

CHAPTER 20.47**(B-P) BUSINESS PARK ZONE****SECTIONS:**

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20.47.010 Purpose. The purpose of the Business Park (BP) Zone is to establish land uses which would generate office and professional employment base. The Business Park Zone is to provide development standards that will result in high quality developments.

In compliance with the General Plan, the Business Park Zone is intended to provide for master planning of industrial developments within a campus-like setting.

20.47.020 Uses.

- a. The following uses shall be permitted in the BP Zone:
1. Research and Development:
 - (a) Research activities, laboratories, and facilities for scientific research.
 - (b) Administrative or headquarter offices of firms engaged in research, development and manufacturing on the premises and includes one single company per parcel.
 - (c) Production of experimental products which neither constitute nor cause a public health risk to employees and/or to surrounding properties and/or residents.
 2. Manufacturing:
 - (a) Manufacturing prototype fabrication
 - (b) Production of products requiring advanced technology and skills directly related to research and development.
 3. Administrative Uses:
 - (a) Corporate headquarter offices.
 - (b) Financial headquarters and regional branch buildings.

- (c) Public utilities offices.
- (d) Prohibited offices include, but not limited to: medical and dental offices, employment agencies, real estate agencies.

4. Industrial Support Services: The permitted industrial support services shall be defined as supporting primary building tenants or be related to local service uses. No outdoor storage shall be allowed. Storage area in buildings shall be allowed only as incidental and related to the primary use of the building and not open to the public for purposes of product of merchandise sales. Such support services may include:

- (a) Data/information telecommuting and processing centers and services;
- (b) Drafting, blueprinting and photocopying;
- (c) Office supply establishments inclusive of but not limited to: stationers, secretarial and telephone answering services;
- (d) Fitness and/or exercise centers with gyms or showers;
- (e) Medical emergency care facilities;
- (f) Restaurants, excluding drive-through facilities;
- (g) Travel bureaus;
- (h) Hotels with 100 or more rooms;
- (i) Conference and/or convention centers.

5. Accessory Uses: The following accessory uses shall be permitted:

- (a) On-the-premises employee facilities, such as, but not limited to: cafeterias, gymnasiums, day care facilities which are intended to only serve the needs of said employees.
- (b) Park and Ride facilities, public transit centers, bicycling facilities and networks, pedestrian/jogging trails and staging areas.
- (c) Public and private parklands or open space areas with improvements suitable for active and/or passive recreational facilities.
- (d) Governmental service offices and facilities, such as fire stations, police stations and other similar facilities.

6. Other Uses: Any enterprise, business or use, which the City determines after public review, is similar in character to the permitted and compatible to the uses listed in this Section.

b. The following uses, provided a major use permit therefore is issued in accordance with the provisions of this ordinance:

1. Family care centers.

20.47.030 Site Standards.

a. Parcel Requirements

1. Minimum parcel size
BP-2 area : 2 acres
BP-1 area : 1 acre
2. Minimum frontage width: 185 feet
3. Minimum street cul-de-sacs frontage: 60 feet

b. Building Setbacks All building setbacks shall be measured from property line. For purposes of this ordinance, a street side property line is that line created by the right-of-way line of the fronting street as indicated in the San Marcos General Plan Circulation Element.

1. Special setbacks may be required for specific streets. Consult the San Marcos General Plan and/or any plan specific to the subject area.
2. Streetside Setback: No structure shall be located within 30 feet of any streetside property line, adjacent to Prime arterial, Major arterial and Secondary arterial streets; or
3. Within 20 feet of any streetside line adjacent to a street other than those mentioned above.
4. No setback shall be required on interior lot lines, except that if any setback is provided it shall be a minimum of ten (10) feet.
5. The following improvements are specifically permitted in the streetside setback:
 - a) walks;
 - b) planters, architectural fences or walls not to exceed three (3) feet in height;
 - c) landscaping;
 - d) bicycle pathways and exercise/par course stations.
 - e) unsupported roofs or sunscreens may project six (6) feet into the setback area.
 - f) benches and water features.

c. Parking area setbacks:

1. Vehicle parking and loading/unloading areas shall not be permitted within 30 feet of the streetside property line or lines of prime and/or major arterial streets.
2. Side and rear parking setbacks shall be a minimum of 5 feet and landscaped (see parking landscape section).

3. Parking shall not be allowed along the portion of the lot between the building main elevation frontage and the public right-of-way.

20.47.040 Site Utilization Standards.

a. Floor Area Ratio (FAR) Limit

Business Park FAR: 0.85 to 1

Floor Area Ratio means the ratio of space (floor area) in a building to the size of the lot. For example, an FAR of .85 to 1 means that .85 square feet of building area may be built for each square foot of lot area. If the size of the lot were 100,000 square feet and the FAR were .85 to 1 the building could contain 85,000 square feet.

b. Site Coverage Building coverage shall not exceed 45% of the net lot area.

c. Building Height and Massing

2 to 4 stories

d. Open Space: In addition to the landscape requirement the building design shall incorporate private parks at a ratio of 1 sq. ft. of park area for each 50 sq. ft. of building floor area.

