

Report

MEETING OF THE PLANNING COMMISSION

MEETING DATE: October 3, 2011

SUBJECT: City of San Marcos. San Marcos Industrial Park Design Manual Modification
DZ 09-84(11M)

Recommendation

Recommend approval of the modification to the San Marcos Industrial Park Design Manual.

Introduction

A City-initiated Design Zone modification to the approved San Marcos Industrial Park Design Manual to allow outdoor storage and allow the streamlining of the discretionary review process for new projects.

Background:

The San Marcos Industrial Park ("SMIP") Design Manual was approved in 1985 and modified in 1987, primarily to provide an alternative to the Design Zone Overlay discretionary review process that would allow the orderly, harmonious development of a 48 acre industrial park. At the time the SMIP Manual was approved, most of the industrial park was vacant and under one ownership. Because the SMIP was primarily vacant, some members of the community were concerned about ensuring orderly development, and the Design Manual contained several development standards that were more restrictive than the Industrial zone. All proposed projects required Planning Commission approval since the zoning designation was Industrial/Design Zone.

The Design Manual allowed proposed projects to be processed through the Site Development Review process, however, all projects still were required to go to the Planning Commission under consent calendar.

Discussion

Today the San Marcos Industrial Park is primarily developed, with 57 parcels under multiple ownerships. The site is zoned Industrial/Design Zone M/DZ. All of the parcels are designated "Industrial" per the Barham/Discovery Neighborhood of the General Plan.

The Design Manual restricts outdoor storage in the SMIP, however, a staff field survey of the Park indicates that the majority of the properties have some form of outdoor storage. Crescent Electric has also conveyed interest in relocating from Vista to the San Marcos Industrial Park, and will need the ability to have screened outdoor storage. The modification to the Design Manual will allow outdoor storage within the SMIP but will require the outdoor storage to be screened with a solid wall, tubular steel fence with

mesh, or chain link/slatted fence. The location of the outdoor storage will be on the side or rear of the building, outside of parking and setback areas, and all materials stored outdoors must be stacked below the fence height. This standard is consistent with the Industrial Zone development standard and will assist with industrial property owner's ability to comply with City standards during business operations.

Other minor modifications to the Design Manual will streamline the development review process by having any proposed new development (there are two vacant lots within the SMIP) or major redevelopment to be reviewed through the Site Development Plan administrative process while removing the additional requirement of scheduling the project on the Planning Commission consent calendar. Implementation of the Design Manual criteria will ensure future development conforms to the development and operational standards of the manual. Additionally, future changes to the Design Manual will be allowed per Planning Director approval.

Incidental updates:

- Updated SMIP project map by removing references to Phasing
- Updated language for processing of discretionary projects per City submittal requirements
- Reduced acreage to reflect acreage lost due to Sprinter construction
- Expanded the type of architectural style and materials of buildings
- Updated trash enclosure dimension to reflect current standard to accommodate recycling bins
- Revised landscaping standards to eliminate requirement for mounding of landscaping to provide screening
- Revised landscape standards to comply with the Water Efficient Landscape Ordinance

Attachment(s)


Adopting Resolution

A – Site & Project Characteristics

B- Aerial Map

C- Revised San Marcos Industrial Park Design Manual

Submitted by:



Jerry Backoff
Planning Division Director

Reviewed by:

