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DESIGN MANUAL
SAN MARCOS INDUSTRIAL PARK
January 1985

Prepared for:

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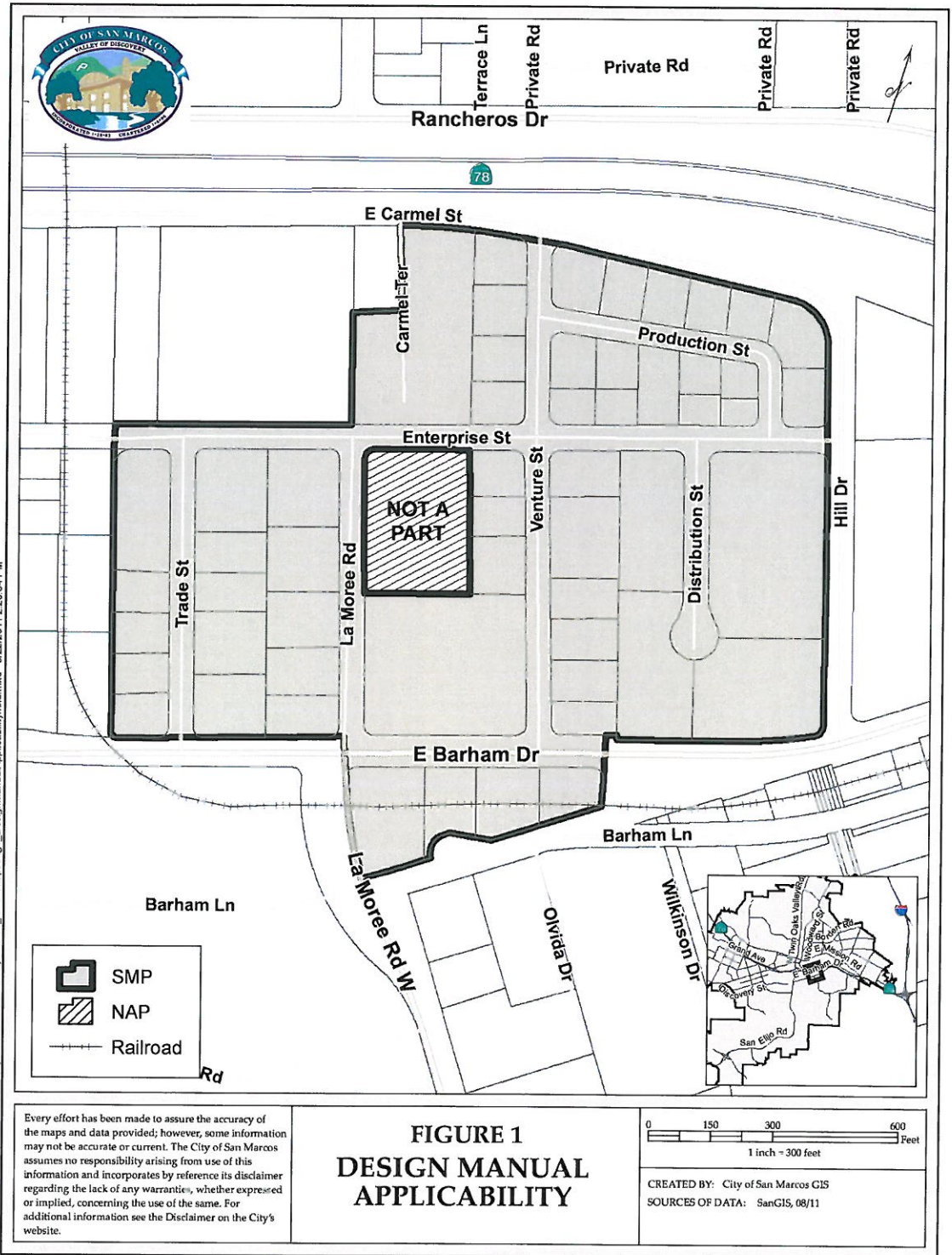
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I. INTRODUCTION