- (1) Open Space Requirements - Business Park Zone. In the case of a new building or addition of floor area equal to 20% or more of an existing building (hereinafter "building") in the Business Park Zone usable open space shall be provided in the amount and in accordance with the standards set forth in this section.

- (2) Amount required. Usable open space shall be provided in the amounts specified below:

Minimum Amount of Usable Open Space Required

Zone	Ratio of Square Feet of Usable Open Space to Gross Square Feet of New Building or Addition.
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BP	1:50
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- (3) Floor Area of An Open Space Feature Excluded From Allowable Gross Floor Area. The floor areas of usable open space shall not be counted against the allowable gross floor area of the building regardless of whether the feature is an integral part of the building or whether it is open or enclosed.

- (4) Transfer of Allowable Floor Area of a Park Lot to a Non-Contiguous Development Lot or Lots. The basic gross floor area of a lot developed as a park pursuant to this section (the park lot) may be transferred to another lot or lots (development lot), provided that: the park lot and development lot or lots are in the same zoning district.

- (5) Character of space provided. Usable open space shall be composed of an indoor or outdoor area or areas designed to provide a wide variety of recreational and open space opportunities for workers, and visitors in the Business Park Zone. Such

areas may include plazas, urban gardens, view and sun terraces, urban parks, greenhouses, and small sitting areas. Such area or areas shall be on the same site as the building or may, with the approval of the City Planning commission, be located off-site on public or private property in a location within the same zone or within 500 feet and said zone.

- (6) Standards. Open space areas shall be approved by the Planning Division and shall meet the standards contained herein. Said recreation and open space areas shall:
- (a) be of adequate size;
 - (b) be situated in such locations and provide such ingress and egress as will make the area easily accessible to the general public;
 - (c) be well designed and where appropriate be landscaped and provide for the display of public art;
 - (d) be protected from wind;
 - (e) incorporate various features, such as seating and access to food service, which are appropriate to the type of area and which will enhance public use of the area;
 - (f) incorporate various features, such as seating and access to food service, which are appropriate to the type of area and which will enhance public use of the area;
 - (g) be well lighted if the area is of the type requiring artificial illumination;
 - (h) be open to the public at times when it is reasonable to expect public use;
 - (i) be designed to enhance user safety and security;
 - (j) be well maintained at no public expense;
 - (k) be operated in such a manner as will enhance use of the area by the general public;
 - (l) have adequate access to sunlight if sunlight access is appropriate to the type of area; and
 - (m) be consistent with the Master Plan.
- (7) Permitted Obstructions. In the calculation of usable open space the following obstructions shall be permitted: overhead horizontal projections, bays that will not obstruct pedestrian movement or block required sunlight access and any features on the floor or the area appropriate to the proper functioning of the area.
- (8) Guidelines. Consistent with the standards set forth in this Code, the City Planning Commission shall adopt as part of the General Plan, more specific guidelines regarding the size, location, design, maintenance, and method of operation deemed

necessary to assure the appropriate functioning and appearance of the various kinds of open space areas that can be provided in satisfaction of the requirements of this section.

- (9) Exemptions. The open space requirement may be waived by the Planning Division if it finds that there is not a feasible way to satisfy the requirement either on the lot of the development giving rise to the requirement or on another eligible lot.

e. Driveway Widths

1. Driveway spacing shall be determined by the "City of San Marcos Street Design Criteria" Standards.
2. Widths shall be limited to one 30-foot driveway for each property abutting the street.
3. Complexes of two or more buildings sharing access to a public street may be permitted two driveways.
4. No single driveway shall have a width of more than 30 feet measured at the property line without approval of the City Engineer. Minor variances may be permitted with the approval of the City Engineer.
5. Driveways shall provide a minimum of 20' throat distance.

f. Loading Areas

1. All loading facilities and maneuvering areas shall be on- site.
2. Loading areas in the front of the building shall be prohibited.
3. Loading areas and truck doors shall not face front setback areas.
4. Side loading areas and doors are permitted but must be screened by a concrete or masonry wall not less than 12 feet high, textured or colored to match the main building and not closer to a street than the applicable parking setback requirement(s).

g. Outdoor Storage

1. No outdoor storage is allowed.
2. Refuse collection bins are permitted in any required rear yard areas provided the storage area is completely enclosed by walls, fences or buildings or a combination thereof and have view obstructing gates.

h. Utility Service

1. All "on site" electrical lines (excluding transmission lines) and telephone lines shall be placed underground.
2. Transformer or terminal equipment shall be visually screened from view from streets and adjacent properties.

