

CHAPTER 4 DEVELOPMENT REGULATIONS

4.1 INTRODUCTION

This chapter provides regulations for the development and land uses within the Henry Mayo Newhall Hospital Specific Plan (Specific Plan), and describes how these development regulations will be used as part of the City of Santa Clarita's (City's) development review process. Proposed development and land uses within the Specific Plan area must comply with all applicable requirements of this Specific Plan. The purpose of this chapter is to codify land uses approved under the 2008 Master Plan, as well as guide the review of new development allowed under this Specific Plan.

4.2 CONSISTENCY WITH ADOPTED PLANS

As required by California Government Code Sections 65454 and 65455, upon adoption, the Specific Plan would be consistent with the City's adopted General Plan. The entirety of the Specific Plan area is designated Specific Plan (SP).

Appendix C of this Specific Plan discusses this consistency in detail. All subsequent land use entitlements and permits implementing the Specific Plan must also be consistent with the General Plan and the 2008 Development Agreement, and its amendments, as applicable.

4.3 RELATIONSHIP TO THE CITY'S UNIFIED DEVELOPMENT CODE

The Specific Plan is intended to provide a comprehensive set of regulations governing the use and development of the land within the Specific Plan area. These development regulations replace the requirements of the City's Unified Development Code, Titles 16 and 17 of the Santa Clarita Municipal Code (SCMC). Any matter or issue that is not specifically and directly covered by this Specific Plan shall be subject to the nonconflicting regulations and procedures of the SCMC. If a conflict arises between the Specific Plan and the City's Unified Development Code, the provisions of this Specific Plan shall prevail. Procedures for amending the Specific Plan are provided in Chapter 6, Implementation.

4.4 PERMITTED USES

The entirety of the Specific Plan area is zoned SP. The primary land uses for the Specific Plan area are hospital, medical office and outpatient services. The uses listed in Table 4-1 have been approved pursuant to the 2008 Master Plan, and/or are consistent with the definition of hospital uses in the SCMC and are, therefore, expressly permitted within the Specific Plan area:

**Table 4-1
Permitted Uses¹**

Use	Permitted (P)
Acute care services	P
Administrative services	P
Central utility plant	P
Community centers	P
Disaster supply storage	P
Education centers	P
Helipad	P
Imaging centers	P
Laboratories	P
Medical office buildings and clinics	P
Medical retail (medical supplies)	P
Mechanical plant	P
Nursing buildings	P
Offices	P
Off-site street parking, parking structures, or parking lots	P
Optometry services	P
Outpatient service buildings	P
Parking structures (associated with a permitted use)	P
Pharmacies	P
Physical therapy or rehabilitation centers	P
Wellness centers	P
Warehouse	P
Other uses not listed herein, which are determined by the City's Community Development Director to be similar to those listed.	P (See Section 17.37.020 (Public Institutional) of the SCMC for a list of uses appropriate for the Specific Plan area.

Note:

¹ Land uses not listed in Table 4-1 or not determined by the Community Development Director to be similar in use are not permitted.

4.5 GENERAL SITE DEVELOPMENT REGULATIONS

The following site development regulations listed in Table 4-2 shall apply throughout the Specific Plan area. In order to create development regulations that are sensitive to adjacent uses, the Specific Plan contains variable setbacks and building height zones. As indicated in the City's Zoning Code, a setback is defined as the distance from a defined point or line governing the placement of buildings, structures, parking or uses on a lot. The site development regulations are consistent with the approved 2008 Master Plan.

**Table 4-2
Site Development Regulations**

Category	Regulation
Maximum Square Footage	698,000 square feet
Minimum Setbacks	Front Yard Setback ¹ : 20 feet West Side Yard Setback ² : 75 feet East Side Yard Setback ² : variable; match East Driveway ³ Rear Yard Setback ² : variable; match Center Driveway ³
Maximum Building Height ⁴	Refer to Figure 4-1, Building Height Zones
Parking	City Required Parking pursuant to the 2008 Master Plan and Development Agreement while it is in effect; Otherwise, SCMC Section 17.45.010

Notes:

- ¹ As defined in the SCMC, the front yard setback shall be measured from the ultimate street right-of-way or the line established by the General Plan, whichever is greater, and be removed therefrom by the perpendicular distance prescribed for the front yard setback. Therefore, the front yard setback is measured from the McBean Parkway right of way; refer to Figure 4-1, Building Height Zones.
- ² As defined in the SCMC, the rear or side yard setback shall be measured from the property line, removed therefrom by the perpendicular distance prescribed for the yard setback; refer to Figure 4-1, Building Height Zones.
- ³ The area along the northern and western edge of the property line measured by a perpendicular distance from the property line to the internal ring road is a no build area. No habitable structures or buildings are allowed within the rear and side yard setbacks; refer to Figure 4-1, Building Height Zones.
- ⁴ Building height is measured to the top of parapet. Exceptions such as mechanical equipment penthouse, antenna, elevators, and override equipment rooms may exceed the maximum height as dictated in Figure 4-1, provided they do not exceed 20% of the building roof area.

4.6 SIGNAGE REGULATIONS

4.6.1 Purpose

The signage regulations shall govern the design and maintenance of all signage within the Specific Plan area. The regulations are intended to result in functional, attractive signage that incorporates a uniformly high level of design, graphics, continuity, consistency, and maintenance throughout the Specific Plan area. All signage is intended to be consistent with the design intent of the Specific Plan as a whole.

