gating requirements.

- 11.4.12.1 Public roadways. Gating of public roadways is prohibited.
- 11.4.12.2 Private roadways serving one or more residences is permitted subject to the following:



- ❖ The gate shall not block area-wide through routes or block access for roadways to serve future development.
- ❖ All property owners within the area to be gated shall agree to be part of the application unless all property owners within the area to be gated are members of an operative homeowners association (HOA), in which case the application requesting the approval of the gates shall be made by the HOA.
- ❖ Adequate stacking distance, turnaround areas, public safety elements and signing shall be included in the gate design and shall be approved by the City. All gates shall meet fire department requirements and provide passage with unobstructed vertical clearance. In no instance shall a gate be less than feet from the public right-of-way for major and secondary highways and residential collectors.
- ❖ Access shall be provided at all times for police, fire, city inspection, dial-a-ride, utility, and other health and safety- related vehicles.
- ❖ A homeowners association and/or other appropriate entity shall provide for on-going, private maintenance of internal streets, gate equipment, walls and landscaping. No public resources shall be allocated for maintaining private property.
- ❖ The gate design and implementation shall be such that it does not pose a threat to public health, safety or welfare.
- ❖ Precise designs and locations of gates (Per the UDC) shall be reviewed and approved by the Director of Planning and Building Services following consultation with appropriate school districts and public safety agencies.



11.5 COMMERCIAL AND BUSINESS PARK DEVELOPMENT STANDARDS (COMMERCIAL, COM, AND BUSINESS PARK, BP, LAND USES)

The commercial development standards contained in this section replaces Sections 17.15.030 through 17.15.050 of the Unified Development Code.

11.5.1 General Commercial and Business Park Development Standards

- 11.5.1.1 Commercial uses are envisioned to provide a wide variety of development opportunities while maintaining consistency with the General Plan Unified Development Code and this Specific Plan. The specific character for each planning area will be determined at final tract map and/or site plan stage. Development of all Planning Areas shall be in accordance with standards contained in the City of Santa Clarita Unified Development code at the time of site design or subdivision plan approvals except as modified by the specific terms, conditions and limitations of this Specific Plan.
- 11.5.1.2 Streets and driveways shall be designed to fit the natural topography and minimize grading.
- 11.5.1.3 Planning areas shall incorporate attractive entry features, streetscene treatments and enhanced paving techniques.
- 11.5.1.4 Pedestrian circulation is encouraged through use of sidewalks, incorporated within the right-of-way of every road.
- 11.5.1.5 Provisions for trails linking commercial development with residential neighborhoods, community recreation facilities, and open space will be made where appropriate.
- 11.5.1.6 Site design shall incorporate the preservation of significant natural resources.
- 11.5.1.7 Streetscenes shall provide visual interest through the use of varied setbacks.
- 11.5.1.8 Development shall incorporate sensitive building massing so as not to give the appearance of a solid continuous blank plane.



11.5.2 Commercial and Business Park Development Standards Chart

Development review is required prior to the construction of any building or structure. The following property development standards shall apply to all land and buildings permitted within the commercial land use. Any legal lot may be used as a building site if all development standards are met. The following requirements are measured in feet and are minimums, unless otherwise stated.

GENERAL REQUIREMENTS	COM	BP
1. Floor area ratio (FAR) ¹	.375:1	1:1
2. Setback from right-of-way ²	10'/5'	10'/5'
3. Building and structure height Lago De Valencia	50' 35'	35'
4. Structure setback from single family residential zones	25'	25'

Notes:

- 1 Commercial development within Pony League Planning area may be permitted at a FAR of 3:1.
- 2 A minimum five foot wide landscaped setback shall be required where structures are located adjacent to a right-of-way, except where they are located adjacent to a major or secondary highway where the minimum setback shall be increased to 10 feet.

Outdoor dining areas are encouraged for restaurants, coffee shops, delicatessens, snack bars, and other eating establishments. The location of such dining areas is flexible subject to the approval of the Director of Community Development.



11.5.3 Site Plan Standards

- ❖ Commercial and industrial uses adjacent to or across a street or alley from residentially zoned property or property developed with a residential use, shall provide a minimum of six foot high masonry wall along all common lot lines (with the exception of those lot lines within the required front setback of the commercial or industrial property where the wall shall be not less than 30 inches nor greater than 42 inches) which blends in with the site's architecture. In addition, 15 gallon trees shall be installed and maintained along the inside of the wall in a minimum five foot wide planter. The trees shall be located a maximum of 20 feet apart for the length of the common lot line or to the satisfaction of the Director of Parks and Recreation.