20.47.050 Building Standards.a. Building Siting and Design:

1. Site layouts shall be "organic" rather than "monolithic". Square and rectangular building floor plans, and design, shall be avoided.
2. No metal buildings, including metal sidings or sheeting exteriors, shall be permitted in the BP Zone.

b. Materials:

1. Tilt-up concrete with textures and/or colors is allowed subject to a maximum coverage of 50% of the materials used on the elevations visible from the public right-of-way.
2. Sheet or corrugated metal, asbestos or similar materials used on exterior walls are prohibited.
3. Use of a single material (such as 100% glass) on exterior walls shall be discouraged.
4. All outside and roof equipment including overhead, rolling, and service doors are to be painted a color consistent with the color scheme of the building.

c. Rooftop Treatment/Equipment Screens

1. No roof mounted equipment, skylights and/or duct work may project above the building parapet, except architectural screening of rooftop mechanical equipment.
2. In the case that the above requirement is not possible all roof mounted equipment, skylights and/or duct work visible from the public right-of-way shall be screened by an enclosure of equal or greater height and shall be architecturally consistent with the building design.
3. No mechanical equipment or vent shall be placed on the exterior surface of any building wall which can be viewed from a public street.
4. Equipment mounted on the ground (such as a pad mounted transformer) must be screened by a solid concrete or masonry wall consistent with the building design from any view from a public street.

d. Outdoor Free-standing Walls

1. All screening shall be a minimum of eight (8) feet high with a maximum not to exceed twelve (12) feet.
2. All street fronting fences and walls shall be compatible with the building's exterior treatment.
3. Walls shall provide 100% screening.

4. Open-style fences such as spaced wood, ornamental iron, screen or decorative block or similar material shall be allowed provided that said fences shall comply with one of the following landscaping requirements:
 - a. Planting with sufficient vines or climbing ivy of an acceptable density to ensure adequate screening within one year of planting.
 - b. Trees and shrubs of the evergreen variety or other similar year-round leaf-bearing type, set away and in front of the fence line so as to provide maximum screening. Such plants shall be of such variety and shall be spaced so as to allow only minimal gaps between foliage of mature trees and shrubs within one year after planting.

20.47.060 Lighting Standards.

- a. Shielded fixtures with well defined cut-offs limits shall be used to confine illumination to on-site areas only.
- b. Security lighting shall utilize low-pressure sodium fixtures and lamps.
- c. Wall mounted security light pack to be used only at rear an interior side of buildings.
- d. Accent lighting shall be integrated into building design or shall originate from concealed or inconspicuous source locations.
- e. Parking Area Lighting fixtures shall be shielded low-pressure sodium directed downward and have zero cutoff. Parking lot illumination level shall achieve a uniformity ratio of 3 to 1 (average to minimum) and a maintained average of one foot candle and a minimum of 0.3 foot candle.
- f. Fixtures shall be pole mounted, 25 feet maximum, above paved surfaces.

20.47.070 Landscaping Standards.

- a. General Requirements:
 1. All building sites will have a minimum of 20% landscaping of net developed area.
 2. All landscaped areas shall be permanently irrigated with an automatic sprinkler system.
 3. Finish land form and grade shall be an integral part of the landscape theme(s). Final grading for all landscaping areas shall be coordinated to provide a smooth rolling terrain character that blends slope areas with flat or terraced building pad area. Earth mounds between parking and public thoroughfare areas are required to screen views of parked vehicles.
 4. All landscaping shall be installed by the developer and kept in weed free and living conditions.

b. Street Side Setback Areas:

A combination of trees, shrubs, ground cover and earthen mounds shall be used in these areas.

c. Interior Setback Areas:

All unpaved areas not designated as undeveloped areas shall be landscaped. Undeveloped areas containing natural resources or amenities may be preserved for the scenic value as a portion of the required landscaping, at the discretion of the Director of Planning.

d. Parking Areas:

In addition to other required landscaping, one (1) tree for every five parking stalls shall be provided throughout the parking areas. Trees can be clustered but an even distribution of such trees must be achieved throughout all parking areas.

e. Slope Banks:

1. All slope banks greater than 5 feet in vertical height shall be stabilized, planted, and irrigated as required by the City.
2. Slopes shall be graded to 3:1 ratio or flatter for turf growth and maintenance.

f. Entrances:

All primary entrances to the Business Park shall install special landscape and sign treatments. Special landscape treatments and the incorporation of water features are encouraged. Signing within the entryways shall be limited to ground mounted signs which contain only the name of the business park. Plans for entryway landscape treatments shall be submitted to the City for approval prior to installation.

20.47.080 Signage and Graphic Requirements Standards. The signage regulations of this section supercedes the current sign ordinance (see Section 429).

a. General

1. No sign shall be closer than ten (10) feet to the front or exterior side property line.
2. No sign shall encroach into the public right-of-way.
3. No sign shall be roof-mounted.
4. No sign is to be directly painted onto any wall, building or structure.
5. No pole signs
6. Fast-food and restaurants signs shall be subject to special review. Square logo signs shall have a maximum diagonal dimension of 3 feet. Fast food outlets and freestanding restaurants are not considered individual centers for the purpose of signage.