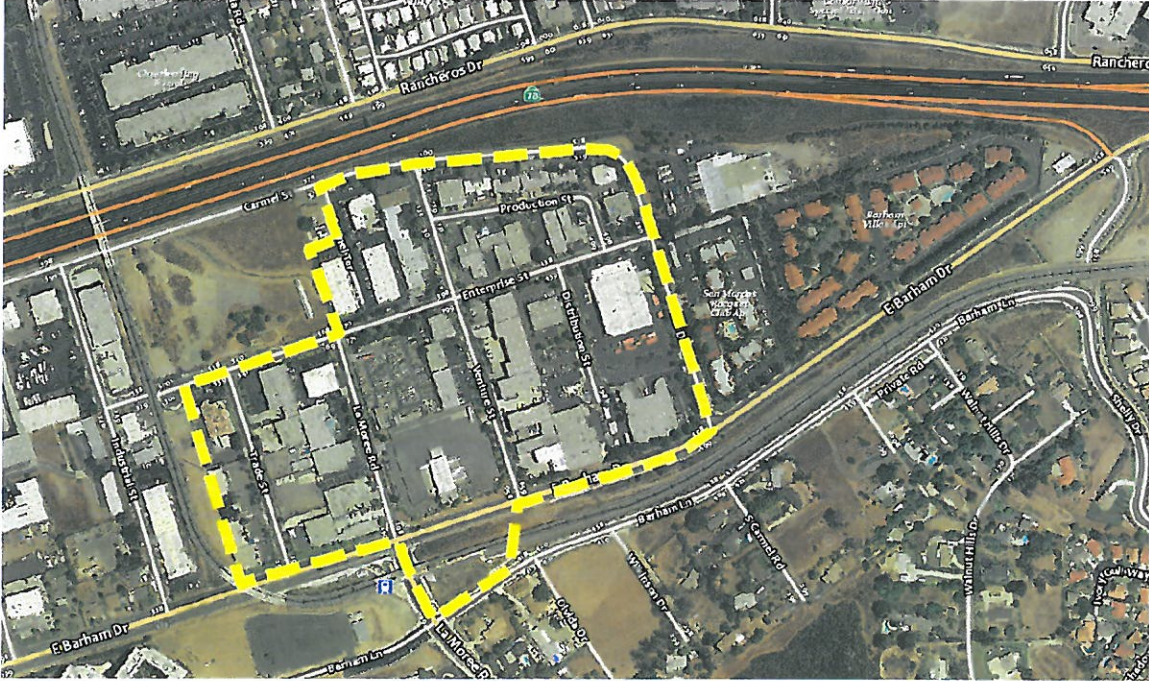


Charlie Schaffer
Development Services Director

ATTACHMENT A
Site & Project Characteristics

| <u>Property</u> | <u>Existing Land use</u> | <u>Zoning</u> | <u>General Plan Designation</u> |
|-------------------------|------------------------------|---|--|
| Subject | Industrial | M/DZ | Industrial |
| North | State Route 78 | SR-78 | SR-78 |
| South | Residential/ CSUSM | HOC SFD 2-4/ HOC/CSU | HOC SFD 2-4/ HOC/CSU |
| East | Apartments | R-3-6 | MF Res. 15-20 |
| West | Industrial | HOC/UD | HOC/UD Mixed Use |
| Flood Hazard Zone | | <input type="checkbox"/> yes | <input checked="" type="checkbox"/> no |
| Resource Conserv. Area | | <input type="checkbox"/> yes | <input checked="" type="checkbox"/> no |
| Redevelop. Proj. Area 1 | | <input checked="" type="checkbox"/> yes | <input type="checkbox"/> no |
| Sewers | | <input checked="" type="checkbox"/> yes | <input type="checkbox"/> no |
| Septic | | <input type="checkbox"/> yes | <input checked="" type="checkbox"/> no |
| Water | | <input checked="" type="checkbox"/> yes | <input type="checkbox"/> no |
| Gen. Plan Conformance | | <input checked="" type="checkbox"/> yes | <input type="checkbox"/> no |
| Land Use Compatibility | | <input checked="" type="checkbox"/> yes | <input type="checkbox"/> no |

ATTACHMENT B Aerial Map



ATTACHMENT C
Revised San Marcos Industrial Park Design Manual

RESOLUTION PC 11-4251

A RESOLUTION OF THE CITY OF SAN MARCOS PLANNING
COMMISSION APPROVING MODIFICATIONS TO THE SAN
MARCOS INDUSTRIAL PARK DESIGN MANUAL IN THE
INDUSTRIAL/DESIGN ZONE (M/DZ) IN THE
BARHAM/DISCOVERY NEIGHBORHOOD

Case No. DZ 09-84(11M)
City of San Marcos

WHEREAS, on or about September 7, 2011, staff initiated modifications to the San Marcos Industrial Park Design Manual to allow outdoor storage and as well as other minor modifications of the Design Manual. The San Marcos Industrial Park is generally located between Enterprise Street and Barham Drive, west of Hill Street, and east of Trade Street, more particularly described as:

Lots 27 and 28 of San Marcos Tract Number 250 in the City of San Marcos, County of San Diego, State of California according to Map thereof No. 11228 recorded in the Office of the County Recorder of San Diego May 9, 1985. Assessor's Parcel Numbers 220-201-22 and 23