- ❖ The required front and street side yards shall be landscaped. All required landscaping shall be permanently maintained in a healthy and thriving condition free from weeds, trash, and debris. All plant material shall be irrigated by automatic sprinklers or drip irrigation systems. Patios, seating areas, parking and circulation spaces can be included in the setback areas to help buffer adjoining parcels from one another. However, parking areas shall not be permitted within the required front setback.

- ❖ Corner setbacks. For commercial and industrial uses, no miscellaneous items, products, equipment, vehicles or signs shall be permitted on any corner formed by intersecting streets within a triangular area between the property line adjacent to the public right-of-way and a diagonal line joining points on said property lines 25 feet from their point of intersection or, in the case of rounded corners, the areas between the tangent to the curve and a diagonal line adjoining points on such tangents 25 feet from the point of intersection.

- ❖ Outdoor eating areas. All office and industrial buildings shall provide outdoor eating and break areas for employees subject to the approval of the Director of Community Development. Offices located in retail commercial centers do not have to comply with this provision.



11.5.3.1 Appurtenances

- a. **All ground mounted mechanical equipment and trash areas** shall be completely screened from surrounding properties by use of a parapet, wall or fence, or shall be enclosed within a building. Exposed gutters, downspouts, vents, louvers, and other similar elements shall be painted to match the surface to which they are attached unless they are used as part of the design theme.
- b. **Air conditioners, antennas, heating, cooling, ventilating equipment,** and all other mechanical, lighting or electrical devices shall be operated so that they do not disturb the peace, quiet and comfort of adjacent and neighboring occupants, and shall be screened, shielded and/or sound buffered from surrounding properties and streets. All equipment shall be installed and operated in accordance with all other applicable ordinances. Said equipment, excluding antennas, shall not exceed the maximum height of the land use in which it is located.
- c. **Above ground utilities** boxes, telephone boxes, water lines, backflow preventers, cable boxes or similar structures within public view shall be screened to the satisfaction of the Director of Community Development.
- d. **All utility connections** shall be designed to coordinate with the architectural elements of the building(s) and/or site so as not to be exposed except where necessary. Padmounted transformers and/or meter box locations shall be included in the site plan with any appropriate screening treatment. Power lines and overhead cables less than 34 KV shall be installed underground.
- e. **All light sources** shall be directed downward and shielded from streets or adjoining properties. Illuminators should be integrated within the architecture of the building when possible.
- f. **Electrical Vehicle Charging Stations** may be required for new commercial/industrial developments at the discretion of the Director of Community Development.



11.5.3.2 Parking and Circulation

- a. **Reciprocal ingress and egress**, circulation, and parking arrangements shall be required where possible and feasible to facilitate ease of vehicular movement between adjoining properties and to limit unnecessary driveways.
- b. **Driveway access for commercial and industrial uses** shall be located no closer than 150 feet (lot size permitting) from the beginning of a curve of a street corner.
- c. **Parking** shall be provided in accordance with Section 11.12.

11.5.3.3 Outdoor Display of Merchandise

- a. No merchandise, or any portion thereof, shall be displayed on public property; however, merchandise may be displayed within the public right-of-way if an encroachment permit has first been obtained from the City.
- b. Merchandise, except for vehicles, shall not project more than four feet beyond the store front.
- c. Except for vehicles, merchandise shall be displayed outside only during business hours.
- d. The aggregate display area shall not exceed 50% of the linear frontage of the store front or six linear feet, whichever is greater.
- e. Merchandise shall not be displayed in such a manner as to present a hazard to safety, impede convenient vehicular and/or pedestrian access to the building or business, or create a display that is detrimental to the appearance of the premise and surrounding property; or is in any other manner detrimental to the public health, safety, welfare, or causes a public nuisance.
- f. Required parking spaces shall not be used for display.



11.5.5.4 Walls and Fences

- a. **Access.** A wall or fence shall not be constructed in such a manner so as to block or restrict vehicular access to a dedicated or implied dedicated alley, access, or way.
- b. **Prohibited materials.** Fiberglass sheeting, bamboo sheeting, barbed wire, razor ribbon or other similar temporary material shall not be permitted as a fencing material on street yard frontages.
- c. **Vacant property** and property under construction may be fenced with a maximum six foot high, non-view obscuring fence.