7. No off-site signs shall be allowed
 8. In general, backlighted or externally illuminated metal or plastic faced letters or signs will not be allowed.
 9. Only monument signs as described below are allowed within the setback areas.
- b. The following standards shall apply to single-tenant or single- parcel businesses:
1. Wall signs shall be limited to identification of business name or identifying logo.
 2. Street addresses shall be incorporated into the face or structure of all freestanding signs.
 3. Wall signs shall be limited as follows:
 - a) One (1) per street frontage, not to exceed two (2) per business;
 - b) Wall signs shall be limited to a maximum of 50 square feet in sign area;
 - c) No wall sign shall exceed a height of 20 feet and shall not project above the roofline.
 - d) The overall vertical dimension of a wall sign shall not exceed 2 feet for corporate headquarters.
 4. Ancillary signage such as:

Directional signs (loading areas, shipping and receiving, guest and employee parking, building identification, etc.); stop signs must be specified as a part of a master sign program for the entire project and approved by the City.
- c. The following standards shall apply to multi-tenant or multiple-use businesses:
1. General sign requirements:
 - a. Wall signs shall identify the individual business, use, or identifying logo.
 - b. All projects with more than two (2) tenants or uses shall develop a comprehensive sign program.
 - c. Street addresses shall be incorporated into the face or structure of the freestanding sign.
 2. Wall signs shall conform to the following standards:
 - a. Maximum Number: one (1) per street or parking area frontage, not to exceed two (2) per business.
 - b. Maximum Sign Area: Four (4) percent of the building face, not to exceed 20 square feet.

- c. Maximum Height: Not to project above the roofline. The overall vertical dimension of a wall sign shall not exceed 1 foot for individual tenants.
3. Monument type (freestanding) signs shall conform to the following:
- a. Maximum Number: one (1) per development.
 - b. Maximum Sign Area (lettering): 40 square feet per each side of sign.
 - c. Maximum Height: 3 feet.
 - d. Real Estate signs
 - 1. Real Estate signs shall be limited to 1 1/2 X 3 foot signs with a maximum height of 3 feet.
 - 2. Said sign shall be placed out of the right-of-way.
 - 3. Only one real estate sign per frontage.

20.47.090 Site Plan Review. All new construction or modification(s) to existing developments(s) in the BP Zone shall be submitted for Site Plan Review by the City.

20.47.100 Area Specific Requirements.

- A. Heart of The City Plan Area:
- 1. Twin Oaks setback: 40' from property line.
 - 2. Prohibit parking areas along the Twin Oaks Valley frontage.
 - 3. No sign shall be placed within the 40 feet landscaped setback along Twin Oaks Valley Road except a single park entry sign at major intersection(s).

San Marcos Commerce
540-550 South Pacific Street, San Marcos, CA

Valuation \$3.8 Million

Building 540-550

Description:

72,050 Sq.Ft. 15% Office

Tenancy:

Age: 1984

Height:



This office flex project is in the same area as the distribution building but slightly further west along 78. The property is 1.2 miles south of the interchange in a park like setting. The area contains similar buildings yet the landscape and general site look more presentable at this location. The location is somewhat off the road and there appears to be vacancy in the rear building. Ceiling height is low at 14' and the facade is a stone aggregate. Dock doors are grade level.



San Marcos Commerce Center

Property ID: 15359148
<http://listing.loopnet.com/15359148>

San Marcos Commerce Center

540-550 S. Pacific St.
 San Marcos, CA 92069
 County: San Diego

CONTACT LISTING BROKER

Todd R. Davis, (760) 431-4227
CCIM

Karen M. Fuller (760) 431-4214



For Lease	Active
Type:	Industrial Warehouse
Total Space Available:	6,096 SF
Building Size:	71,166 SF
Year Built:	1984
Date Last Verified:	3/5/2009
Property ID:	15359148

Available Spaces

Suite/ Floor	Space Available	Minimum Divisible	Maximum Contiguous	Rental Rate	Date Available	Space Type	Sublease
550-101	6,096 SF			\$0.87/SF/Month	Immediate	Warehouse	No

