



MONTIEL ROAD COMMERCIAL OFFICE BUILDING SPECIFIC PLAN

MARCH 30, 2021

SP 19-0001

NORTH COAST CHURCH

Montiel Road Commercial Office Building Specific Plan



TABLE OF CONTENTS

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SPECIFIC PLAN

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TABLE OF CONTENTS

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DEVELOPMENT IS BEING PROCESSED BY:

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TABLE OF CONTENTS

Montiel Road Commercial office Building Specific Plan

	PAGE NO.
I. INTRODUCTION	
A. PLANNING OBJECTIVES	6
B. LOCATION	6
FIGURE 1: REGIONAL AND SITE LOCATION	7
C. AREA CHARACTER	8
FIGURE 2: REGULATORY SETTING	9
D. PLANNING BACKGROUND	10
II. DEVELOPMENT APPROVAL/IMPLEMENTATION	11
E. PERMIT PROCESSING	11
F. DEVELOPMENT PLAN	11
FIGURE 3: CONCEPTUAL SITE DEVELOPMENT PLAN	12
C. CIRCULATION & PUBLIC TRANSPORTATION	13
D. PARKING	14
FIGURE 4: PARKING ANALYSIS	15
III. DESIGN GUIDELINES AND DEVELOPMENT STANDARDS	16
A. DEVELOPMENT STANDARDS	16-17
B. ARCHITECTURE	17-18
FIGURE 5: CONCEPTUAL EAST AND WEST ELEVATION	19
FIGURE 6: CONCEPTUAL NORTH AND SOUTH ELEVATION	20
FIGURE 7: CONCEPTUAL 1ST FLOOR PLAN	21
FIGURE 8: CONCEPTUAL 2ND FLOOR PLAN	22
FIGURE 9: ROOF PLAN	23
C. OUTDOOR AREAS/ LANDSCAPE DESIGN	24-26
FIGURE 10: CONCEPTUAL LANDSCAPE PLAN	27
D. SIGN STANDARDS	28
E. PUBLIC FACILITIES/ UTILITIES & FINANCING	28-29
IV. IMPLEMENTATION	
A. REVIEW PROCESS	30
B. SPECIFIC PLAN	30
C. SITE DEVELOPMENT PLAN	30
D. SPECIFIC PLAN AMENDMENTS	30-31
V. SPECIFIC PLAN CONSISTENCY WITH GENERAL PLAN	32
A. GENERAL PLAN GOALS	32-33

TABLE OF CONTENTS

Montiel Road Commercial Office Building Specific Plan

LIST OF EXHIBITS

FIGURES	PAGE NO.
FIGURE 1: REGIONAL AND SITE LOCATION	7
FIGURE 2: REGULATORY SETTING	9
FIGURE 3: CONCEPTUAL SITE DEVELOPMENT PLAN	12
FIGURE 4: PARKING ANALYSIS	15
FIGURE 5: CONCEPTUAL EAST AND WEST ELEVATION	19
FIGURE 6: CONCEPTUAL NORTH AND SOUTH ELEVATION	20
FIGURE 7: CONCEPTUAL 1ST FLOOR PLAN	21
FIGURE 8: CONCEPTUAL 2ND FLOOR PLAN	22
FIGURE 9: ROOF PLAN	23
FIGURE 10: CONCEPTUAL LANDSCAPE PLAN	27

I. INTRODUCTION

A. PLANNING OBJECTIVES

The Planning Objectives of this Specific Plan titled Montiel Road Commercial Office Building Specific Plan are to construct a commercial office building at 2355 - 2375 Montiel Road to provide a high-quality office/commercial space in keeping with the City's General Plan; provide a café for use by the tenants in the building, surrounding facilities and the general public. Provide additional parking above the minimum required by the San Marcos Zoning Code in order to attract tenants desiring a large amount of parking and easy access to State Highway 78 and Interstate 15. The location is strategic and extremely visible from State Highway 78 with easy access due to its proximity of 0.5 miles from the Nordahl interchange. It also has access to the east through surface streets to the City of Escondido. The higher parking ratio is also to address the inadequate weekend parking at the North Coast Church. The office building will not rely on parking from the North Coast Church facility immediately adjacent and to the east of the site, although there will be an access agreement between this site and the adjacent property owners. The project will be developed in a single phase with part of the newly constructed parking lot available on the weekends for church use.

B. LOCATION

The project site located at 2355-2375 Montiel Road Project comprises approximately 2.5914 Acres and is located within the Richland Neighborhood of the City of San Marcos. More specifically, it is located 0.5 miles east of the intersection of Montiel Road and Nordahl Road in the City of San Marcos, in north San Diego County. (Figure 1 Regional and Site Location). The site is zoned, and General Plan designated as Specific Plan (Commercial).



Figure 1 - Regional and Site Location

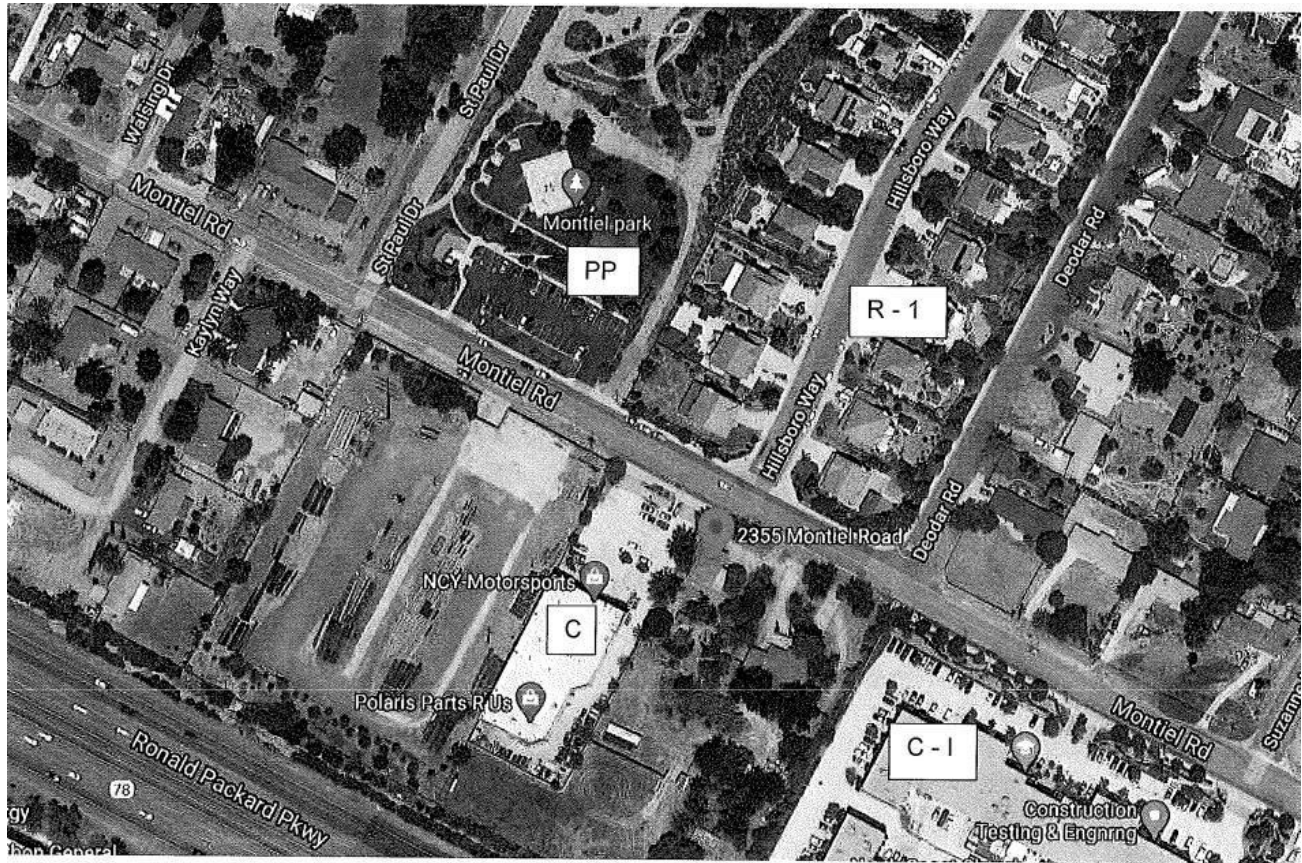


C. AREA CHARACTER

The project site comprises of two parcels, APN's 228-370-20-00 and 228- 370-39-00. The site is currently improved with two older single-family homes that have not been well maintained. The existing landscaping, including some large trees and fencing have also been poorly maintained. Access to the site is through two driveways off Montiel Road. There is no current signage on this property as both houses are single family residences. The site slopes downward from Montiel to the boundary with Highway 78 right of way. The proposed grading operation will reduce the slope that currently exists; however, the final project grading will still slope down from Montiel to Highway 78.

