

CHAPTER 5 DESIGN GUIDELINES

5.1 PURPOSE AND INTENT

This chapter is intended to define the overall design vision of the Specific Plan area. The design guidelines supplement the development standards in Chapter 4 by providing direction on the more qualitative aspects of any new development.

The language in this chapter follows these principles:

- “Shall” refers to a mandatory design guideline that all projects must follow.
- “Should” or “may” refers to a design guideline that is strongly recommended, in order to meet the guideline’s intent. If a project does not follow one or more guideline(s), it must use other design strategies to achieve the guidelines’ intent.

This chapter includes photos and graphics that illustrate the design guidelines, and are not meant to show the only possible design solution for any particular guideline.

5.2 RELATIONSHIP TO CITYWIDE DESIGN GUIDELINES

The Specific Plan area is within the established master-planned community of Valencia, designed by urban planner Victor Gruen. The City’s *Community Character and Design Guidelines* describe Valencia as having “a mixture of bright colors, natural materials, and contemporary design.” The architectural design intent of the Specific Plan area is to be compatible with the Valencia community, while also establishing a distinctive identity.

The requirements of this chapter take precedence over the *Santa Clarita Community Character and Design Guidelines*. If a conflict arises between the Specific Plan or the *Santa Clarita Community Character and Design Guidelines*, the provisions of this Specific Plan and the 2008 Master Plan shall prevail.

5.3 SITE PLANNING

The following site planning guidelines are based on the 2008 Master Plan.

- a. The following pedestrian amenities shall be provided:
 1. A direct, pedestrian walkway with pavers from Parking Structure 1 to Medical Office Building 1;
 2. A pedestrian plaza area to provide a clear path of travel between Medical Office Building 3 with the adjacent Parking Structure 2 and Parking Structure 3 to include

- landscape and hardscape features and other pedestrian amenities to aesthetically enhance the area and soften the massing of PS 2 and PS 3; and
3. A covered pedestrian trellis feature between Medical Office Building 2 and the existing Medical Office Building F. This shall include landscape and hardscape features and other pedestrian amenities that will provide an aesthetic enhancement along the McBean Parkway corridor and provide a clear pedestrian connection between the two buildings.
 - b. All roof-mounted equipment shall be adequately screened from public view with a parapet/screen wall or other approved architectural treatment.
 - c. Adequate trash enclosures shall be provided to serve the project site. The enclosures shall be architecturally compatible with the Master Plan, have solid roofs, and be convenient for both tenants and for the collection vehicles.
 - d. Loading spaces and drop-off/pick-up areas shall be provided as part of each building in accordance with the City’s Unified Development Code (UDC).
 - e. A solid wall shall be placed along the western façade of parking structure 2.

5.4 ARCHITECTURE

5.4.1 Architectural Style

The following architectural guidelines are based on the 2008 Master Plan.

- a. All structures, including those used for parking, shall include an enhanced level of architectural detail consistent with MOB 1 and PS 1 approved with this Master Plan and to the satisfaction of the Director of Community Development.
- b. All windows shall utilize minimally reflective glass and all other materials shall minimize reflective glare. This shall include decorative metal tubing elements on all parking structure facades visible from adjacent parcels or McBean Parkway to allow vine growth up the sides of the parking structure. This shall also include an enhanced roofline cornice detail.
- c. All buildings require 360-degree architecture and must conform to all of the City’s development standards including the Commercial/Industrial Standards of the UDC, Section 17.50, along with the City’s Community Character and Design Guidelines.

5.4.2 Height, Mass, and Scale

- a. The massing and scale of the buildings shall respect the visual and physical relationship of adjacent buildings. Refer to Figure 4-1, Building Height Zone.

5.4.3 Signage

- a. The design of signage within the specific plan area shall conform to the City-approved Exterior Master Sign Program and amendments, dated March 17, 2011 attached as Appendix E.
- b. The goal of the City-approved Exterior Master Sign Program is to present a professional, non-commercial appearance complementing the high quality of care provided by the hospital and on-campus medical practices.

5.4.4 Fences and Walls

- a. Refer to Section 4.7.2 of this Specific Plan for fence and wall regulations.
- b. Fencing and walls shall be architecturally compatible with other on-site development in color, style and material. Acceptable materials include concrete masonry units, concrete planters, painted stucco, painted concrete and vine coverage. Acceptable fencing for utility and mechanical equipment, such as the central plant, includes black metal frame fencing with vine coverage and chain link fencing. Some examples are pictured below.



*Concrete Planter
(Nursing Pavilion Building)*



*Concrete Masonry Unit Wall with Vine Coverage
(Nursing Pavilion Building)*



*Black Wire Fence with Vine Coverage
(Transformer Yard near Central Plant)*



*Painted Stucco Wall
(Main Entrance)*

5.5 LANDSCAPE GUIDELINES

The following landscape design guidelines are based on the 2008 Master Plan.