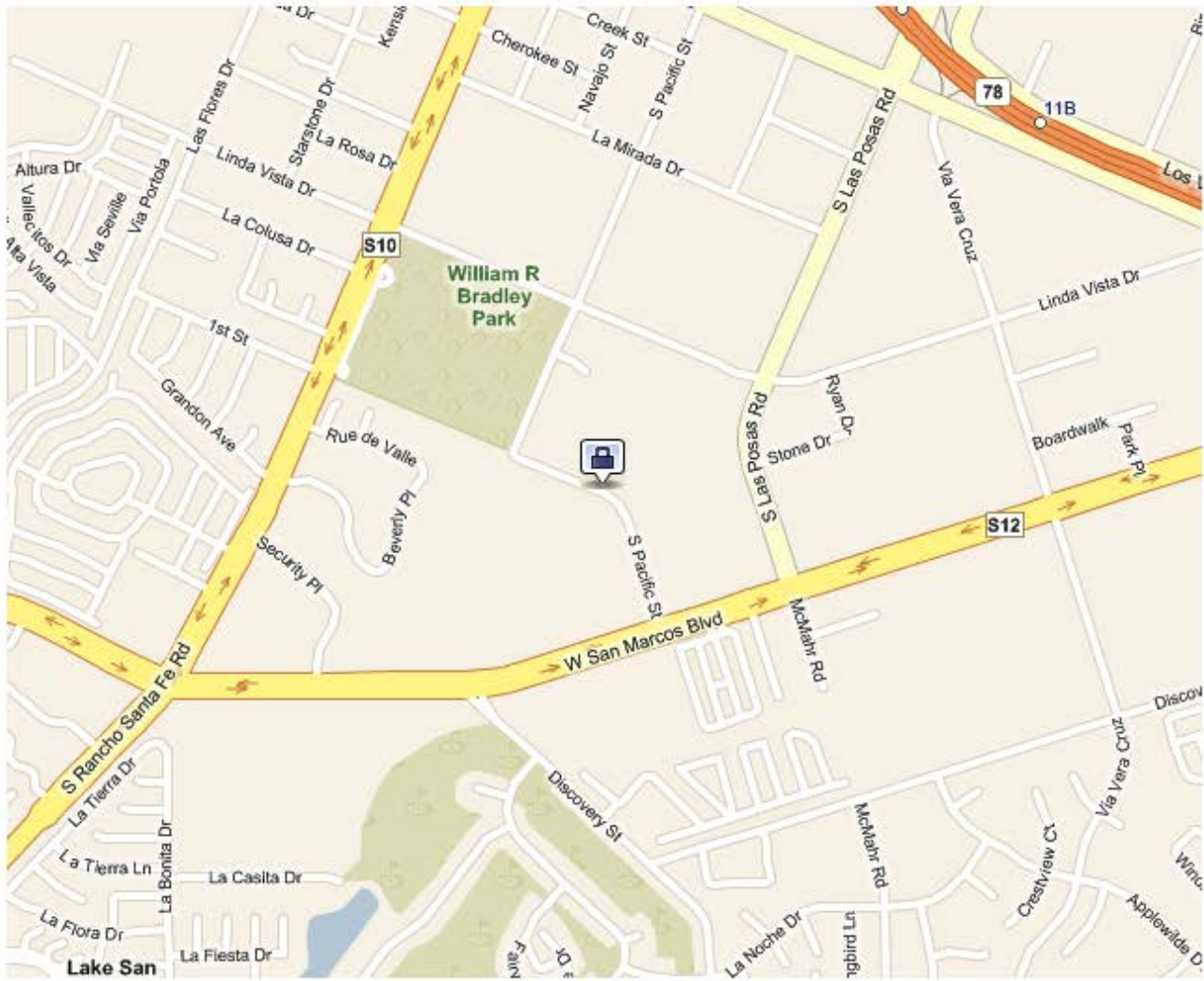
Lease Type: Modified Gross

Additional Information

Property Description:

Location Description:

Map



Demographics

	Population	1-mi.	3-mi.	5-mi.
2008 Male Population		5,650	39,662	84,132
2008 Female Population		6,329	40,650	86,834
% 2008 Male Population		47.17%	49.38%	49.21%
% 2008 Female Population		52.83%	50.62%	50.79%
2008 Total Adult Population		9,694	58,768	126,879
2008 Total Daytime Population		21,073	99,530	201,138
2008 Total Daytime Work Population		13,742	58,010	115,556
2008 Median Age Total Population		44	33	36
2008 Median Age Adult Population		52	42	44
2008 Age 0-5		810	8,542	15,857
2008 Age 6-13		1,002	9,279	19,768
2008 Age 14-17		473	3,723	8,461
2008 Age 18-20		321	2,759	5,589
2008 Age 21-24		422	3,510	6,297
2008 Age 25-29		621	6,005	10,934
2008 Age 30-34		793	7,048	12,981
2008 Age 35-39		802	6,439	13,551
2008 Age 40-44		704	5,696	13,109
2008 Age 45-49		752	5,408	13,213
2008 Age 50-54		723	4,291	11,245
2008 Age 55-59		678	3,851	9,538
2008 Age 60-64		596	2,813	6,901
2008 Age 65-69		493	2,177	5,228
2008 Age 70-74		535	2,206	5,138
2008 Age 75-79		681	2,369	5,123
2008 Age 80-84		731	2,150	4,449
2008 Age 85+		841	2,047	3,582
% 2008 Age 0-5		6.76%	10.64%	9.28%
% 2008 Age 6-13		8.37%	11.55%	11.56%
% 2008 Age 14-17		3.95%	4.64%	4.95%
% 2008 Age 18-20		2.68%	3.44%	3.27%
% 2008 Age 21-24		3.52%	4.37%	3.68%
% 2008 Age 25-29		5.18%	7.48%	6.40%
% 2008 Age 30-34		6.62%	8.78%	7.59%
% 2008 Age 35-39		6.70%	8.02%	7.93%
% 2008 Age 40-44		5.88%	7.09%	7.67%
% 2008 Age 45-49		6.28%	6.73%	7.73%
% 2008 Age 50-54		6.04%	5.34%	6.58%
% 2008 Age 55-59		5.66%	4.79%	5.58%
% 2008 Age 60-64		4.98%	3.50%	4.04%
% 2008 Age 65-69		4.12%	2.71%	3.06%
% 2008 Age 70-74		4.47%	2.75%	3.01%
% 2008 Age 75-79		5.69%	2.95%	3.00%
% 2008 Age 80-84		6.10%	2.68%	2.60%
% 2008 Age 85+		7.02%	2.55%	2.10%
2008 White Population		8,237	54,149	127,896
2008 Black Population		139	1,714	3,420
2008 Asian/Hawaiian/Pacific Islander		382	5,037	10,303
2008 American Indian/Alaska Native		67	377	736
2008 Other Population (Incl 2+ Races)		3,155	19,034	28,611
2008 Hispanic Population		4,487	30,063	47,160
2008 Non-Hispanic Population		7,492	50,249	123,805
% 2008 White Population		68.76%	67.42%	74.81%
% 2008 Black Population		1.16%	2.13%	2.00%
% 2008 Asian/Hawaiian/Pacific Islander		3.19%	6.27%	6.03%
% 2008 American Indian/Alaska Native		0.56%	0.47%	0.43%
% 2008 Other Population (Incl 2+ Races)		26.34%	23.70%	16.73%
% 2008 Hispanic Population		37.46%	37.43%	27.58%
% 2008 Non-Hispanic Population		62.54%	62.57%	72.42%
2000 Non-Hispanic White		5,535	33,381	93,729
2000 Non-Hispanic Black		72	1,509	3,102
2000 Non-Hispanic Amer Indian/Alaska Native		29	240	557
2000 Non-Hispanic Asian		284	2,767	5,805