Surrounding Properties are zoned and designated as follows:

1. Northeast: Properties located to the northeast, across Montiel Road are zoned SFR (R-1-10) and General Plan designated "low density residential" (2.1-4.0 du/ac). The residential neighborhood is developed with single-family dwellings. Montiel Park, a public park within the City of San Marcos is located to the north west of the subject site.
2. Southeast: Property to the southeast is in the City of Escondido and is zoned commercial/office. This site is developed with a commercial/office building that houses several tenants including North Coast Church, Construction Testing and Engineering as well as other tenants within an office format. There are 216 parking spaces serving this property.
3. Northwest: Property to the northwest, which is within the City of San Marcos, is zoned Commercial (C) and is improved with a motorcycle/off road vehicle sales and maintenance facility.
4. Southwest: State Route 76 (SR 78) is a six-lane freeway located to the southwest of the subject parcel.



R-1	Single Family Residential
C	Commercial
C-I	Commercial Industrial
PP	Public Park

Figure 2 - Regulatory Setting

D. PLANNING BACKGROUND

The 2012 General Plan designated this site as Specific Plan Commercial. This proposed project satisfies this requirement by processing a Specific Plan that will implement a commercial use along with a Site Development Plan.

The Specific Plan (Commercial) proposed office uses are permitted by right in the City's Zoning Code. The project site will fully comply with both the City's 2012 General Plan and the Commercial (C) zone in Chapter 20.220 of the San Marcos Municipal Code. Where the standards of the Specific Plan differ from the standards described for the Commercial (C) zone in Chapter 20.220 of the San Marcos Municipal Code, the Specific Plan shall prevail.

II. DEVELOPMENT APPROVAL AND IMPLEMENTATION PROCESS

Consistent with the City's Zoning Ordinance and procedures, including the General Plan, this document and related graphics are prepared as an integral part of the Specific Plan requirements.

The primary objectives of this Specific Plan are to:

- Implement the goals and policies of the General Plan
- Describe the land uses allowed on the project site.
- Establish design guidelines and standards for development of the project site
- Establish implementation measures for the processing, approval and amendment of the Specific Plan and related permits.

A. PERMIT PROCESSING

Implementation of the Specific Plan will require approval of a Site Development Plan from the San Marcos City Council. Other public agencies may also require approvals and permits (Vallecitos Water District) which will also be accomplished by the Specific Plan.

B. DEVELOPMENT PLAN

The Specific Plan will regulate the construction and operation of a 32,969-square foot two-story commercial office building with 171 parking spaces. There will be an at-grade driveway connecting the project site and the property immediately adjacent to the southeast to accommodate a future access agreement between the project site and adjacent site. The adjacent site is in the City of Escondido and is developed with a commercial/office building that houses several tenants, including North Coast Church, Construction Testing and Engineering and other tenants.

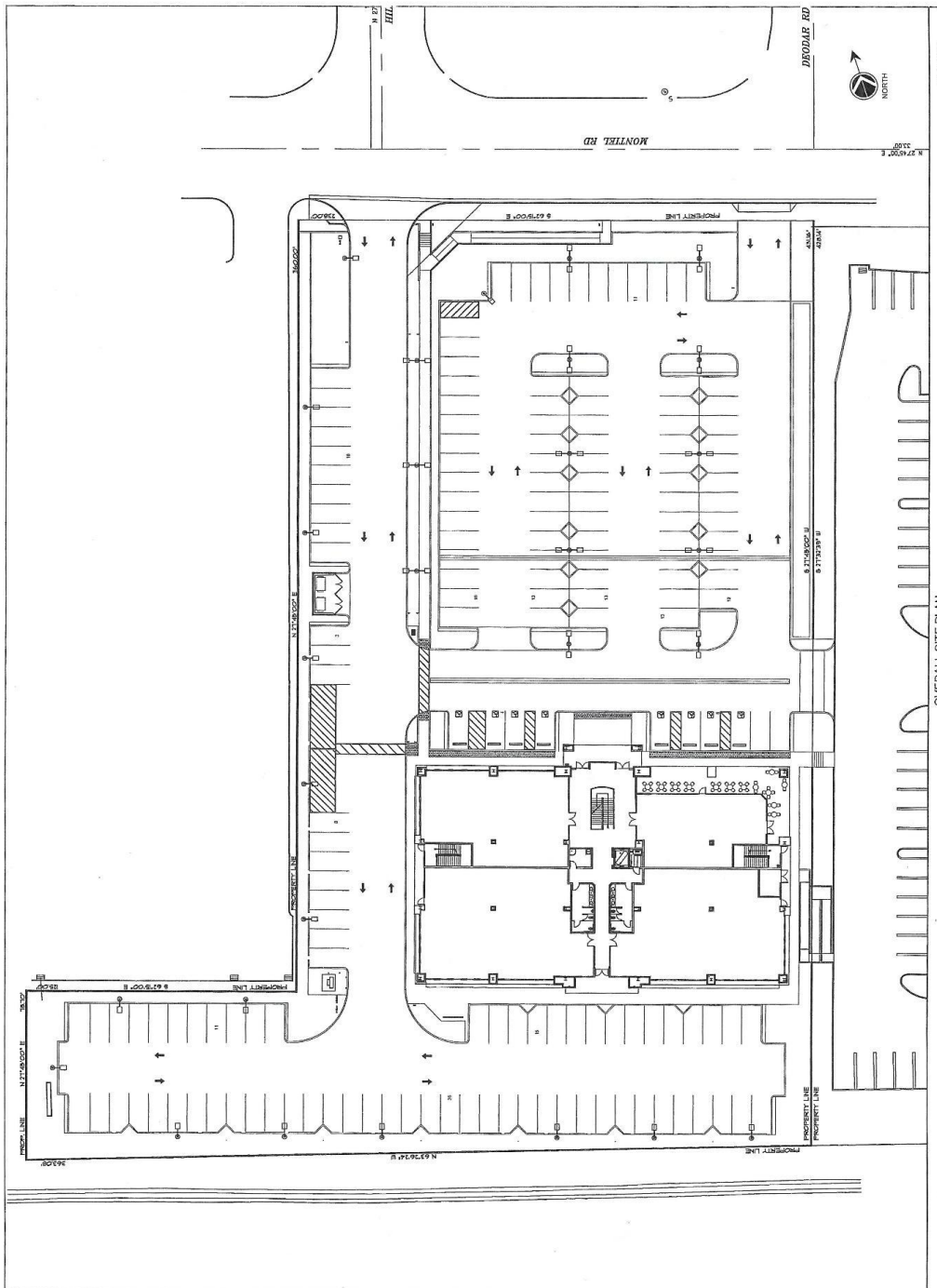


Figure 3 – Conceptual Site Development Plan

Circulation

Access to the site will be taken from Montiel Road which is currently an unclassified 2-lane public road on an existing 66-foot right-of-way. Montiel Road will be improved along the frontage of the project site to include undergrounding of overhead utilities, widening of the street on the south side to City of San Marcos standards and a 5-foot wide pedestrian sidewalk.

1. **Vehicular circulation** - will be accomplished by entering and exiting the site via two driveways from Montiel Road. An additional at-grade connection will access the property to the east and entering the project site through a joint access point provided between the project site and the adjacent property to the east, both of which will have a shared parking agreement. This joint access point will also provide for shared parking on both properties while reducing the amount of traffic having to use Montiel Road, including emergency and delivery vehicles.
2. **Pedestrian Circulation** - will be accomplished through a newly installed public pedestrian 5' wide sidewalk along the south side of Montiel Road which will be required as a part of this Specific Plan and Site Development Plan. Configuration/continuation of the sidewalk shall match the adjacent property to the east and shall be one of the site accessible paths of travel to the public right of way. An accessible path of travel from the project site to the public right-of-way is provided as part of the Specific Plan. There will also be an approved accessible path of travel between the project property and the adjacent property to the southeast to allow pedestrian travel between the two sites in a safe and easily recognizable manner.

Public Transportation

Transit services is provided to the project area via the Breeze Bus route 353 and Bus Route 305. Route 353 provides bus service between Nordahl Marketplace and Escondido Transit Center, with a stop within the study along Auto park Way. The Route operates hourly between the hours of 6:00 AM and 8:00 PM every day. Route 305 provides bus service between the Vista Transit Center and the Escondido Transit Center, with a stop within the study area along Nordahl Road. The route operates hourly between the hours of 4:00 AM and 12 midnight, Monday through Friday, and between the hours of 5:00 AM and 11:30 PM on Saturday and Sunday.

Parking

Provided in excess to the parking required in the San Marcos Municipal Code (SMMC Ch. 20.340). There is a total of 171 parking spaces on site which exceeds the code requirement of 146 spaces for a 32,696-square foot commercial office building and café that will be used by the tenants in the building and surrounding facilities as well as the general public. The purpose of the excess parking stalls are to increase the lease-ability of the building by creating a competitive advantage against other buildings of similar type, located in more desirable locations.