It is the purpose of this manual to provide an alternative to the Design Zone Overlay format and still achieve a quality industrial park by means other than the City of San Marcos' public hearing process for individual buildings. ~~At this time, San Marcos Industrial Park experiences a 90 to 120 day delay in project design approval which could be eliminated by the adoption of this manual.~~

This manual has been prepared in accordance with the City Zoning Ordinance, City Land Use Element for the Barham/Discovery Neighborhood, the City Land Use Policy Plan, Design Zone Overlay Ordinance and the recorded Covenants, Conditions and Restrictions of San Marcos Industrial Park. If a conflict should arise between this manual or the attached CC&R's and any of the referenced City documents, the most restrictive document shall take precedence.

This Design Manual is to be utilized in lieu of a public hearing before the Planning Commission and does not supersede any existing City or County ordinance or previously adopted resolution of approval. Modifications of this manual shall occur only ~~by public hearing before the City of San Marcos Planning Commission~~ by approval of the Planning Division Director. Expansion of this manual, to include additional properties, shall occur by action of the Planning ~~Commission~~ Division Director only. In no event shall existing park-CC&R's be modified without prior ~~Commission~~ City approval.

~~Individual buildings, with accompanying site/landscape plans and elevations which conform to the provisions of this manual shall be placed on the consent calendar to be reviewed by the City of San Marcos Planning Commission. In the event of a conflict, projects will be heard under the New Business portion of the Planning Commission agenda, provided 500' notifications have advised surrounding property owners of this possibility.~~

Adoption of this manual shall have no effect on the design of approved but as yet unbuilt projects. Expansion or alteration in the exterior dimension/appearance of any building under San Marcos Industrial Park ownership or a change in any previously approved site layout shall be accomplished in strict accordance with the provisions of this manual.

II. DESIGN MANUAL IMPLEMENTATION

This manual shall be implemented in strict accordance with the following procedures and no variation from these shall be permitted:

1. Initial review of the individual projects within the park shall occur administratively, through the City ~~Site Plan Review (SPR)~~ Development Advisory Committee. Projects shall be analyzed for conformance with all provisions of this manual, park CC&R's, applicable City ordinances and land use policies. The ~~SPR-SDP~~ Committee shall be authorized to condition any project, as necessary, for compliance with all applicable provisions of these documents.

For all projects subject to provisions of this manual, Site Development Plan Review-review submittals shall ~~consist of the following~~ comply with the City of San Marcos discretionary application submittal requirements:

- ~~_____ (a) 22 copies of a detailed site plan~~
- ~~_____ (b) 10 copies of a detailed landscape plan (one colored)~~
- ~~_____ (c) 10 copies of descriptive architectural elevations (one colored)~~
- ~~_____ (d) 10 reduced colored architectural elevations for the Commissioners~~
- ~~_____ (e) 2 copies of a preliminary floor plan~~
- ~~_____ (f) A completed Site Plan Review application~~
- ~~_____ (g) A \$200 processing fee~~
- ~~_____ (h) A materials board (submittal prior to Commission hearing)~~

- ~~2. The SPR Committee shall prepare detailed comments on each project and shall forward these in writing to the proponent. Comments shall include advisory remarks, mandatory plan revisions and the scope/timing of required improvements. The latter two shall be in the form of specifically listed conditions of project approval. Site Plan Review comments shall be made available, in their entirety (and upon request) to any interested member of the public. These comments shall identify any conflict between a proposed project, the manual and other applicable documents and shall specify necessary corrective measures. In this respect, comments shall serve as a "red flag" mechanism to interested parties, advising them of potential conflict with applicable regulations. The SDP will be reviewed in compliance with City Ordinance standards.~~

- ~~3. Once SPR comments are complete, individual cases shall be scheduled as consent calendar items on the next Planning Commission agenda. Any such item may be removed for the public hearing if deemed necessary by the Commission or upon a request by a member of the public. Proponent may also request a public hearing to appeal SPR Committee conditions of approval. Granting a request for public~~