- a. The Landscape Plans shall conform to all current Municipal Code/Unified Development Code requirements.
- b. The applicant shall comply with the tree preservation plan submitted as part of the Master Plan.
- c. The applicant shall provide trees and other landscape plantings along the project's frontage in a manner to screen the hospital campus buildings and parking structures from McBean Parkway and to maintain the landscape characteristics of the McBean Parkway corridor consistent with the conceptual landscape plan shown as part of the Master Plan exhibits.
- d. Significant plantings shall be installed along the western property line to screen all future site development from the adjacent residences.
- e. Planting on the northern slope shall be augmented to further screen the buildings and parking structures in the Specific Plan area from the Summit residential community to the north.
- f. Each parking structure shall include a façade trellis planting system such as a green screen modular trellis, or its equivalent, on the sides that are visible from the public streets and adjacent residences. The facade trellis system shall include permanent irrigation and be maintained in perpetuity. In addition, each parking structure shall include landscape buffer areas directly adjacent and shall include plant material that will adequately provide additional screening of the parking structures.
- g. Conventional surface parking lots shall include planting areas that total at least five percent of the gross lot area. Parking lots shall include canopy trees capable of attaining at least 30' in height and at least 30' canopy diameter and arranged such that 50 percent of the paved lot area is shaded. Surface lots shall, at a minimum, contain one tree per four parking stalls.
- h. The community holiday tree, currently located at the eastern side of the main hospital entry, will be retained in the short term with the construction of the 71-space surface parking lot. With the construction of Parking Structure 4, however, the community holiday tree would be removed. The tree shall either be relocated or a new specimen planted at an alternative location at the center roundabout median at the main hospital building. The community holiday tree shall be accessible for community events and provide a focal point when entering the campus at the main driveway. This improvement shall be to the satisfaction of the Director of Community Development.

- i. Prior to issuance of a certificate of occupancy for the Inpatient Building, the applicant shall provide a "healing garden" for the campus to the satisfaction of the Director of Community Development. The "healing garden" shall be a space designed for passive use for patients, visitors, and staff. It shall be suitably separated and screened from other uses, shall include elements to engage interest-such as a water feature and plantings-and shall be adequately accessible for the intended users.
- j. The planting plan for any improvement on-site shall not include Eucalyptus trees. All improvements to the landscape design are to be complementary to the characteristics of the surrounding area and suitable for the environmental conditions of the Santa Clarita Valley. Commonly over-planted species such as *Agapanthus*, *Rhaphiolepis*, *Dietes*, *Pittosporum tobira*, and *Phormium tenax* are not permitted.
- k. Landscape plans shall be prepared by a California-registered Landscape Architect who is familiar with the plant palette suitable for Santa Clarita (Sunset Western Garden Book Zone 18).
- l. Final Landscape Plans for each building and parking structure are subject to review and shall conform to the following:
 1. Trees visible from the property's public street frontage shall be a minimum 24" box size with 25% of the trees 36" box, 10% of the trees 48" box, and 5% of the trees 60" box size specimens (Santa Clarita Architectural Design Guidelines adopted December 2002).
 2. When applicable, Site Plans or Landscape Plans shall include a calculation showing the square footage of surface parking and percentage of planting area in parking lot(s). Surface parking lots shall include planting areas that total at least five percent of the gross lot. (§ 17.51.030).
 3. Surface parking lots shall have at least one 24" box tree per four parking stalls and 36" box trees in planters at the ends of parking aisles. The plans shall show tree species selection, distribution and spacing to provide 50 percent canopy coverage of all surface parking areas within five years of planting. Parking spaces within parking structures are exempt from this requirement. (§ 17.51.030).
 4. Landscape plans shall show screen hedges and/or planted earthen berms, not less than thirty (30) inches or more than forty-two (42) inches in height, at specified locations on parking lot perimeters. Individual hedgy plants shall be 36" tall and spaced so that they touch leaf-to-leaf at time of final inspection. (§ 17.51.030).
 5. Where parking and/or drive aisles abut walls, fences, property lines, walkways or structures, landscape and site plans shall show planter beds delineated by continuous concrete curbing at least six (6) inches high and six (6) inches wide, at

- least (3) feet from such walls, fences, etc. These planter beds shall be landscaped except as permitted by the Director of Community Development. (§ 17.51.030 (9)).
6. The plant palette shall not include any plants listed as invasive exotic pest plants by the California Invasive Plant Council (lists available on-line), or other plants determined to be invasive by a competent botanist or biologist.
 7. Landscape plans shall show plant material to screen, at maturity, all trash enclosures, transformer boxes, vault boxes, backflow devices, and other exterior mechanical equipment. Screening material may include trees, shrubs (15-gallon minimum size), clinging vines, etc. Masonry block (concrete masonry unit) trash enclosures shall be screened with both shrubs and clinging vines. (§ 17.51.030).
 8. Landscape plans shall show locations of all lighting standards, where applicable.
 9. The applicant shall apply jute netting to all graded or disturbed slopes five feet (5') and higher in vertical elevation and elsewhere where needed for erosion control, and shall landscape graded slopes. (§ 17.51.030).
 10. The applicant shall design all irrigation systems for water conservation.
 11. The applicant shall place water-conserving mulching material on all exposed soil in planting areas not covered by turf grass or significant ground cover. Mulching material may include, and is not limited to, shredded bark, river rock, crushed rock, pea gravel, etc., and must be at least three inches deep.
 12. Trees planted within fourteen feet of the paved road section along McBean Parkway shall conform to Municipal Code § 13.76.110 et seq (Parkway Tree Influence Area) and the property owner shall irrigate and maintain these trees according to City standards.
 13. Trees planted within City right-of-way shall conform to Municipal Code § 13. 76 et seq. (Parkway Trees).