The intention of the developer is to utilize the northern portion of the parking closest to Montiel as early as possible to alleviate parking pressure from the surrounding neighborhoods on Sunday mornings.

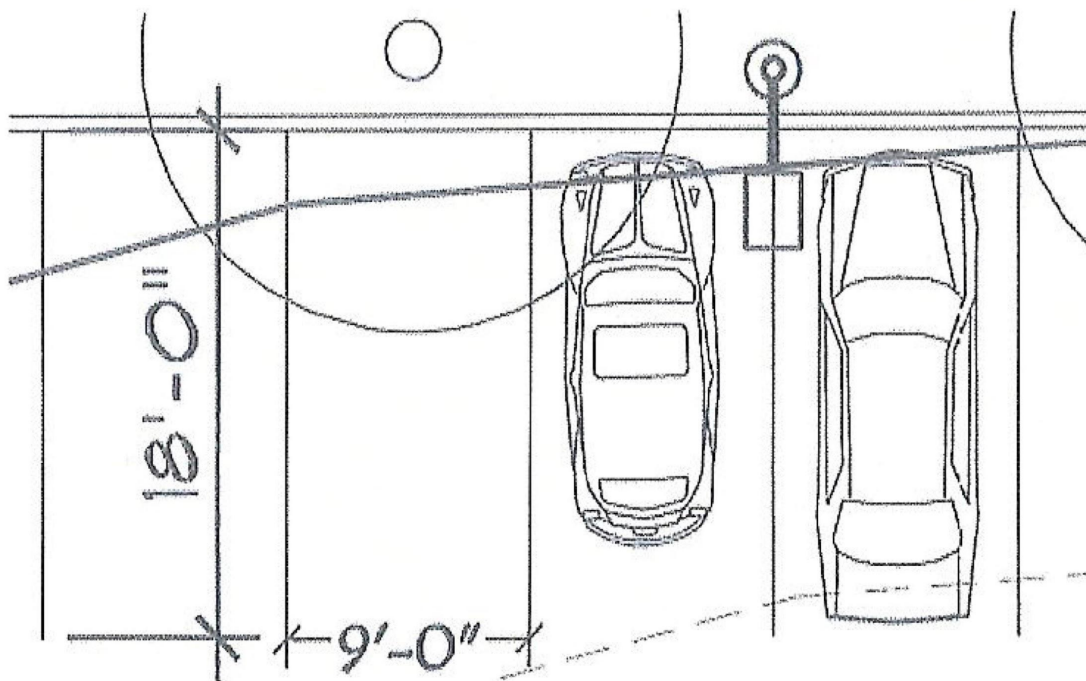
Parking stall size shall comply with the City of San Marcos minimum standards. Parking stalls shall be 9' x 18' spaces for a minimum space of 162 square feet. A minimum of 24' width shall be required for the driveway aisles. One loading space shall be provided for the building and shall have a minimum size of 12' x 60'.

Two (2) Level 1 electric vehicle charging stations will be fully installed as part of the initial construction. A total of six (6) electric vehicle parking spaces will be provided for, but not required.

There will be 9 spaces in a Rack – Model MBR400-9-S Series (or equal) bicycle rack for bicycle parking.

MASTER PLAN PARKING TABULATION

PARKING REQUIRED FOR OFFICE USE AT 4/1000 BASED ON 31,093 / 250 SF	124 STALLS
PARKING REQUIRED FOR CAFE USE AT 1/100 BASED ON 1,876 / 100 SF PLUS 3 EMPLOYEE SPACES	22 STALLS
TOTAL PARKING REQUIRED	146 STALLS
STANDARD PARKING STALLS	139 STALLS
HANDICAP PARKING REQUIRED (2 VAN ACCESSIBLE)	8 STALLS
"ELECTRIC VEHICLE PARKING SPACES PROVIDED" AND NOT "REQUIRED"	6 STALLS
CAR / VAN POOL VEHICLE PARKING REQUIRED, NOT ADDITIONAL SPACES (10% OF TOTAL PARKING)	18 STALLS
TOTAL PARKING PROVIDED	171 STALLS
TOTAL EXCESS PARKING STALLS	25 STALLS



Parking Typical

Figure 4 - Parking Analysis

III. DESIGN GUIDELINES AND DEVELOPMENT STANDARDS

The following guidelines and development standards are provided to ensure high standards of development are in keeping with the City’s Specific Plan goals.

Development standards, architecture, landscaping, signage and lighting design criteria will provide continuity throughout the Specific Plan and will ensure that the project is an asset to the overall community. The Office and café land use in the Specific Plan are permitted by right in the Commercial (C) Zone in Chapter 20.220 – Commercial Zones of the San Marcos Municipal Code. Where the standards of the Specific Plan differ from the standards described for the Commercial (C) Zone, the Specific Plan shall prevail.

A. DEVELOPMENT STANDARDS

Allowed Land Use

All permitted uses in the commercial and office professional zone will be considered for inclusion in the Specific Plan: Including Commercial Office Building and a café’ open to the public.

The site must accommodate the associated parking requirements for any approved use.

Minimum Lot Size

Site Summary 2.5914 ac Gross (112,881.4 sf)

Building Height

The building height is 35’-6” to the highest point of the parapet and 38’-6” to the top of equipment screen. Architectural features shall be limited to 20% of the roof area and may include mechanical screen enclosure, Fire Department roof access and access stairs enclosures.

Exterior Minimum Setbacks

Front Yard (Montiel Rd)	10 feet from front property line
State Route 78 PL	15 feet from rear property line
Interior PL, Building	10 feet from western property line & eastern road easement
Parking along Montiel Rd	10 feet from front property line
Building Separation.....	10 feet
Floor Area Ratio	15,775 / 112,881 = 14%

The rear yard setback from SR 78 right-of-way has been established similar to the setbacks in the existing centers to the west and east so the structures along the freeway frontage are set back from the freeway right of way at essentially the same distance. This is proposed so no structure is obscured by another structure located closer to the freeway. This development standard shall ensure equal visibility from the freeway for all sites within this Specific Planning Area.

Driveways, Driveway Width and Locations

Two driveways will provide access between the parking lot and Montiel Road. The project will have two (2) driveways with widths of 26' and 24' respectively. The proximity to adjacent parcel access points vary from the city standard.

B. ARCHITECTURE

Introduction

The project development proposes an office building consisting of a combination of prefinished metal panels, plaster and glazing. The architectural style for the project is clean, simple strong geometric shapes and symmetry. It will incorporate design qualities that fit well into the City of San Marcos, producing a project the community will embrace and guests will admire. Architectural characteristics include:

1. Building forms proportionate to commercial scale development.
2. Low maintenance 'green' and durable building materials.
3. Integration of landscape elements within architectural elements.

Building Form and Mass

BUILDING FLOOR AREA

FIRST FLOOR AREA	15,755 SF
<u>SECOND FLOOR AREA</u>	<u>17,214 SF</u>
TOTAL:	32,969 SF

Roof Forms

The roof is flat. Mechanical equipment shall be screened/enclosed from view of nearby properties by an architectural mechanical equipment screen as required by City standards.

Elevation Treatment

Elevation treatments include a combination of prefinished metal panels, plaster and glazing that will enhance the neighborhood. The building will use sustainable features such as; Programmable thermostats and improved insulation, Low emittance glazing, LED lighting and daylight harvesting to ensure a high quality of development:

Focal Elements

The site will be attractive, with primary focal elements consisting of an architecturally enhanced structure framing the entrance with accent plant material for a strong sense of arrival, a decorative pedestrian concrete accent piece and free-standing planters to further enhance and define the space.

Lighting

1. Entrances to buildings shall be lighted and void of any large shrubbery or obstructions to aid in public safety
2. All exterior lighting shall be adequately controlled and shielded to prevent glare and undesirable illumination to adjacent properties or streets.
3. On-site lights shall provide a safe, functional and aesthetic design. Enough lighting shall be provided to ensure a safe environment while at the same time not cause areas of intense light or glare.
4. Light fixtures and poles shall be designed and placed in a manner consistent and compatible with the overall site and building design. They shall not exceed 25' in height.
5. All exterior lighting shall be architecturally shielded and shall be of LED or an alternative lighting type as approved by the City of San Marcos.
6. Lighting for pedestrian walkways shall be low profile and have a human scale.