11.5.5.5 Outdoor Storage areas

- a. Outdoor storage areas are only permitted as an accessory use to the primary commercial or industrial use.
- b. Outdoor storage areas shall be entirely enclosed by solid masonry walls or other material subject to the Director's approval, shall not be less than six feet in height, and shall not be located within the required street setback.

11.5.5.6 Transportation Demand Management Program

- a. For any use with more than 50 full time employees, a Transportation Demand Management (TDM) program shall be submitted to and approved by the Director of Community Development and/or the South Coast Air Quality Management District (SCAQMD). Programs should include, but are not limited to carpooling, vanpooling, public and/or private transit, alternative work hours, walk to work, and telecommuting.



11.5.5.7 Performance Standards

- a. **Electrical Disturbance, Heat and Cold, Glare.** No use except a temporary construction operation shall be permitted which creates changes in temperature or direct glare. No use shall be permitted which creates electrical disturbances that affect the operation of any equipment beyond the boundaries of the site.
- b. **Odor.** No use shall be permitted which creates odor in such quantities as to be readily detectable beyond the boundaries of the site.
- c. **Vibration.** No use, except a temporary construction operation, shall be permitted which generates inherent and recurrent ground vibration perceptible without instruments at the boundary of the lot on which the use is located.

11.6 RECREATIONAL (REC) DEVELOPMENT STANDARDS

The recreation land use has two categories - public and private. The public recreation uses occur in the community park area and all development standards shall be specified by the public agency owning or having control of the facility.

Private recreation uses shall comply with the development standards specified in this section. If alternative land uses such as residential are developed in the recreational land use areas, such uses shall comply with the residential development standards specified in Section 11-4.

Development review is required prior to the construction of any building or structure. The following property development standards shall apply to all buildings within the recreational land use. Any legal lot may be used as a building site if all development standards are met.

DEVELOPMENT STANDARDS

- | | |
|-------------------------------------|-----|
| 1. Setback from public right-of-way | 10' |
| 2. Building and structures height | 35' |
| 3. Setback from lot line | 5' |



11.6.1 Site Plan Standards

11.6.1.1 Landscaping

All landscaping shall be permanently maintained in a healthy and thriving condition free from weeds, trash, and debris. All plant material shall be irrigated by automatic sprinklers or drip irrigation systems.

11.6.1.2 Appurtenances

- a. **All ground mounted mechanical equipment and trash areas** shall be completely screened from surrounding properties by use of a parapet, wall or fence, or shall be enclosed within a building. Exposed gutters, downspouts, vents, louvers, and other similar elements shall be painted to match the surface to which they are attached unless they are used as part of the design theme.
- b. **Air conditioners, antennas, heating, cooling, ventilating equipment, and all other mechanical, lighting or electrical devices** shall be operated so that they do not disturb the peace, quiet and comfort of adjacent and neighboring occupants, and shall be screened, shielded and/or sound buffered from surrounding properties and streets. All equipment shall be installed and operated in accordance with all other applicable ordinances. Said equipment, excluding antennas, shall not exceed the maximum height of the land use in which it is located.
- c. **All utility connections** shall be designed to coordinate with the architectural elements of the building(s) and/or site so as not to be exposed except where necessary. Padmounted transformers and/or meter box locations shall be included in the site plan with an appropriate screening treatment. Power lines and overhead cables less than 34 KV shall be installed underground.
- d. **All light sources** shall be directed downward and shielded from streets or adjoining properties. Illuminators should be integrated within the architecture of the building.



11.6.1.3 Parking

Parking shall be provided in accordance with Section 11.12.

11.6.1.4 Walls and Fences

- a. **Access.** A wall or fence shall not be constructed in such a manner so as to block or restrict vehicular access to the site.
- b. **Prohibited materials.** Fiberglass sheeting, bamboo sheeting, barbed wire, razor ribbon or other similar temporary material shall not be permitted as a fencing material on street frontages.
- c. **Vacant property** and property under construction may be fenced with a maximum six foot high, non-view obscuring fence.

11.7 SCHOOL (SC) DEVELOPMENT STANDARDS

School facilities constructed by or for a public school district shall comply with the development standards of that district. Private school development shall comply with the property development standards specified in Section 17.16.070 of the Unified Development Code.

11.8 OPEN SPACE (OS) DEVELOPMENT STANDARDS

The Open Space land use designation consists of land within the creek, river, and upland preserve zones. Buildings and structures are not permitted uses in the Open Space areas. Therefore, development standards for buildings and structures are not required.