Lots 22, 23, 24, and a portion of Lot 25 of San Marcos Tract Number 250 in the City of San Marcos, County of San Diego, State of California according to Map thereof No. 11228 recorded in the Office of the County Recorder of San Diego May 9, 1985 as described in Document No. 85-181075. Assessor's Parcel Number 220-201-20

Lot 26 and a portion of Lot 25 of San Marcos Tract Number 250 in the City of San Marcos, County of San Diego, State of California according to Map thereof No. 11228 recorded in the Office of the County Recorder of San Diego May 9, 1985 as described in Document No. 85-163528. Assessor's Parcel Number 220-201-21

Lot 50 and a portion of Lot 51 of San Marcos Tract Number 252 in the City of San Marcos, County of San Diego, State of California according to Map thereof No. 11517 recorded in the Office of the County Recorder of San Diego May 16, 1986 and more particularly described as Parcel C of Document No. 87-701455. Assessor's Parcel Number 220-201-69

A portion of Lots 51 and 52 of San Marcos Tract Number 252 in the City of San Marcos, County of San Diego, State of California according to Map thereof No. 11517 recorded in the Office of the County Recorder of San Diego May 16, 1986 and more particularly described as Parcel B of Document No. 87-701455. Assessor's Parcel Number 220-201-70

Lot 59 and a portion of Lot 60 of San Marcos Tract Number 252 in the City of San Marcos, County of San Diego, State of California according to Map thereof No. 11517 recorded in the Office of the County Recorder of San Diego May 16, 1986 and more particularly described in Document No. 88-401123. Assessor's Parcel Number 220-201-73

Lot 61 and a portion of Lot 60 of San Marcos Tract Number 252 in the City of San Marcos, County of San Diego, State of California according to Map thereof No. 11517 recorded in the Office of the County Recorder of San Diego May 16, 1986 and more particularly described in Document No. 88-584009. Assessor's Parcel Number 220-201-74

Lots 49, 54, 55, 56, 58, 63, 64, 65 of San Marcos Tract Number 252 in the City of San Marcos, County of San Diego, State of California according to Map thereof No. 11517 recorded in the Office of the County Recorder of San Diego May 16, 1986. Assessor's Parcel Numbers 220-201-27, 32, 36, 41, 42, 43, and 72

A portion of Lot 62 of San Marcos Tract Number 252 in the City of San Marcos, County of San Diego, State of California according to Map thereof No. 11517 recorded in the Office of the County Recorder of San Diego May 16, 1986. Assessor's Parcel Number 220-201-86

A portion of Lot 62 of San Marcos Tract Number 252 in the City of San Marcos, County of San Diego, State of California according to Map thereof No. 11517 recorded in the Office of the County Recorder of San Diego May 16, 1986 and more particularly described in Document No. 03-1097453. Assessor's Parcel Number 220-201-87

Lots 66, 67 and a portion of Lot 68 of San Marcos Tract Number 252 in the City of San Marcos, County of San Diego, State of California according to Map thereof No. 11517 recorded in the Office of the County Recorder of San Diego May 16, 1986. Assessor's Parcel Number 220-201-88

A portion of Lot 68 of San Marcos Tract Number 252 in the City of San Marcos, County of San Diego, State of California according to Map thereof No. 11517 recorded in the Office of the County Recorder of San Diego May 16, 1986 and more particularly described in Document No. 04-477124. Assessor's Parcel Number 220-201-89

Lots 29, 30, 31, 32, 36, 37, 43, 44, 45, 46 of San Marcos Tract Number 251 in the City of San Marcos, County of San Diego, State of California according to Map thereof No. 11925 recorded in the Office of the County Recorder of San Diego October 23, 1987. Assessor's Parcel Numbers 220-201-49, 220-201-52, 220-201-56, 220-201-57, 220-201-63, 220-201-64, 220-201-65, 220-201-66, 220-201-83

A portion of Lot 33 of San Marcos Tract Number 251 in the City of San Marcos, County of San Diego, State of California according to Map thereof No. 11925 recorded in the Office of the County Recorder of San Diego October 23, 1987 and more particularly described in Document No. 89-566174. Assessor's Parcel Number 220-201-75