KEY NOTES	
(1)	CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM AND WINDOW FRAMES
(2)	CEMENT PLASTER "SAND/FLOAT" FINISH, COLOR MATCH DUNN EDWARDS "DE6389-FALLEN ROCK"
(3)	WALL SCONCE LIGHT FIXTURE - STYLE TO BE SELECTED
(4)	SPARE
(5)	INSULATED GLASS CURTAIN WALL SYSTEM, GLAZING TO MATCH "OLDCASTLE SN-68 TWILIGHT GREEN"
(6)	RIBBED METAL PANEL SYSTEM, COLOR TO MATCH DUNN EDWARDS "DE6390-CHOCOLATE PUDDING"
(7)	SMOOTH METAL PANEL WALL SYSTEM, REYNOBOND (ALCOA PRODUCT), COLOR: "BONE WHITE"
(8)	SMOOTH METAL PANEL WALL SYSTEM, REYNOBOND (ALCOA PRODUCT), COLOR: "PLATINUM"
(9)	SMOOTH METAL PANEL PARAPET CAP, REYNOBOND (ALCOA PRODUCT), COLOR: "PLATINUM"
(10)	RIBBED METAL PANEL EQUIPMENT SCREEN, MATCH DUNN EDWARDS "DE6390-CHOCOLATE PUDDING"
(11)	ROOF LINE SHOWN DASHED
(12)	FUTURE ROOF MOUNTED SOLAR PANEL LOCATION
(13)	BUILDING IDENTIFICATION SIGNAGE LOCATION
(14)	BUILDING ADDRESS LOCATION

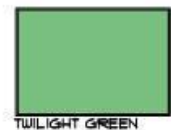
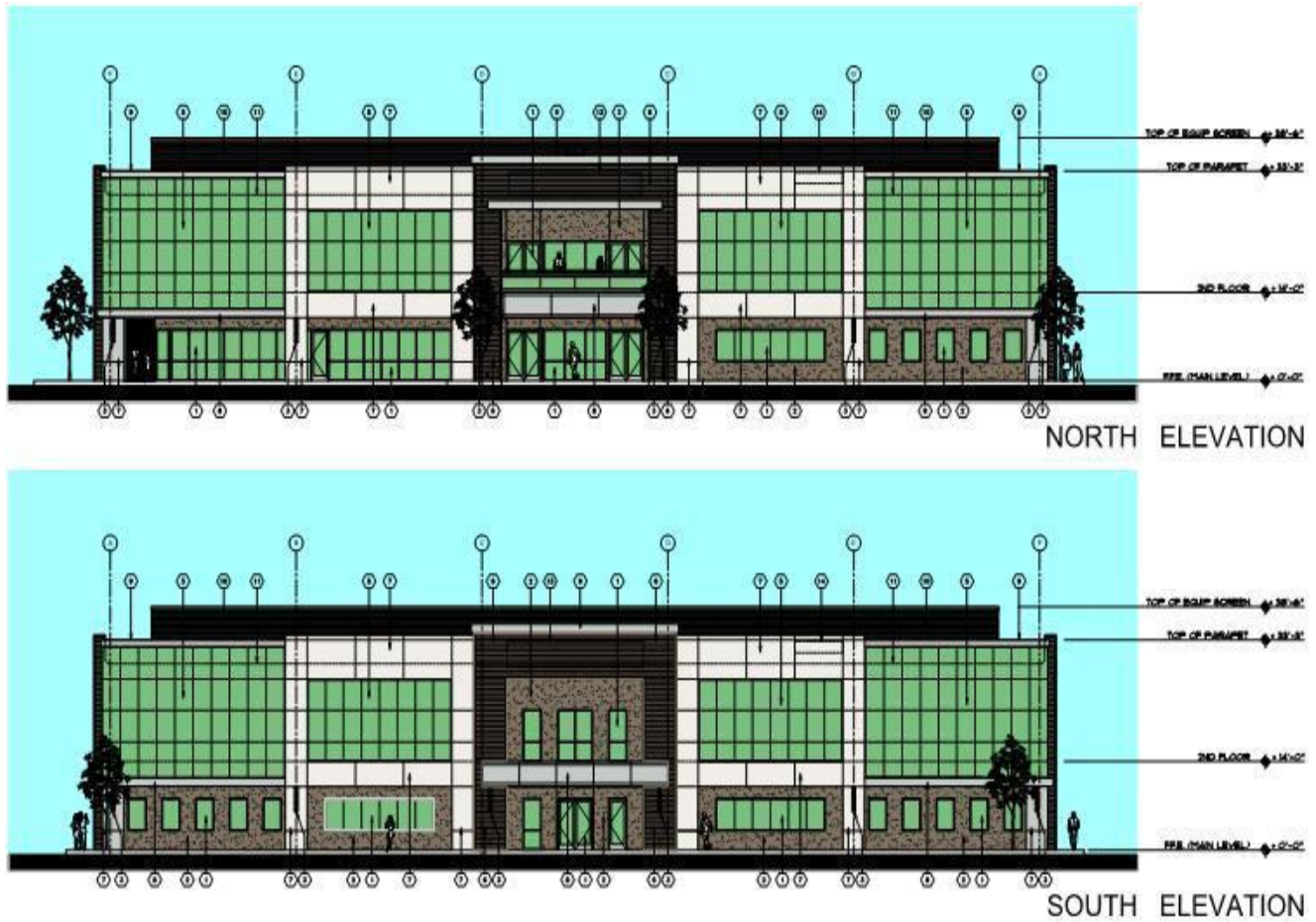


Figure 5 - Conceptual East and West Elevation



KEY NOTES

- 1 CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM AND WINDOW FRAMES
- 2 CEMENT PLASTER "SAND/FLOAT" FINISH, COLOR MATCH DUNN EDWARDS "DE6390-FALLEN ROCK"
- 3 WALL SCONCE LIGHT FIXTURE - STYLE TO BE SELECTED
- 4 SPARE
- 5 INSULATED GLASS CURTAIN WALL SYSTEM, GLAZING TO MATCH "OLDCASTLE SN-68 TWILIGHT GREEN"
- 6 RIBBED METAL PANEL SYSTEM, COLOR TO MATCH DUNN EDWARDS "DE6390-CHOCOLATE PUDDING"
- 7 SMOOTH METAL PANEL WALL SYSTEM, REYNOBOND (ALCOA PRODUCT), COLOR: "BONE WHITE"
- 8 SMOOTH METAL PANEL WALL SYSTEM, REYNOBOND (ALCOA PRODUCT), COLOR: "PLATINUM"
- 9 SMOOTH METAL PANEL PARAPET CAP, REYNOBOND (ALCOA PRODUCT), COLOR: "PLATINUM"
- 10 RIBBED METAL PANEL EQUIPMENT SCREEN, MATCH DUNN EDWARDS "DE6390-CHOCOLATE PUDDING"
- 11 ROOF LINE SHOWN DASHED
- 12 FUTURE ROOF MOUNTED SOLAR PANEL LOCATION
- 13 BUILDING IDENTIFICATION SIGNAGE LOCATION
- 14 BUILDING ADDRESS LOCATION

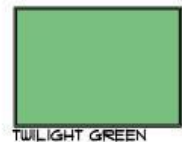
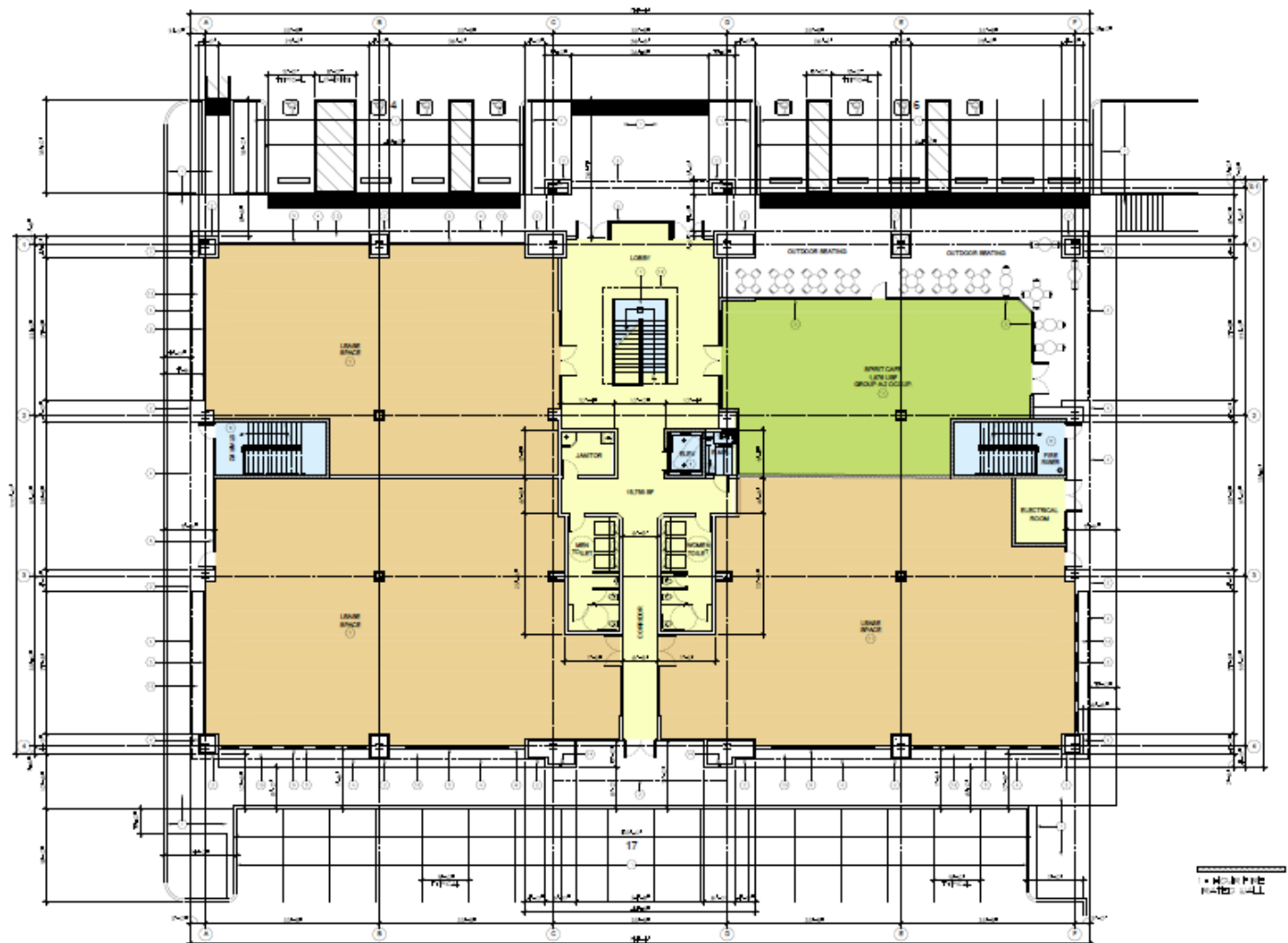