The purposes of the signage regulations are to:

- a. Present a professional, non-commercial appearance complementing the high quality of care provided by the hospital and on-campus medical practices.
- b. Provide a way-finding program for pedestrians and drivers to get them to the service or building they are seeking.
- c. Specify location for tenant signs, as well as their size, square footage, type of sign and method of illumination.
- d. Present a low-key stonewall look with night illumination through indirect (halo) light sources along McBean Parkway.

4.6.2 Signage Regulations

The Specific Plan shall comply with the City-approved Exterior Master Sign Program, dated March 17, 2011 attached as Appendix E plus amendments. An amendment to the Exterior Master Sign Program may be allowed pursuant to Section 17.51.080 Sign Regulations (Private Property).

4.7 FENCES AND WALLS

4.7.1 Purpose

All fencing and walls shall be consistent with the design intent of the Specific Plan as a whole. Consistency shall be determined in terms of size, character, quality, and materials in accordance with the architecture/design of the adjacent buildings.

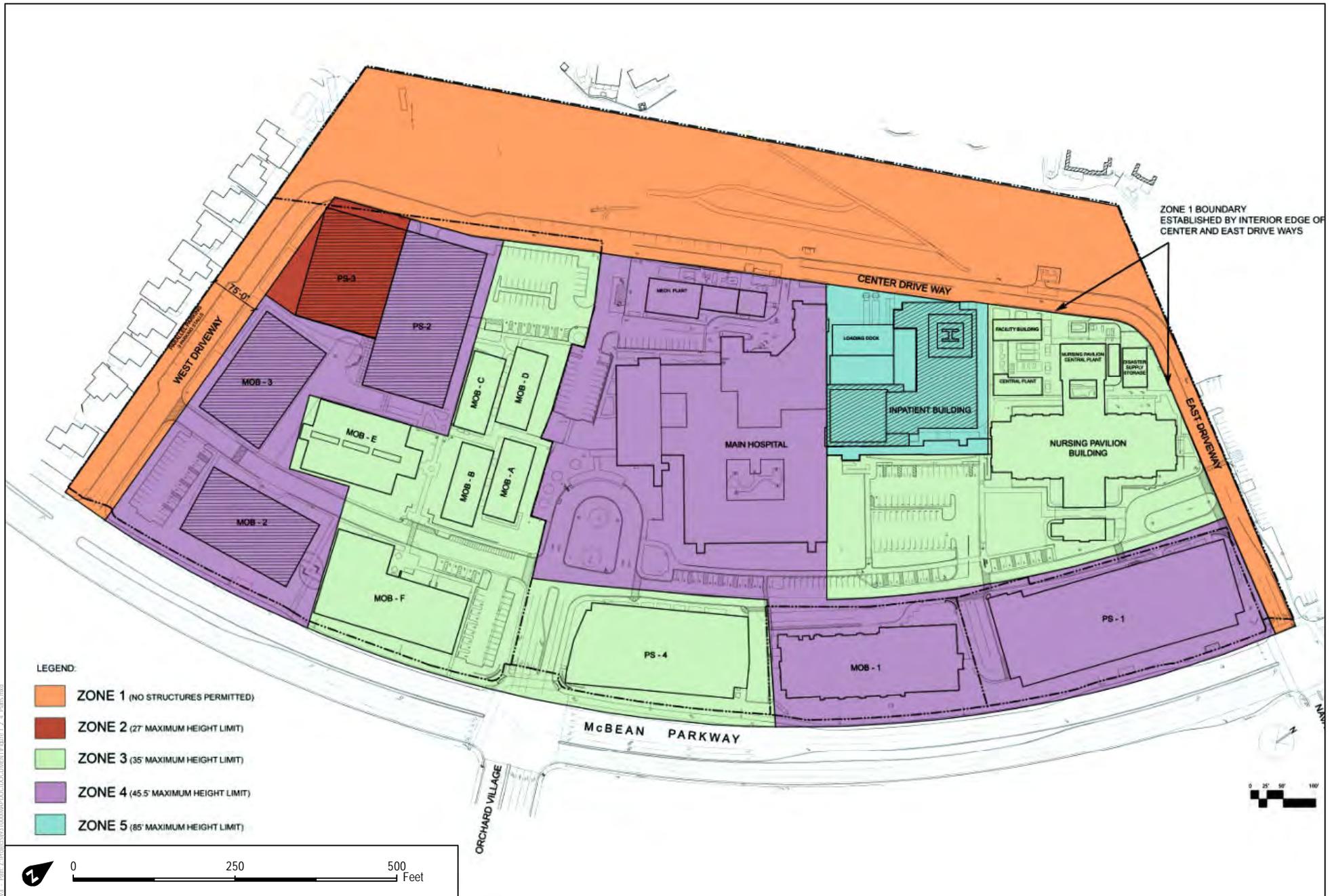
4.7.2 Fence and Wall Regulations

The Specific Plan shall comply with the following fencing and wall regulations:

- a. 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. Equipment enclosures, landscaping and/or fencing should be used to screen views of ground-mounted utility boxes and mechanical equipment. To the maximum extent feasible, utility and mechanical equipment should be located to the rear of buildings rather than along public sidewalks.

4.8 GRADING

Grading will meet the terms of the approved 2008 Master Plan.



ZONE 1 BOUNDARY ESTABLISHED BY INTERIOR EDGE OF CENTER AND EAST DRIVEWAYS

SOURCE: SHP Project Development 2016
 Henry Mayo Newhall Hospital Specific Plan

FIGURE 4-1
 Building Height Zones



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