Lot 35 and a portion of Lot 34 of San Marcos Tract Number 251 in the City of San Marcos, County of San Diego, State of California according to Map thereof No. 11925 recorded in the Office of the County Recorder of San Diego October 23, 1987 and more particularly

described as Parcel C of Document No. 89-566174. Assessor's Parcel Number 220-201-79

A portion of Lots 34 and 35 of San Marcos Tract Number 251 in the City of San Marcos, County of San Diego, State of California according to Map thereof No. 11925 recorded in the Office of the County Recorder of San Diego October 23, 1987 and more particularly described as Parcel B of Document No. 89-566174. Assessor's Parcel Number 220-201-80

Parcels 1 and 2 of San Marcos Parcel Map Number 434 in the City of San Marcos, County of San Diego, State of California according to Parcel Map thereof No. 15127 recorded in the Office of the County Recorder of San Diego February 5, 1988. Assessor's Parcel Numbers 220-201-67, 220-201-68

Parcels 1 and 2 of San Marcos Parcel Map Number 535 in the City of San Marcos, County of San Diego, State of California according to Parcel Map thereof No. 18130 recorded in the Office of the County Recorder of San Diego October 12, 1998. Assessor's Parcel Numbers 220-201-84, 220-201-85

A portion of Lot 23 in Block 58 of Rancho Los Vallecitos de San Marcos in the City of San Marcos, County of San Diego, State of California, according to Map thereof No. 806, recorded in the Office of the County Recorder of San Diego, December 21, 1895. Assessor's Parcel Number 220-201-47

Lots 1 through 21 of San Marcos Tract Number 206 in the City of San Marcos, County of San Diego, State of California according to Map thereof No. 10078 recorded in the Office of the County Recorder of San Diego April 29, 1981. Assessor's Parcel Numbers 220-370-01, 220-370-02, 220-370-05, 220-370-06, 220-370-07, 220-370-08, 220-370-09, 220-370-10, 220-370-11, 220-370-12, 220-370-13, 220-370-15, 220-370-16, 220-370-17, 220-370-18, 220-370-20, 220-370-21, 220-370-23, 220-370-24 220-370-25.

WHEREAS, the Planning Commission approved the San Marcos Industrial Park Design Manual DZ 09-84 on February 11, 1985;

WHEREAS, the Planning Commission approved a modification to the San Marcos Industrial Park Design Manual on May 17, 1987;

WHEREAS, the Development Services Department did study said request to modify the San Marcos Industrial Park Design Manual and does recommend approval; and

WHEREAS, the required public hearing held on October 3, 2011 was duly advertised and held in the manner prescribed by law, and

WHEREAS, the City of San Marcos did find the project Categorically Exempt pursuant to Section 15305 Class 5, in that this is the modification to the Design Manual to allow outdoor

storage is consistent with the exemption class of Minor Alterations in Land Use Limitations, of the California Environmental Quality Act (CEQA); and

WHEREAS, the City of San Marcos' decision is based on the following findings and determinations:

1. The approval of the Design Manual modification will not adversely affect the implementation of the General Plan for the Barham/Discovery Neighborhood in that the implementation of the development standards of the Manual will assist with orderly, harmonious development consistent with the General Plan land use designation, "Industrial", and the modification to allow administrative processing of development applications will allow expeditious processing.
2. The proposed modifications to the San Marcos Industrial Park Design Manual to allow screened outdoor storage will not adversely affect abutting properties and is consistent with the existing Industrial (M) Zone development Standards. The proposed modifications to the Design Manual standards will not be materially detrimental to public health, safety and welfare or injurious to property or improvements within the area in that outdoor storage will be required to be screened from public view.

NOW, THEREFORE, the Planning Commission resolves as follows:

- A. The foregoing recitals are true and correct.
- B. The attached San Marcos Industrial Park Design Manual as modified is hereby approved.

PASSED AND ADOPTED by the Planning Commission of the City of San Marcos, State of California, at a regular meeting thereof, this 3rd day of October, 2011, by the following vote:

| | |
|---------|----------------|
| AYES: | COMMISSIONERS: |
| NOES: | COMMISSIONERS: |
| ABSENT: | COMMISSIONERS: |

APPROVED:

Steve Kildoo, Chairman
SAN MARCOS CITY PLANNING COMMISSION

ATTEST:

Lisa Kiss, Planning Secretary
SAN MARCOS CITY PLANNING COMMISSION