Figure 6 - Conceptual North and South Elevation



FLOOR AREA TABULATIONS

OFFICE LEASE SPACE FLOOR AREA ("B" OCC.)	10,846 SQ. FT.	68.9%
CAFE FLOOR AREA ("A-2" OCC.)	1,876 SQ. FT.	11.9%
BUILDING CORE FLOOR AREA ("B" OCC.)	3,033 SQ. FT.	19.2%
TOTAL:	15,755 SQ. FT.	100%

GENERAL NOTES

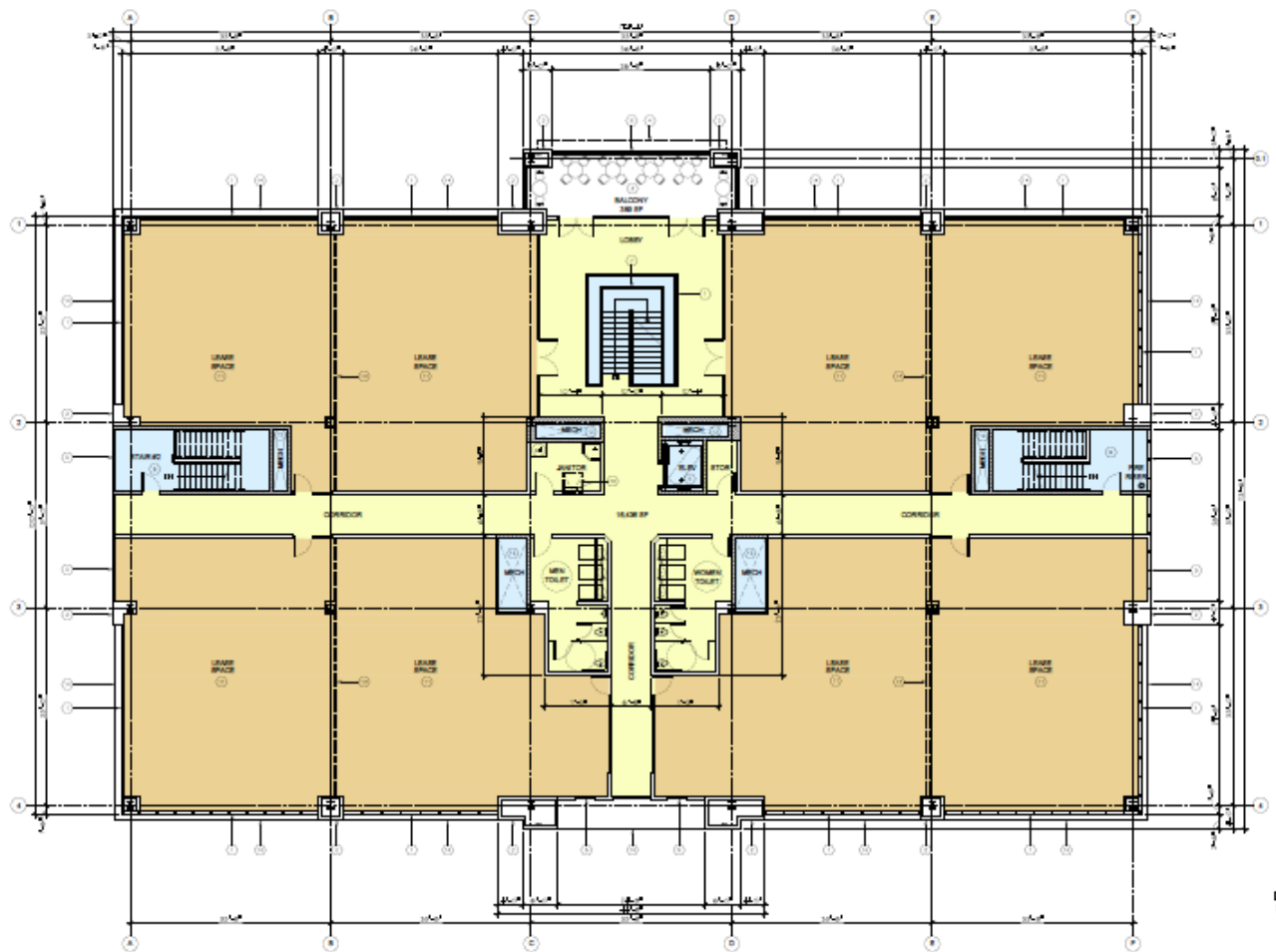
SEE CIVIL DRAWINGS AND ARCHITECTURAL SITE PLAN FOR INFORMATION NOT SHOWN ON THIS PLAN

SEE LANDSCAPE DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN

SEE EXTERIOR ELEVATIONS FOR BUILDING HEIGHT, DESCRIPTION AND COLOR OF ALL FINISH MATERIALS

1. PRECISION STACK STONE VENEER FINISH, STYLE AND COLOR TBD (ALTERNATE)
2. STUCCO SYSTEM FINISH, TEXTURE AND COLOR TBD
3. STOREFRONT WINDOW AND DOOR SYSTEM, FRAME AND GLAZING COLOR TBD