~~hearing shall remain the prerogative of the Commission. Both the public and proponent shall have recourse to the City Council (on appeal) if dissatisfied with the Commission's action.~~

~~For purposes of this manual, consent calendar items shall be legally noticed in the same manner as a public hearing. This shall include 500' notifications to surrounding owners and a legal advertisement/vicinity map published 10 days prior to the scheduled meeting. This advertisement shall clearly indicate that the project will be considered as a consent calendar item. Further, it shall advise of the possibility of a public hearing in the event of a conflict, or upon request of any party identified above (again, subject to Commission concurrence).~~

~~Staff's submittal for the consent calendar shall include SPR comments/conditions and a brief cover report addressing unusual or difficult issues. This report shall serve as a "red flag" mechanism advising the Commission of any project's conflict with provisions of the design manual or other regulations (reinforcing SPR comments which will serve the same purpose in the manner described above). This information shall be accompanied by the site/landscape plans and architectural elevations which were submitted for SPR Committee review (one materials packet per Commissioner).~~

4.3. _____ Proponent shall revise site plan, architectural elevations or landscape plan as necessary, per SPR-SDP conditions of approval or in accord with additional conditions imposed by the Commission as the result of a public hearing (if applicable).

5.4. _____ Revised plans submitted for building permit plan check shall be subject to compliance with all conditions of project approval and applicable City/State regulations.

6.5. _____ Proponent shall comply with all improvement requirements specified by the City, including previous conditions of tentative map approval which affect the project in question. In no event shall any such condition be altered or deleted as a result of subsequent approvals pursuant to this manual.

7.6. _____ All business activity on any parcel subject to this manual shall be conducted in accordance with criteria set forth in the manual (CC&RS) and the City's M-Industrial zone operational standards.

8.7. _____ Minor modifications (such as, but not limited to, relocation or number of windows and manddoors, building color, substitution of similar landscape material) to approved buildings that do not appreciably change the appearance and are made in accordance with criteria established herein, shall administratively approved by the Planning Division Director.

III. PROJECT DESCRIPTION

San Marcos Industrial Park consists of the master planned phased development of approximately 49.7843 acres into a build-to-suit, sale or lease, industrial park. Principal use categories shall include all permitted uses as defined within the City of San Marcos ~~M~~ ~~(Industrial)~~ Zone classification.

The total development will yield approximately 760,000 square feet of gross useable building area.

The Park was originally divided into Five Phases for analytical purposes. ~~The actual phasing of the project will be a direct result of marketing activity. As units are added to the project, they may not conform to the phases already predetermined. Hereinafter, additions shall be referenced to as "units" as well as phases of the development.~~

Figure 1 shows the limits of acreage which shall be subject to development pursuant to this manual. ~~All shaded parcels delineated thereon were under San Marcos Industrial Park ownership as of December 17, 1984. Remaining parcels were under separate ownership as of that date and are not affected by this document.~~

IV. SPECIFIC DESIGNS

This section is provided to establish a narrower view of the project and the way it will be implemented. The absence of specific facts regarding certain aspects of the project design requires the establishment of standards. (Refer to CC&R's section 4.05 Building Construction and Maintenance.)

A. Architecture

- 1) Exterior Walls: The major walls of all the buildings within San Marcos Industrial Park shall be of the concrete tilt-up variety or other high quality architectural treatment as approved by the Planning Division Director. No metal buildings or accessories (awnings, etc.) shall be permitted within the park, as previously permitted by CC&R's Section 4.05 (a). Architectural treatment of, or accents to, these walls/buildings shall include at least one or more of the following: formliner bands, detail strips, wood lintels, exposed aggregate and false fronts to enhance the appearance of the buildings. Textured walls which do not lend themselves to paint shall be allowed. All architecturally untreated tilt-up walls shall be painted. All walls having high visibility from the freeway and residential streets shall be architecturally treated. Painting alone shall not suffice to satisfy this requirement. (Please refer to the attaché color chart for primary and accent colors).