11.9 OTHER DEVELOPMENT STANDARDS

These development standards shall apply to all land use areas.

11.9.1 Lighting

All light sources shall be directed downward and shielded from streets or adjoining properties. Illuminators should be integrated into the architecture of the building when possible.

Lighting for trails, paseos, and parking areas shall comply with all applicable City ordinances and standards.

11.9.2 Street and Alley Standards

All streets and alleys shall comply with the standards approved by means of a Tentative map and all City ordinances and standards.

11.10 OAK TREE PRESERVATION

All provisions of Section 17.17.090 of the Unified Development Code regarding oak tree preservation shall be applicable to this Specific Plan.

The Specific Plan area was surveyed for oak trees in September 1996 in accordance with the Oak Tree Preservation and Protection Guidelines of the City of Santa Clarita. The site contains only five oak trees.

Four Valley Oaks are located in an area at the southeast corner of the intersection of San Francisquito Creek and Newhall Ranch Road. Three of these four trees are classified as Heritage Oak Trees. This entire site will remain undisturbed and the trees will not be impacted.

The fifth tree is a Coastal Live Oak and is located in the Santa Clara River east of McBean Parkway. This tree is not a Heritage Oak Tree. Since no development will occur in the river, the tree will not be disturbed.

11.11 SIGNAGE STANDARDS

All proposed signage is subject to Chapter 17.19 of the Unified Development Code shall be applicable to this Specific Plan except as modified herein.



11.11.1 Monument Signs

The provisions of Section 17.19.100 shall apply to this Specific Plan with the exception that subsection A,1 shall be modified to allow one monument sign on a parcel with less than 200 feet of continuous street frontage if the parcel contains a multi-tenant building.

11.11.2 Temporary Subdivision Sales, Entry and Special Feature Signs

Section 17.19.190A of the Unified Development Code is revised to read as follows:

11.11.2.1 Subdivision Directional Sales Signs.

- a. **Area Permitted.** Freestanding subdivision sales signs shall be permitted provided that the sign does not exceed 120 square feet in sign area.
- b. **Height Permitted.** Subdivision sales signs shall not exceed 15 feet, measured vertically from the base of the sign.
- c. **Location of Signs.** One subdivision sales sign may be located at each of the following locations within the Specific Plan boundaries:
 - ▶ Newhall Ranch Road and McBean Parkway
 - ▶ Newhall Ranch Road near Grandview
 - ▶ Newhall Ranch Road and "N" Street
 - ▶ McBean Parkway and Avenue Scott
 - ▶ McBean Parkway and "L" Street
 - ▶ McBean Parkway and Magic Mountain Parkway
 - ▶ Along Magic Mountain Parkway



- d. **Graphics.** Thick rainbow colored strip @ the top of sign with Valencia Company logo and the words "Valencia" written below and an additional thinner rainbow colored strip under. An additional thin rainbow colored strip on the bottom of the sign face.
- e. **Colors.** Sign and posts - white
Graphic strip - rainbow
Letters & Logo – black.
- f. **Lighting.** Subdivision sales signs may be internally or externally lighted, but any continuous or sequential flashing operation is prohibited.
- g. **Time Limit.** Subdivision sales signs shall be maintained only until all the property is disposed of.
- h. **Text.** All text on such signs shall relate exclusively to the subdivisions being offered for sale or lease.
- i. **Maintenance.** Valencia Company
- j. **Removal.** Valencia Company

11.11.3 Unified Design Themes

Section 17.19.230 of the Unified Development Code is revised to read as follows:

Shopping centers containing five tenants or more shall prepare a master sign plan for a unified design theme for the center, which shall be subject to the approval of the Director of Community Development. All signs in the center shall thereafter conform to such master sign plan or any master sign plan modification subsequently approved by the Director of Planning and Building Services.

The master sign plan may modify the sign area provisions for wall business signs as set forth in Section 17.19.090,A of the Unified Development Code. Such modifications shall take into account the unified design theme of the center and the signs and the need to provide signage serving all directions and pedestrian and vehicular approaches to the building and tenant spaces.



11.12 PARKING STANDARDS

All provisions of Chapter 17.18 of the Unified Development Code regarding parking shall be applicable to this Specific Plan except as modified herein.

11.12.1 *Multi-family Parking*

The applicant may modify multiple family parking standards from the existing Unified Development Standards subject to verification by a parking study and approval of the Director of Planning and Building Services.