Figure 7 - Conceptual 1st Floor Plan



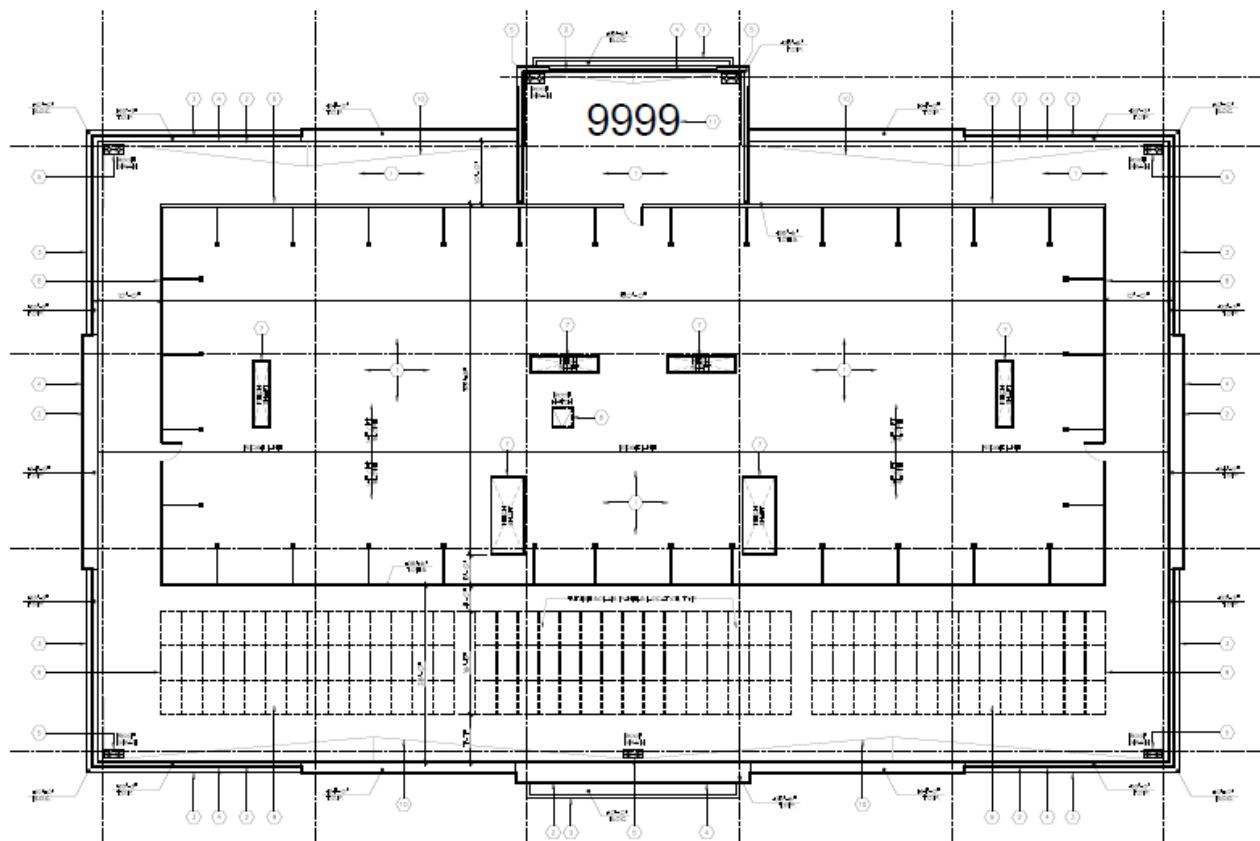
FLOOR AREA TABULATIONS

OFFICE LEASE SPACE FLOOR AREA ("B" OCC.)	13,596 SQ. FT.	79.0%
EXTERIOR DECK / BALCONY:	389 SQ. FT.	2.2%
BUILDING CORE FLOOR AREA ("B" OCC.)	3,229 SQ. FT.	18.8%
TOTAL:	17,214 SQ. FT.	100%

GENERAL NOTES

- SEE CIVIL DRAWINGS AND ARCHITECTURAL SITE PLAN FOR INFORMATION NOT SHOWN ON THIS PLAN
- SEE LANDSCAPE DRAWINGS FOR INFORMATION NOT SHOWN ON THIS PLAN
- SEE EXTERIOR ELEVATIONS FOR BUILDING HEIGHT, DESCRIPTION AND COLOR OF ALL FINISH MATERIALS
1. PRECISION STACK STONE VENEER FINISH, STYLE AND COLOR TBD (ALTERNATE)
 2. STUCCO SYSTEM FINISH, TEXTURE AND COLOR TBD
 3. STOREFRONT WINDOW AND DOOR SYSTEM, FRAME AND GLAZING COLOR TBD

Figure 8 - Conceptual 2nd Floor Plan



KEY NOTES

- ① ROOF TYPE: CLASS "A" 4-PLY BUILT-UP ROOF, LIGHT IN COLOR
- ② LINE OF WALL BELOW ROOF, SEE FLOOR PLAN AND EXTERIOR ELEVATIONS
- ③ METAL PANEL CANOPY, SEE EXTERIOR ELEVATIONS
- ④ PARAPET WALL WITH METAL FLASHING CAP, SEE EXTERIOR ELEVATIONS FOR SPECIFICATIONS
- ⑤ COMBINATION ROOF DRAIN/OVERFLOW DRAIN WITH DOME STRAINER
- ⑥ 36"x36" PRE-FINISHED ROOF HATCH
- ⑦ MECHANICAL EQUIPMENT SHAFT WITH SHEET METAL CAP
- ⑧ MECHANICAL EQUIPMENT SCREEN, SEE EXTERIOR ELEVATIONS
- ⑨ FUTURE ROOF MOUNTED SOLAR PANEL LOCATION SHOWN DASHED
- ⑩ WATER DIVERSION CRICKET
- ⑪ 60" TALL PAINTED BUILDING ADDRESS NUMBERS

GENERAL NOTES

1. THE LAYOUT, NUMBER AND LOCATION OF ROOF PENETRATIONS IS SCHEMATIC IS AT POINT. FINAL ENGINEERING WILL LIKELY CHANGE
2. IT IS ANTICIPATED THAT THE EQUIPMENT SCREEN IS TALL ENOUGH TO HIDE ANY MECHANICAL EQUIPMENT, HOWEVER, IT IS CONCEIVABLE THAT THE SIZE OF THE ENCLOSURE COULD CHANGE
3. THE INFRASTRUCTURE FOR SOLAR PANELS WILL BE PROVIDED DURING THE INITIAL SCOPE OF ENGINEERING/CONSTRUCTION. PANELS HOWEVER MAY NOT BE INSTALLED UNTIL A LATER DATE
4. PARAPET WALLS WILL HAVE A MINIMUM HEIGHT OF 42" FOR SAFETY REASON
5. SELECTION OF THE ACTUAL ROOFING MEMBRANE WILL BE BASED ON COMPLIANCE WITH TITLE-24 REQUIREMENTS

Figure 9 – Roof Plan

C. OUTDOOR AREAS/ LANDSCAPE DESIGN

Outdoor Areas

The outdoor areas are critical to the establishment of a consistent design theme that is welcoming and inviting.

The main entry into the building will create a strong sense of arrival through the use of accent plant material framing the lobby, a decorative pedestrian concrete accent piece, and free-standing planters to further define the space.

Trash enclosure shall be architecturally compatible with the building. It will be located on the west side of the parking lot and concealed by a structure that will be architecturally compatible with the building.

The outdoor dining area will be furnished with regionally appropriate outdoor furniture consisting of eight to twelve small cafe tables and accompanying chairs arranged in a typical cafe / coffee house style. Colors will be neutral to the building and be chosen to express a high quality establishment consistent to the architecture and finishes of the building.

Landscape Concept

The overall landscape concept is to enhance and soften the building while also complying with water conservation requirements. The landscape design is intended to provide an aesthetically pleasing environment, while considering the efficient and responsible use of water resources by the businesses. The landscape design shall comply with the Water Efficient Landscape Ordinance. The plant palette will be reviewed by the City, it is also included in the Specific Plan. The landscaping will serve to enhance the building and surrounding area, provide points of interest and a sense of arrival, create shade within the parking lot area, be a low water use palette, and reduce the need for excessive maintenance. See Figure 10 on the list of exhibits. The site currently has thirty-eight trees and other poorly maintained landscaping. The existing trees will be replaced on a 1=1 ratio and 1 tree will be required per 5 parking spaces on the Site Development Plan (SDP).

Landscaping

In addition to landscaping provided in the setback areas, an additional 10% of the site will be landscaped. Landscaping shall conform to the guidelines established in this Specific Plan and consists of, but not limited to, the recommended plants listed included in the Specific Plan. Final Landscape design, including plant species, will be reviewed and approved by the Planning Division prior to issuance of grading permit.

Plant Description - Size

Botanical Name - Common Name (Wucols)