Architectural design elements to be used in conjunction with the primary wall treatments would include plant-on details, formliner, reveal strips, arcades, roof elements at entrances that could be standing seam metal, skylights, painted wood or metal trusses. All metal shall be kept in a rust free condition.

- 2) Doors: Storefront glass doors shall be used on most office/entry areas. Hollow metal doors and frames shall be used at service and warehouse entry areas. Roll-up doors shall be of steel, and shall be 10' X 10', 12' X 10' or 12' X 12'.
- 3) Glazing: All glazing shall conform to the California Title 24 laws. Glazing shall consist of clear, gray, green, bronze, blue or silver. The glass would be used in tinted or reflective colors to provide architecturally compatible design solutions. Glazing for all warehouse, manufacturing and utility area shall consist of reflective glass.
- 4) Building Height: The maximum height of a building, including any two story building, shall be 35'. City ordinance shall dictate any change.
- 5) Roof Systems: Panelized roof systems shall be the principal roof system used and shall not be visible from the adjacent street. Any roof in the true meaning of the word shall be of a decorative nature only. All rooftop mechanical units, vents, ducts, etc. shall be completely screened from street grade view by false parapets. Should parapets fail to accomplish this objective, all such units shall also be completely housed in screening structures architecturally compatible with the building and painted to match the color of the roof.

B. SITE:

- 1) Orientation: Buildings shall be oriented to screen “undesirable” aspects such as loading docks, trash enclosures, etc. from view of surrounding residents, local traffic and the freeway. All building surfaces exposed to Highway 78 or adjacent housing shall be architecturally treated. Treatments shall include one or more of the following: detail strips, formliner or wall texturing.
- 2) Setbacks: All structure shall maintain a minimum setback of 10’ from any abutting street. Said setback shall be measured from property line and shall be mounded and landscaped in accord with the provisions of this manual. Except as reasonably necessary to permit installation of landscape buffers specified by the City’s ~~SPR~~SDP Committee, no setback from internal rear or side property lines shall be required.
- 3) Parking: The site plan of each new building shall provide for at least the minimum number of spaces required by the City of San Marcos at the time that the individual building permit is issued. Parking space size shall be dictated by City Ordinance and the angle at which the spaces are oriented to the curb, (i.e. 90 degree parking = 9’x20’ parking space). (Refer to CC&R’s Section 4.04 Maximum Parking area.)
- 4) Landscaping: Please refer to landscape section for detailed landscape design criteria. (See also CC&R’s section 4.02 Landscaping)
- 5) Park Lighting: Exterior lighting shall be low pressure sodium and shall be directed and shielded to confine the illumination within the boundaries of the project. Lighting shall be controlled by timer or photo electric eye. A standard light post shall be consistently used throughout the park. The light post shall be 4” square X 14’ high steel post with a 6” X 24” X 16” light fixture on top. ~~The light shall be 150 watts.~~
- 6) Storage & Loading Areas: ~~No outdoor storage areas shall be permitted within the park.~~ Outdoor storage shall be limited to materials, products or equipment used, produced, manufactured, and/or distributed by a permitted use. Outdoor storage areas shall only be located to the rear or side of the main building, shall not be stored or displayed in required parking areas, setback areas, landscape areas or on sidewalks. Outdoor storage areas adjacent to (or visible from) Carmel Street, Hill Drive, Barham Drive, Trade Street, La Moree Road, Venture Street, and Enterprise Street shall be enclosed on all sides with a solid masonry, block, cement or stucco wall, or tubular steel with metal or fabric mesh. Landscaping planted in front of the wall/fence may also be required to accomplish screening of outdoor storage areas. Outdoor storage areas that are not visible from streets referenced above may also be enclosed with a chain link fence with view obscuring slats. All fences/walls enclosing outdoor storage shall be at least six (6) feet in height. Material stored therein shall not be stacked to exceed the height of such wall or fence. The proposed screen wall design

shall be approved by the Planning Division Director. All loading areas of perimeter lots shall be oriented away from Hill Street, Barham Drive, the freeway and surrounding housing. All shipping/receiving activity shall occur solely within designated loading areas and may involve use of docks. In the case of loading areas which might otherwise be visible from the freeway or streets other than Barham Drive and Hill Street, an effective combination of: masonry walls, tilt-up concrete fencing, landscaping and/or landscape mounds shall be employed. All loading doors and other overhead or roll-up doors shall be oriented away from the freeway and residential streets. This prohibition may be modified on a case by case basis, in the event of intervening buildings which would effectively block such doors from view of the freeway and residential streets. Any and all screening shall be compatible with individual building architecture. No materials in loading areas shall be stacked so as to be seen from the freeway, or adjacent streets and housing.