2000 Non-Hispanic Hawaiian/Pacific Islander	63	172	333
2000 Non-Hispanic Some Other Race	2	69	336
2000 Non-Hispanic Two or More Races	109	1,198	3,344
% 2000 Non-Hispanic White	90.83%	84.86%	87.43%
% 2000 Non-Hispanic Black	1.18%	3.84%	2.89%
% 2000 Non-Hispanic Amer Indian/Alaska Native	0.48%	0.61%	0.52%
% 2000 Non-Hispanic Asian	4.66%	7.03%	5.41%
% 2000 Non-Hispanic Hawaiian/Pacific Islander	1.03%	0.44%	0.31%
% 2000 Non-Hispanic Some Other Race	0.03%	0.18%	0.31%
% 2000 Non-Hispanic Two or More Races	1.79%	3.05%	3.12%

Population Change

	1-mi.	3-mi.	5-mi.
Total Employees	n/a	n/a	n/a
Total Establishments	n/a	n/a	n/a
2008 Total Population	11,979	80,312	170,966
2008 Total Households	4,954	28,852	63,893
Population Change 1990-2008	4,477	37,014	62,999
Household Change 1990-2008	1,762	12,669	24,116
% Population Change 1990-2008	59.68%	85.49%	58.35%
% Household Change 1990-2008	55.20%	78.29%	60.63%
Population Change 2000-2008	3,025	19,315	29,766
Household Change 2000-2008	1,247	7,567	13,160
% Population Change 2000-2008	33.78%	31.67%	21.08%
% Households Change 2000-2008	33.64%	35.55%	25.94%

Housing

	1-mi.	3-mi.	5-mi.
2000 Total Housing Units	3,955	22,383	53,212
2000 Occupied Housing Units	3,734	21,253	50,740
2000 Owner Occupied Housing Units	2,585	13,251	35,577
2000 Renter Occupied Housing Units	1,149	8,002	15,163
2000 Vacant Housing Units	220	1,129	2,473
% 2000 Occupied Housing Units	94.41%	94.95%	95.35%
% 2000 Owner Occupied Housing Units	65.38%	59.20%	66.86%
% 2000 Renter Occupied Housing Units	29.06%	35.75%	28.49%
% 2000 Vacant Housing Units	5.56%	5.04%	4.65%

Income

	1-mi.	3-mi.	5-mi.
2008 Median Household Income	\$47,680	\$56,822	\$60,654
2008 Per Capita Income	\$32,570	\$29,138	\$32,057
2008 Average Household Income	\$78,757	\$81,108	\$85,779
2008 Household Income < \$10,000	245	866	1,705
2008 Household Income \$10,000-\$14,999	238	998	1,796
2008 Household Income \$15,000-\$19,999	257	1,135	2,395
2008 Household Income \$20,000-\$24,999	299	1,460	3,032
2008 Household Income \$25,000-\$29,999	303	1,486	2,761
2008 Household Income \$30,000-\$34,999	402	1,729	3,400
2008 Household Income \$35,000-\$39,999	315	1,559	3,146
2008 Household Income \$40,000-\$44,999	300	1,677	3,547
2008 Household Income \$45,000-\$49,999	221	1,446	3,105
2008 Household Income \$50,000-\$59,999	570	3,033	6,568
2008 Household Income \$60,000-\$74,999	640	4,318	11,230
2008 Household Income \$75,000-\$99,999	727	5,810	11,954
2008 Household Income \$100,000-\$124,999	275	1,943	4,618
2008 Household Income \$125,000-\$149,999	73	673	2,084
2008 Household Income \$150,000-\$199,999	49	386	1,428
2008 Household Income \$200,000-\$249,999	9	106	318
2008 Household Income \$250,000-\$499,999	31	221	788
2008 Household Income \$500,000+	1	5	16
2008 Household Income \$200,000+	41	332	1,122
% 2008 Household Income < \$10,000	4.94%	3.00%	2.67%
% 2008 Household Income \$10,000-\$14,999	4.80%	3.46%	2.81%
% 2008 Household Income \$15,000-\$19,999	5.19%	3.93%	3.75%
% 2008 Household Income \$20,000-\$24,999	6.03%	5.06%	4.75%