Trees

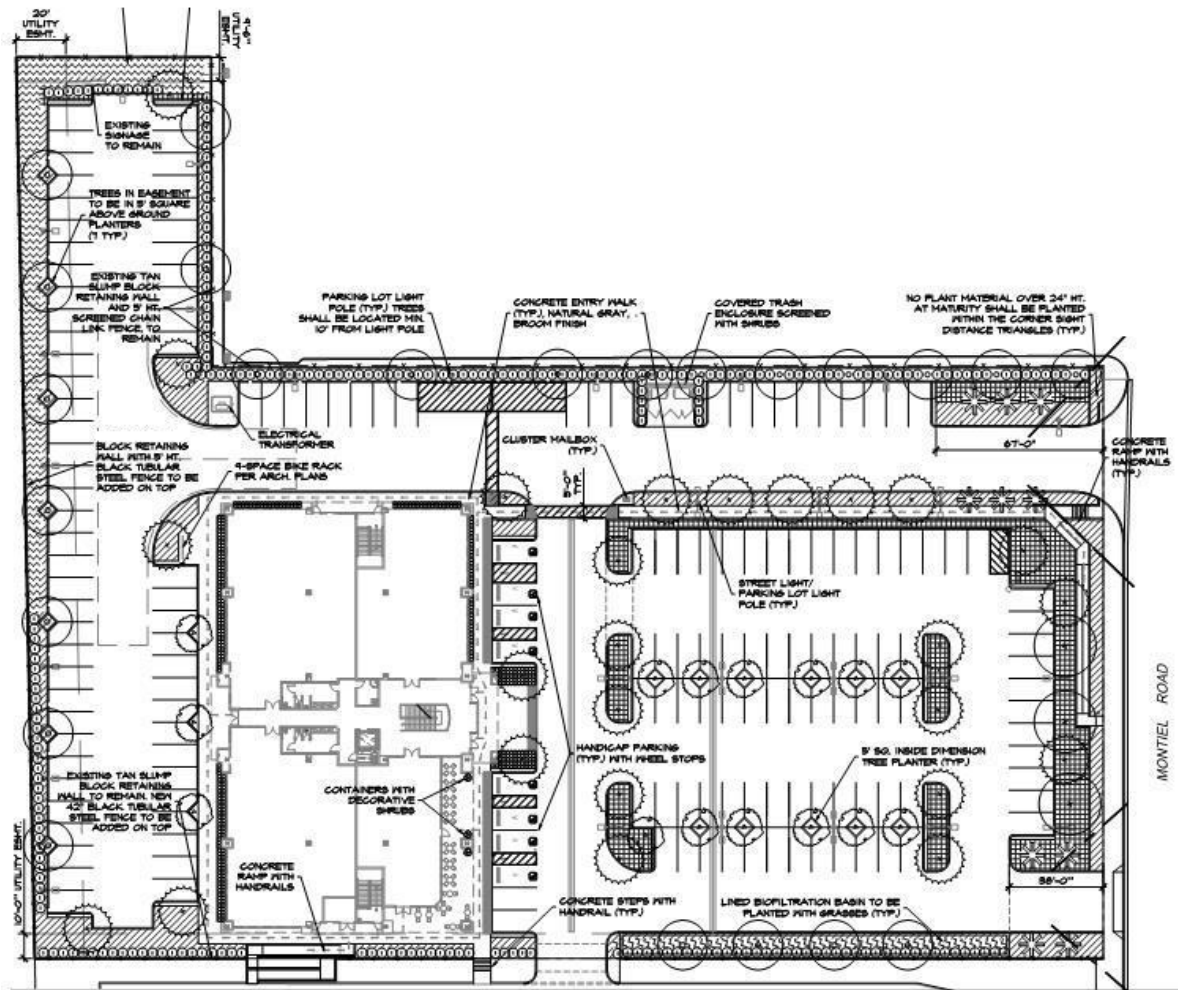
1. STREET TREES - MONTIEL RD 24" BOX
 - a) *Ficus Rubiginosa*-Rusty Fig (M)
2. PARKING AREA TREES 24" BOX
 - a) *Arbutus 'Marina'*-Marina Strawberry Tree (M)
 - b) *Gleditsia Tricanthos*-Honey Locust (L)
 - c) *Koelreuteria Bipinnata*-Chinese Plame Tree (L)
 - d) *Lagerstroemia 'Tuscarora'*-Tuscarora Crape Myrile (M)
 - e) *Rhus Lancea*-African Sumac (L)
3. SMALL ACCENT PARKING ISLAND TREES 24" BOX
 - a) *Arbutus 'Marina'*-Marina Strawberry Tree (M)
 - b) *Cercis 'Forest Pansy'*-Forest Pansy Redbud (M)
 - c) *Lagerstroemia 'Tuscarora'*-Tuscarora Crape Myrile (M)
4. PERIMETER THEME TREES 15 Gallon - 24" BOX
 - a) *Melaleuca Quinquenervia*-Paperback Tree (M)
 - b) *Pinus Canariensis*- Canary Island Pine (L)
 - c) *Tristania Conferta*-Brisbane Box (M)
5. ENTRY THEME TREES 8' BTH
 - a) *Washingtonia Robusta*-Mexican Fan Palm (L)

Plant Description - Size

Botanical Name - Common Name (Wucols)

Shrubs and Groundcovers

1. SCREENING SHRUBS 5 Gallon
 - a) Callistemon Citrinus-Crimson Bottlebrush (L)
 - b) Westringia Fruticosa-Coastal Rosemary(L)
 - c) Salvia 'Winnifred Gilman'-Winnifred Gilman Blue Sage (L)
 - d) Dodonea Viscosa-Hop Bush(L)
2. MASSING SHRUBS 1- 5 Gallon
 - a) Callistemon 'Little John'-Dwarf Callistemon (L)
 - b) Dietes Bicolor-Fortnight Lily (L)
 - c) Pennisetum Rubrum- Purple Fountain Grass (L)
 - d) Rosmarinus 'Roman Beauty'-Roman Beauty Rosemary (L)
 - e) Salvia 'Hot Lips'-Hot Lips Sage (L)
 - f) Tagetes Lemonii-Mexican Marigold (L)
3. SMALL ACCENT SHRUBS 1- 5 Gallon.
 - a) Buxus 'Uptight'-Uptight Boxwood (M)
 - b) Dianella 'Little Rev'-Little Rev Flax Lily (M)
 - c) Nandina 'Lemon Lime'-Lemon Lime Heavenly Bamboo (L)
 - d) Rosa 'Flower Carpet'-Flower Carpet rose (M)
 - e) Trachelospermum Jasminoides- Star Jasmine (M)
4. GROUNDCOVERS - FLATS @ 12" O.C
 - a) Baccharis 'Pigeon Point'-Dwarf Coyote Bush (L)
 - b) Lantana 'New Gold'-New Gold Lantana (L)
 - c) Rosmarinus 'Prostratus'-Prostrate Rosemary (L)
5. BASIN GROUNDCOVERS - PLUGS - 1 Gallon @ 12" O.C
 - a) Carex Spissa-San Diego Sedge (L)
 - b) Muhlenbergia Rigens-Deer Grass (L)



PLANTING LEGEND

PLANT DESCRIPTION - SIZE BOTANICAL NAME - COMMON NAME (NICOLS)

TREES



STREET TREES - TO COORDINATE WITH ADJACENT SITE TO THE EAST -
MONTIEL RD. - 24" BOX (APPROX. QTY = 9)
FICUS RUBIGINOSA - RUSTY FIG (M) (MIN. PLANTER WIDTH 15')



PARKING AREA SHADE TREES - 24" BOX (APPROX. QTY = 28) - MIN.
PLANTER WIDTH 5'
ARBUS 'MARINA' - MARINA STRAWBERRY TREE (M)
CHITALPA T. 'PINK DAWN' - CHITALPA PINK DAWN (L)
KOELREUTERIA PANICULATA - CHINESE FLAME TREE (L)
LAGERSTROEMIA 'TUSCARORA' - TUSCARORA CRAPE MYRTLE (M)
RHUS LANCEA - AFRICAN SUMAC (L)



SMALL FLOWERING ACCENT PARKING ISLAND TREES - 24" BOX
(APPROX. QTY = 14) - MIN. PLANTER WIDTH 4'
ARBUS 'MARINA' - MARINA STRAWBERRY TREE (M)
CERCIS 'FOREST PANSY' - FOREST PANSY REDBUD (M)
LAGERSTROEMIA 'TUSCARORA' - TUSCARORA CRAPE MYRTLE (M)



PERIMETER THEME SCREENING TREES - 15 GAL. - 24" BOX
(APPROX. QTY = 16) - MIN. PLANTER WIDTH 5'
CHILOPSIS LINEARIS - DESERT WILLOW (L)
SEIJERIA PARVIFLORA - AUSTRALIAN WILLOW (L)
TRISTANIA CONFERTA - BRISBANE BOX (M)



ENTRY THEME TREES - 8' BTH (APPROX. QTY = 10)
WASHINGTONIA ROBUSTA - MEXICAN FAN PALM (L)

SHRUBS AND GROUNDCOVERS



TALL SCREENING SHRUBS - 5 GAL. (APPROX. QTY = 150)
CALLISTEMON CITRINUS - CRIMSON BOTTLEBRUSH (L)
WESTRINGIA FRUTICOSA - COASTAL ROSEMARY (L)
SALVIA 'WINNIFRED GILMAN' - WINNIFRED GILMAN BLUE SAGE (L)
LAURUS NOBILIS - BAY LAUREL (L)
DODONEA VISCOSA - HOP BUSH (L)



MASSING SHRUBS - 1 GAL. - 5 GAL. (APPROX. QTY = 275)
CALLISTEMON 'LITTLE JOHN' - DWARF CALLISTEMON (L)
DIETES BICOLOR - FORTNIGHT LILY (M)
PENNISTETUM RUBRUM - PURPLE FOUNTAIN GRASS (L)
ROSMARINUS 'ROMAN BEAUTY' - ROMAN BEAUTY ROSEMARY (L)
SALVIA 'HOT LIPS' - HOT LIPS SAGE (L)
TAGETES LEMONII - MEXICAN MARIGOLD (L)



SMALL ACCENT SHRUBS - 1 GAL. - 5 GAL. (APPROX. QTY = 200)
BUXUS UPTIGHT - UPTIGHT BOXWOOD (M)
DIANELLA 'LITTLE REV' - LITTLE REV FLAX LILY (L)
NANDINA 'LEMON LIME' - LEMON LIME HEAVENLY BAMBOO (M)
ROSA 'FLOWER CARPET' - FLOWER CARPET ROSE (M)
TRACHELOSPERMUM JASMINOIDES - STAR JASMINE (M)



SPREADING GROUNDCOVERS - FLATS @ 12" O.C.
BACCHARIS 'PIGEON POINT' - DWARF COYOTE BUSH (L)
LANTANA 'NEW GOLD' - NEW GOLD LANTANA (L)
ROSMARINUS 'PROSTRATUS' - PROSTRATE ROSEMARY (L)



BIOFILTRATION BASIN GRASSES - PLUGS @ 12" @ 12" O.C.
CAREX SPISSA - SAN DIEGO SEDGE (L)
MULLENBERGIA CAPILLARIS - PINK MILLY (L)

Figure 10 – Conceptual Landscape Plan

D. SIGN STANDARDS

There will be two (2) monument signs and two (2) building identification signs serving the property. One monument sign is existing and located in the South-West Corner of the parcel (near the I78 Freeway), partially within the landscape easement. The second monument (new) will be positioned on the North side of the parcel near Montiel Road. One of the building signs will be visible from the driveway entrance, and the other will be visible from the Highway 78. Final sign locations and design will be approved by the City through a comprehensive sign program. A comprehensive sign program shall be submitted to the City for review and approval prior to issuance of any building permit.