- 7) Trash Enclosures: Trash enclosures shall be hidden from view or effectively screened from view or effectively screened from view with landscaping. The enclosures shall consist of three walls of the concrete tilt-up variety or masonry block. ~~The New trash~~ enclosures shall measure 7'-0" x ~~10'-14'~~ 14'-0" inside x 6'-0" high with a 7'-0" x ~~10'-14'~~ 14'-0" concrete base even with the surrounding grade. Corrugated steel double doors shall be provided at the front of the enclosures.
- 8) Grading & Drainage: Minimum grading shall be utilized on any phase or unit to insure proper drainage. A permit shall be obtained in the event more than 50 yards of earth is moved or a grade change exceeding 1 foot is necessary. The project shall contain drainage facilities built to the satisfaction of the City Engineer. In the event of a 50 year storm, such facilities shall allow for the slow release of water to avoid adverse effects on the downstream system.
- 9) Noise and Odor: Noise and odors emanating from any on-site building shall be mitigated so as not to become a nuisance to the surrounding properties.

V. LANDSCAPING

- A. General: It is the objective of the landscape guidelines to integrate the physical architectural elements with the landscape to create a desirable addition to San Marcos Industrial Park. Plant materials will be utilized to accent the architectural features of the various structures, as well as screen from view loading areas, trash enclosures and parking lots.

A minimum of 8% of the total site area including required setbacks along street frontages shall be utilized as landscape planters. ~~Undulating mounds shall be installed to a minimum average height of 3' above parking lot or street curb grade, whichever is higher within all streetside landscape setbacks for screening purposes (i.e. parking areas, loading docks) and to an average minimum height of 2 ½ feet for accent purposes to complement the building architecture. Height of said mounds shall be measured from top of street curb or parking lot curb, whichever is highest. Mounding shall be minimized within the public right-of-way along frontage streets to insure proper drainage. Additional mounding may be used, as appropriate and in proportion to landscape planter size and location, for accent and/or screening purposes.~~ A combination of landscaping ~~and/or mounding~~ shall be clustered along the ~~erect street frontage~~ to obscure parking.

Landscape planters shall receive a mix of trees, shrubs and ground cover, taking into account the planter size and its location. A detailed landscape plan (including number, size, type and location of plant materials) shall be submitted to the Planning ~~Department-Division~~ of the City of San Marcos for approval as part of the design package ~~and shall comply with the City's Water Efficient Landscape Ordinance.-~~

All required landscape planters shall be maintained in a neat, clean, orderly and weed free manner and in good repair. Plant materials shall be maintained in a healthy and tidy condition. Other maintenance shall include proper pruning, watering and mowing of lawns, weeding, removal of litter, fertilizing and replacement of plants when necessary. (Refer to CC&R's section 4.02 Landscaping.)

- B. Plant Materials: Landscaping shall be similar for all buildings. Landscaping shall be an effective combination of plant materials being chosen from a predetermined group of trees, shrubs, flowering plants, groundcovers and other landscape accent materials such as boulders and driftwood. (Refer to attached charts.) All plant materials, to the extent feasible, shall be indigenous to Southern California and drought and condition tolerant.

Due to the continually changing, refining and availability of landscaping materials, it may become necessary to vary from the approved plant materials charts. These substitutions shall be permitted as long as deciduous is substituted for deciduous and evergreen is substituted for evergreen and similar growth and screening values are achieved. Said substitutions shall be administratively approved by the Planning Division Director. (Minimum required sizes apply.)