11.12.2 *Visitor Parking*

Visitor parking shall be provided for all residential development.

- ❖ Detached Single Family. Visitor parking shall be provided at a rate of 0.5 spaces per single family dwelling.
- ❖ All Other Residential Uses. Visitor parking shall be provided at a rate of 0.50 spaces per unit or reduced to no less than 0.25 with a parking study and subject to the approval of the Director of Planning and Building Services.
- ❖ On-street and/or driveway parking may count toward fulfilling visitor parking requirements.
- ❖ Visitor parking shall be within a distance of 150 feet measured along pedestrian routes for detached single family dwellings and within 250 feet for all other residential uses.

11.13 DESIGN REVIEW

Design review prior to the issuance of any building permit is important in order to assure compliance with the provisions of this Specific Plan, the Unified Development Code, and other City ordinances and standards. The provisions of this section shall apply to all land use areas in the Specific Plan.



11.13.1 Applicability.

Prior to the issuance of any building permit for single-family subdivision developments, cluster and attached housing, and commercial and industrial buildings, development review approval shall be required as set forth in Section 17.03.060 of the Unified Development Code.

11.13.2 Review and Evaluation.

All development plans shall be reviewed in accordance with the provisions of Section 17.03.060,D of the Unified Development Code.

11.14 SPECIFIC PLAN MODIFICATIONS

Minor modification to the approved Specific Plan will be allowed at the discretion of the Community Development Director. Modifications to the Specific Plan must be consistent with the purpose and intent of the originally approved Specific Plan.

The following modifications constitute minor changes to the approved Specific Plan:

Acreages

The gross acreage of residential, commercial, business park, open space, and park space land use area (including trails, collector, local and private streets) as applicable may vary from the acreage specified in the Specific Plan. However, the total number of units for Lago De Valencia and South River Village shall not exceed the density designated for each planning area as described in Chapters 5 and 8.

Conceptual Dwelling Prototypes

The site designs of the various residential units (attached, detached, single family, and cluster are conceptual prototypes and subject to change. Residential development shall be consistent with the intent of the Specific Plan as described in Chapters 5 and 8.



Roadways and Trails

Minor changes in roadway and trail alignments are allowed, provided such changes are consistent with the streetscape concept for roads. Minor changes are also allowed as a result of more precise design & engineering as well as changes in land use patterns.

Lake

Minor changes in lake size and design are allowed provided the intent of a lake community is met.

Lot Size and Configuration

The size and configuration of commercial, industrial and residential lots and the dimensions and locations of improvements on those lots may be modified to accommodate third party purchaser requirements so long as the modifications comply with the Specific Plan and the ordinances, policies and standards in effect at the time the Vesting Tentative Map is deemed complete.

The design and configuration of residential lots and related improvements within the Lago De Valencia and South River Village areas may be reconfigured and redesigned provided the number of dwelling units within the respective area is not increased. Such reconfiguration and redesign may include making one or more tracts within either or both areas less dense, converting one or more lots from air space condominium purposes to individual fee lots or from individual fee lots to air space condominiums proposed and modifying the design of street, curbs, gutters, sidewalks, drainage and affected utilities to be consistent with such configuration and redesign.

11.15 FUTURE DEVELOPMENT PROPOSALS

The following administrative standards apply to the implementation of future development applications (i.e. plot plans, tract maps, or parcel maps) for projects within the Specific Plan area.

- ❖ Future tentative or parcel maps and site plan review documents will be consistent with the Specific Plan.
- ❖ Building permits for dwelling units will be issued when a final subdivision map has been recorded. Permits may be issued for model units prior to final map recordation subject to the requirements of the City.



- ❖ Specific lotting designs, and residential dwelling unit types for each Planning Area will be determined at the time of individual implementing site design or subdivision proposals. Residential lot sizes, densities and housing types may vary within each Planning Area so long as the overall residential unit total for Lago De Valencia (1,100 D.U.'s) and South River Village (900 D.U.'s) does not exceed 2,000 total units.
- ❖ Any subsequent subdivision map that is submitted for review and approval shall be approved provided the lot design and configuration standards are met as provided for within the Vesting Tentative Map and the Specific Plan.
- ❖ A large lot parcel map for conveyance purposes (such as the river) may be recorded without any improvement requirements. Residential parcels except for water company lots are to be 20 acres minimum size. Commercial and industrial lot minimum acreage will be the aggregate area of lots shown on tentative map. River and buffer lots will include trails where appropriate.