All signs shall be of consistent designed and materials throughout the project and shall be designed to blend with size, scale and architecture of the building. Prohibited signs include roof signs, signs extending above the roofline, and flashing or animated signs.

E. PUBLIC FACILITIES / UTILITIES & FINANCING

All public facilities will be financed privately with exception to those utilities/services included in Community Facility District.

Gas and Electric Services- will be provided by San Diego Gas and Electric. Natural gas service will be provided through an existing gas line which abuts the site to the northeast along Montiel Road. **Electric Service** will be accessed from Montiel Road and will be undergrounded along the frontage of Montiel Road as a part of the Specific Plan

Water and Sewer services- will be provided by Vallecitos Water District (VWD). VWD has a 10" water main adjacent to and north of the property along Montiel Road. A water and sewer study prepared by VWD determined that an adequate water storage, water treatment/disposal, and land outfall capacities exist at this time. While the property is within the boundaries of the VWD, for water service it will have to annex into VWD's sewer district in order to take advantage of the sewer service provided by VWD. Any installation of upgrades to the existing sewer improvements within the Specific Plan and/or payments of fees towards upgrades may be required for the Specific Plan as determined by VWD.

Cable Television- is not anticipated to be utilized, but satellite TV, and internet, is anticipated to be used in the commercial building and all equipment will be shielded on the roof behind the mechanical screening and out of sight from side elevations.

Fire Protection- This property is in a High Fire Hazard area as identified in the City of San Marcos General Plan and by its design, construction standards and landscaping will mitigate any Fire related hazards. Fire Protection will be provided by the San Marcos Fire Protection District and the City of San Marcos Fire Department. Service is

provided throughout the City through four fire stations with the closest fire station being located at 404 Woodland Parkway (within a 2.5-mile distance from the site).

The San Marcos Fire Protection District also has a mutual aid agreement within the Escondido Fire Department, which, in case of need, may provide emergency services to the site.

The Fire District will require fire hydrants at 300 feet spacing, sprinklers internal to the building and a fire standpipe. The Specific Plan will be required to comply with all applicable City Fire Code requirements (SMCC Chapter 17.64). In addition, the property will be required to be annexed into the City's Community Facilities District, CFD 2001-01; Fire/Paramedic.

Police Services- will be provided by the County of San Diego Sheriff's Department and the property will be required to be annexed into the City's Community Facilities District, CFD 98-01; Police.

Solid Waste- will be provided by the local franchise waste hauler-EDCO (Escondido Disposal Company).

Operation and maintenance of public improvements & private facilities- will be privately financed except for those included in the Community Facility Districts.

Parks, Recreational Services and open space- is provided by the City of San Marcos. The closest park is Montiel Park which is less than 500 Feet away from the project site.

IV. IMPLEMENTATION

A. REVIEW PROCESS

This chapter establishes the development review process for the project. The scope of the project includes environmental review in conformance with CEQA, approval of the Specific Plan and approval of a Site Development Plan. A Comprehensive Sign Program shall be reviewed and approved by the City after project approval.

B. SPECIFIC PLAN

The Specific Plan consists of a conceptual site plan and this text. A description of the project's consistency with the San Marcos General Plan, permitted land uses, site development standards with special site-specific design criteria and measures required to implement the project are provided in this Specific Plan.

C. SITE DEVELOPMENT PLAN

In accordance with this Specific Plan the project will require approval of a Site Development Plan (SDP), obtain approval from the Vallecitos Water District, and obtain appropriate grading and building permits from the City of San Marcos. A lot line/boundary adjustment to create a single legal lot will also be required prior to issuance of a grading permit. The Conceptual Site Plan in Figure 4 on the list of exhibits reflects a single lot after the boundary adjustment.

D. SPECIFIC PLAN AMENDMENTS

Approval of this Specific Plan signifies acceptance by the City of San Marcos of a general framework and specific development standards for the project. It is anticipated that certain modifications to the Specific Plan text and exhibits may be necessary during the life of the project. Any modifications to the Specific Plan shall occur in accordance with the amendment process described in this section. These amendments, should they occur, are divided into two categories: Administrative Amendments which allow for minor changes to the Specific Plan and may be approved by the Planning Division Manager, and major changes which are considered Formal Amendments and are to be reviewed for approval by the Planning Commission and City Council.

Administrative Amendments

Upon determination by the Planning Division Manager, certain minor modifications to the Specific Plan and/or graphics may not require formal amendments (i.e. through public hearing) to the Specific Plan as approved. The Planning Division Manager has the authority to approve modifications to the Specific Plan as follows:

-
1. Realignment or modifications of internal streets, driveways, or parking areas serving the project, lot lines, easement locations, building footprint areas, and grading adjustments, if also approved by the City Engineer.
 2. Minor modifications to the Specific Plan may be allowed providing such future amendments shall not permit a new use or group of uses not shown in the approved Specific Plan Amendment.
 3. Modifications to design criteria such as paving treatments, architectural details and related criteria.
 4. Landscape treatments and areas; fencing, lighting, and entry treatments, provided the modifications are in substantial conformance with the purpose and intent of the specified design criteria
 5. Additional environment review shall not be required for administrative amendments to the Specific Plan Amendment provided such changes are determined to be in accordance with the overall intent of the Specific Plan and do not represent new significant environmental effects.

Formal Amendments

Specific Plan modifications, which do not meet the criteria of an Administrative Amendment, noted in this chapter shall require a major Amendment of the Specific Plan. These amendments shall be processed pursuant to Chapter 20.530 of the San Marcos Zoning Ordinance. The Planning Commission and City Council shall review all major Amendments for approval.

The Specific Plan text and exhibits represent an integrated, well-balanced plan for development, which has been reviewed in great detail by the City's staff, Planning Commission and City Council. Any request for a major Amendment to the Specific Plan shall require serious consideration as it relates to the intent of the original Specific Plan. Therefore, it shall be the responsibility of the amendment's applicant to demonstrate that:

1. The proposed amendment meets the goals and agreements of the San Marcos General Plan and the Richland Neighborhood Plan.
2. Any impacts to the Specific Plan resulting from the amendment can be satisfactorily addressed.

It shall also be the applicant's responsibility to update any Specific Plan studies and/or provide additional studies as determined by the Planning Division Manager.

V. SPECIFIC PLAN CONSISTENCY WITH THE SAN MARCOS GENERAL PLAN

A. GENERAL PLAN GOALS

The following are stated goals of the General Plan with which the project is consistent.

Goal LU-1 Achieve a balanced distribution and compatible mix of land uses to meet the present and future needs of all residents and the business community.

Implementation The development of the subject property will occur on an undeveloped property planned and zoned as a Specific Plan Area (SPA) for commercial/office uses and will implement the general plan in this area.

Goal LU-2 Promote development standards and land use patterns that encourage long-term environmental sustainability

Implementation The building use being proposed will be consistent with the commercial/office center to the west and east and the other commercial centers along Montiel Road. The project will provide long-term employment opportunities for the area.

Goal LU-3 Develop land use patterns that are compatible with and support a variety of mobility opportunities and choices.

Implementation The project is near other commercial/office centers and in an area with available and proposed public transportation facilities. An accessible path of travel from the project site interior to the public right of way is provided as part of the proposed Specific Plan. Employees have transit service available at the intersection of Avenida Ricardo/Nordahl Road and Center Drive which is 0.7 miles to the west as well as a light rail, Sprinter station at the intersection of Nordahl Road and Mission Road which is 1 mile from the project site.

Goal LU-6	Maintain a supportive business climate and a healthy, sustainable economy to retain and attract high quality businesses and create additional employment opportunities.
Implementation	The project, during the site construction will provide temporary construction jobs and permanent jobs for the commercial office operation as well as contribute a significant amount of property taxes to the City of San Marcos.
Goal LU-8	Ensure that existing and future development is adequately serviced by infrastructure and public services.
Implementation	The project is near SR 78 and is redeveloping a site that is contiguous to other commercial/office development. It will contribute to existing infrastructure by making infrastructure improvements to support future growth.