% 2008 Household Income \$25,000-\$29,999	6.12%	5.15%	4.32%
% 2008 Household Income \$30,000-\$34,999	8.11%	5.99%	5.32%
% 2008 Household Income \$35,000-\$39,999	6.36%	5.40%	4.92%
% 2008 Household Income \$40,000-\$44,999	6.05%	5.81%	5.55%
% 2008 Household Income \$45,000-\$49,999	4.46%	5.01%	4.86%
% 2008 Household Income \$50,000-\$59,999	11.50%	10.51%	10.28%
% 2008 Household Income \$60,000-\$74,999	12.92%	14.97%	17.58%
% 2008 Household Income \$75,000-\$99,999	14.67%	20.14%	18.71%
% 2008 Household Income \$100,000-\$124,999	5.55%	6.73%	7.23%
% 2008 Household Income \$125,000-\$149,999	1.47%	2.33%	3.26%
% 2008 Household Income \$150,000-\$199,999	0.99%	1.34%	2.24%
% 2008 Household Income \$200,000-\$249,999	0.18%	0.37%	0.50%
% 2008 Household Income \$250,000-\$499,999	0.63%	0.77%	1.23%
% 2008 Household Income \$500,000+	0.02%	0.02%	0.03%
% 2008 Household Income \$200,000+	0.83%	1.15%	1.76%

Retail Sales Volume

	1-mi.	3-mi.	5-mi.
2008 Children/Infants Clothing Stores	\$1,993,128	\$12,566,244	\$28,525,987
2008 Jewelry Stores	\$1,467,673	\$9,271,461	\$21,043,090
2008 Mens Clothing Stores	\$2,865,837	\$18,088,296	\$41,000,705
2008 Shoe Stores	\$2,691,800	\$16,925,921	\$38,387,211
2008 Womens Clothing Stores	\$4,909,344	\$30,882,174	\$69,928,359
2008 Automobile Dealers	\$34,233,395	\$212,253,175	\$482,189,015
2008 Automotive Parts/Acc/Repair Stores	\$4,250,541	\$26,621,077	\$60,407,488
2008 Other Motor Vehicle Dealers	\$1,311,576	\$8,252,438	\$18,716,131
2008 Tire Dealers	\$1,148,311	\$7,207,543	\$16,359,020
2008 Hardware Stores	\$758,726	\$4,693,761	\$10,704,526
2008 Home Centers	\$3,488,215	\$21,398,810	\$48,572,360
2008 Nursery/Garden Centers	\$1,216,691	\$7,627,570	\$17,324,181
2008 Outdoor Power Equipment Stores	\$395,539	\$2,374,299	\$5,407,901
2008 Paint/Wallpaper Stores	\$127,432	\$777,442	\$1,764,781
2008 Appliance/TV/Other Electronics Stores	\$3,315,828	\$20,963,721	\$47,534,851
2008 Camera/Photographic Supplies Stores	\$541,445	\$3,385,355	\$7,681,325
2008 Computer/Software Stores	\$1,592,948	\$9,925,929	\$22,506,222
2008 Beer/Wine/Liquor Stores	\$2,149,002	\$13,543,608	\$30,737,486
2008 Convenience/Specialty Food Stores	\$5,000,182	\$28,736,457	\$58,603,862
2008 Restaurant Expenditures	\$21,437,903	\$123,724,371	\$290,365,316
2008 Supermarkets/Other Grocery excl Conv	\$23,484,345	\$146,630,526	\$332,708,556
2008 Furniture Stores	\$3,360,157	\$21,052,546	\$47,765,705
2008 Home Furnishings Stores	\$2,236,262	\$14,149,144	\$32,096,663
2008 Gen Merch/Appliance/Furniture Stores	\$29,872,464	\$187,437,949	\$425,125,384
2008 Gasoline Stations w/ Convenience Stores	\$19,843,134	\$122,593,755	\$271,099,765
2008 Other Gasoline Stations	\$14,842,953	\$93,857,301	\$212,495,907
2008 Department Stores excl Leased Depts	\$33,188,292	\$208,401,667	\$472,660,232
2008 General Merchandise Stores	\$26,512,306	\$166,385,397	\$377,359,672
2008 Other Health/Personal Care Stores	\$2,182,807	\$13,544,630	\$30,753,349
2008 Pharmacies/Drug Stores	\$11,237,155	\$70,139,204	\$159,136,233
2008 Pet/Pet Supplies Stores	\$1,597,159	\$9,951,208	\$22,561,621
2008 Book/Periodical/Music Stores	\$466,232	\$3,060,125	\$6,848,539
2008 Hobby/Toy/Game Stores	\$523,153	\$2,935,171	\$6,690,760
2008 Musical Instrument/Supplies Stores	\$305,895	\$1,908,824	\$4,333,529
2008 Sewing/Needlework/Piece Goods Stores	\$97,292	\$619,739	\$1,398,004
2008 Sporting Goods Stores	\$2,120,493	\$13,822,835	\$31,340,419
2008 Video Tape Stores - Retail	\$272,537	\$1,709,940	\$3,879,562