Plant species, number of plantings and location shall directly correlate to their intended function. Several tree/shrub species selected for maximum screening value and rapid growth form are included in the attached plant materials charts. One or more of these species shall be employed, as necessary, for view-obscuring purposes (as specified herein). Plants intended to visually screen areas shall attain 85% of their capacity within two years.

Soil shall be properly prepared and treated if necessary, prior to planting. Plantings shall occur as per grower's recommendation or manufacturer's specifications as for seed, etc. All trees shall be planted a minimum of 1' behind property line out of the public right-of-way and shall be securely staked and tied at time of planting.

In determining plant sizes, the intended use and location of the plants shall be considered. A minimum of one (1) 15 gallon tree for every 300 square feet of on-site planter area and a minimum of one (1) five gallon size shrub for every 200 square feet of on-site planter area shall be provided.

Plantings within, or adjacent to, visually sensitive areas shall consist exclusively of evergreen tree/shrub species. These shall be provided in numbers sufficient to affect the following coverages:

Shrubs: One (1) 5 gallon shrub for every 50 square feet of on-site planter area.

Trees: A minimum of one (1) 15 gallon tree for every 100 square feet of on-site planter area. Larger site trees may be utilized at visually sensitive areas along major streets.

Trees and shrubs employed for such view-obscuring purposes shall be selected for maximum screening value and rapid growth. Use of deciduous trees/shrubs shall be limited to building frontages and other visually non-sensitive areas. All tree and shrub species shall have non-invasive root systems.

- C. Irrigation: An automatic irrigation system providing slightly overlapping 100% coverage shall be installed in all landscape planters. 6" high concrete curbing shall be installed to separate all landscape planters from paved areas. In accordance with City guidelines, no irrigation mains, valves, or controls shall be installed in the public right-of-way with the exception of lateral lines and risers.

VI. SIGNAGE

- A. General: All signs shall comply within the City of San Marcos' sign ordinance for the allowable sign area, height and placement. Signs shall be subject to City approval before issuance of permit. Placement of signs shall be at a distance from intersections deemed necessary by the San Marcos Engineering Department to ensure safe and adequate visibility for motor vehicles.

Lighting for signage shall be indirect. Lighting shall be controlled by timer or other for conservation of energy. No neon or self-lit signs are permitted. (Refer to CC&R's section 4.07 Signs for prohibitions and other guidelines.)

- B. Typical Tenant Monument Description: All individual building monument signs shall be of similar construction. Two 1' x 0 side x 1' -6' deep x 4' -3" high concrete poured in place columns shall have a 6' -10" wide x 2'x2" high x 0' -8" thick panel between them. The panel shall be formliner textured. A 6' -10" wide x 1' -7" high x 0'02" thick redwood or other wood sign shall be placed above the concrete panel between the columns. This wood sign may have the individual tenants' logo(s) and/or colors on it, and may also be two-sided. Tenant signs and monuments overall shall not exceed 8' -10' in width and 1' -6" in depth and 4'x 3" in height.

- C. Typical Park Monument Description: Park Entrance Monumentation shall be similar to individual building monuments with the exception of being approximately 35% larger. The poured in-place concrete columns to be 1' -4" wide x 2' -0" in depth x 5' -9" high. The concrete panel between the columns is to be 9' -3" wide x 2' -2" high x 0' -8" thick. Wood sign to be 9' -3" wide x 2' -11" high x 0' x 2" thick. Park entrance monuments shall have San Marcos Industrial Park and Howell Company Logos on the wood area of the monument.

VII. MAINTENANCE

- A. Developed Areas: All buildings, landscape planters and adjoining concrete or asphalt paved areas shall be kept in a clean, neat and weed free condition and in good repair. In the event of noncompliance, necessary action will be undertaken to restore the noncompliant area to the required condition (Refer to CC&R's Article IV and Article VI).
- B. Undeveloped Areas: All undeveloped areas of the park shall, at all times, be maintained in a clean, neat and weed free condition.