

City of San Marcos General Plan Advisory Committee (GPAC)

Meeting #12 Notes

November 10, 2010
6:00 PM

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), THE CITY WILL MAKE EVERY REASONABLE ATTEMPT TO ACCOMMODATE ANY ATTENDEE OR PARTICIPANT AT THIS MEETING NEEDING SPECIAL ASSISTANCE BEYOND WHAT IS NORMALLY PROVIDED. PLEASE CONTACT THE PLANNING DIVISION OF THE DEVELOPMENT SERVICES DEPARTMENT AT (760) 744-1050 AT LEAST 48 HOURS PRIOR TO THIS MEETING TO INFORM US OF YOUR PARTICULAR NEEDS AND TO DETERMINE IF ACCOMMODATION IS FEASIBLE. PLEASE ADVISE US AT THE TIME YOU CALL IF SPECIAL ASSISTANCE IS REQUIRED TO ATTEND OR PARTICIPATE IN MEETINGS ON A REGULAR BASIS.

Start Time: 6:00 PM
SAN MARCOS CIVIC CENTER (COMMUNITY SERVICES "MAIN HALL")
3 Civic Center Drive, San Marcos, CA

GPAC ITEMS:

1. **Welcome (6:00 pm)**
Chairman Winn called the meeting to order and requested that staff proceed with the presentation regarding Business Parks & Operational Standards.

2. **Discussion on Business Park:**

Site Design:

A Power Point presentation was provided by Jerry Backoff with an overview of the Business Park Field trip Saturday October 30th, 2010. A bus shuttle was provided to visit various business park settings located in Carlsbad, Torrey Hills, La Jolla, University City, and Kearny Mesa. Although it started out as a cloudy & rainy day, GPAC members attending had an opportunity to get a close up look at Business Park structures along open space corridors, applications of enhanced landscape, placement of building and their relationship to surrounding buildings. Common features found with the Business Park centers consisted of water features, enhanced walkway features, public art, unique architecture, & innovative solutions to parking /loading areas. There were several good examples of Business Parks adjacent to residential neighborhoods.

Business Park Uses:

Typically, you'll find corporate users are attracted to Business Park. With definition of high-end architecture and development under a master plan with a heavy landscape setting you'll find highly skilled and high paying jobs. Normally you will find administrative offices, research & development, biotech uses, pharmaceutical companies, medical uses including care facilities, & laboratories. You will also find related and accessory uses consisting of hotels, child care, conference/convention centers, restaurants and health clubs.

Business Park Operational Standard:

Typically, the premises are quiet and well maintained. All activities as it relates to office, production, assembly, or storage is mainly within the unique architecturally designed structure. Outdoor storage uses are prohibited and there is significant screening through architectural design or enhanced landscape techniques to camouflage outdoor loading activities.

GPAC comments regarding Business Park**GPAC Comment:**

- Very limited sites for Business Park. Although the vacant area by the University is proposed as Business Park, we need to be careful where this designation goes. But area north of Highway 78 & Capalina Road may work.
- CA10 is a good call for Business Park.
- There was Business Park in the University District but that was removed. What about the Fenton property that may be a good location for Business Park.
- Pictures shown in Power Point are a high rent district at a high cost to build.
- Are the low occupancies in the business park due to restrictions in the zone?
Staffs response: No.
- San Marcos should provide incentives to developers.
- Is there a way to do a flex zone, so property owner could do either?
Staff response: Under Specific plan you could define potential uses.

Public comments regarding Business Park

- Flexibility is the key. A business park option is the way to go.
- Poway has a lot of vacant land to be developed as Business Park.
- SA1 is very inappropriate for Business Park.

3. Quick Overview of Legal Non-Conforming Regulations.

The City consultant provided a handout regarding examples of several jurisdictions as to how they deal with non-conforming uses.

GPAC comments regarding Legal Non-Conforming Regulations

- A simple mind, not understanding the details of non-conforming code, it would be nice to have examples of non-conforming buildings.
- Will the revised zoning ordinance include non-conforming?
Staff response: Yes.
- Concern if there would be any subsidy for a non-conforming situation.

Public comments regarding Legal Non-Conforming Regulations

- Important to understand when considering the land use designation and what non-conforming restriction translate to.
- If Industrial zone is changed to Light Industrial zone it would have less value.
- GPAC should take into consideration as if you own the land, what you would do.

3. Wrap Up and Adjournment

Staff acknowledged appreciation for the feedback during this discussion. Staff will complete the draft Ordinance of the Non-Conforming Structure & Uses and post on the City web page prior to the next GPAC meeting. Chairman Winn acknowledged we would not be meeting on January 6, rather it will be on January 18, 2011. Meeting adjourned.

4. **Next Meeting: #13, January 4, 2011, 6:00 pm {Non-Conforming Uses & Structure Regulation}**