Link directly to this listing or embed it on your website! [More Details Link](#) <http://listing.loopnet.com> **Embed**
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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

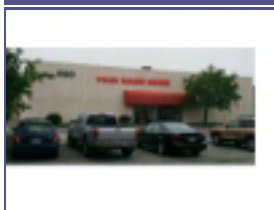


1450 Descanso Ave. - San Marcos, CA 92069

| | | | | | |
|-------------------------|--------------------------|---------------------|---------------------|---|----------------|
| Space Available: | 6,404 SF | Rental Rate: | \$47.09 USD/SF/Year | Dean Tilton | (760) 744-2163 |
| Property Type: | Industrial
Flex Space | LoopNet ID: | 15937181 | | |
| | | Status: | Active | http://listing.loopnet.com/15937181 | |

Property Description:

Office building of 1,404 sf, fronting street, 5,000 warehouse behind, plus 72,345 sf yard (1.66 acres), M Zone, visible from Hwy 78.

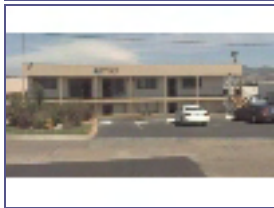


Rancheros Business Park - 690 Rancheros, San Marcos, CA 92069

| | | | | | |
|-------------------------|--------------------------|---------------------|--------------------|---|----------------|
| Space Available: | 3,000 - 6,000 SF | Rental Rate: | \$7.20 USD/SF/Year | Mark Randall | (760) 431-3830 |
| Property Type: | Industrial
Flex Space | LoopNet ID: | 15713418 | Jeff Abramson | (760) 431-4204 |
| | | Status: | Active | http://listing.loopnet.com/15713418 | |

Property Description:

Approximately 6,000 SF - can be demised into two (2) 3,000 SF spaces. 1-Story Industrial/Retail Bldg. 50% HVAC. Four (4) ground-level roll-up doors. No association dues. 20' Ceiling height. Parking 4/1,000 SF.



133 N. Pacific St. - San Marcos, CA 92069

| | | | | | |
|-------------------------|--------------------------|---------------------|----------------------------------|---|----------------|
| Space Available: | 2,756 - 8,400 SF | Rental Rate: | \$10.58 - \$10.75
USD/SF/Year | Gilbert Fogoros | (760) 744-2161 |
| Property Type: | Industrial
Flex Space | LoopNet ID: | 16097511 | | |
| | | Status: | Active | http://listing.loopnet.com/16097511 | |

Property Description:

Upper level offices, lower level warehouses. Each space can be expanded by offices and or warehouses. Large rollup doors. Plenty of parking. 208 volt, 3 phase, 200 amps in warehouse and 100 amps in offices. Lease rate includes CAOEE.

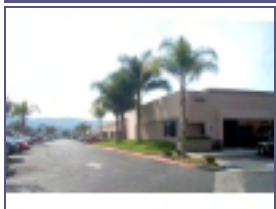


1410-1440 Grand Ave - San Marcos, CA 92078

| | | | | | |
|-------------------------|-----------------------------|---------------------|---------------------|---|----------------|
| Space Available: | 1,512 - 1,602 SF | Rental Rate: | \$11.16 USD/SF/Year | Henry Zahner | (760) 438-8950 |
| Property Type: | Industrial
Manufacturing | LoopNet ID: | 16090270 | | |
| | | Status: | Active | http://listing.loopnet.com/16090270 | |

Property Description:

Skylights and signage on Grand Avenue. Office space includes HVAC.



Los Vallecitos Business Center - 800-830 Los Vallecitos Blvd., San Marcos, CA 92069

| | | | | | |
|-------------------------|----------------|---------------------|------------------|------------------------|----------------|
| Space Available: | 631 - 3,435 SF | Rental Rate: | \$0.00 - \$15.33 | Josh McFadyen | (760) 438-8950 |
| Property Type: | Industrial | | USD/SF/Year | Gary Williams | (760) 930-7905 |
| | Warehouse | LoopNet ID: | 15420051 | Michael Mahoney | (760) 930-7957 |
| | | Status: | Active | | |

<http://listing.loopnet.com/15420051>

Property Description:

Los Vallecitos Business center is a professional, high image center with excellent exterior signage. Features on-site property management, on-site deli and highly efficient floor plans.



132-A N. Las Posas Rd. - San Marcos, CA 92069

| | | | | | |
|-------------------------|------------|---------------------|---------------------|------------------------|----------------|
| Space Available: | 5,473 SF | Rental Rate: | \$12.78 USD/SF/Year | Gilbert Fogoros | (760) 744-2161 |
| Property Type: | Industrial | LoopNet ID: | 16047422 | | |
| | Flex Space | Status: | Active | | |

<http://listing.loopnet.com/16047422>

Property Description:

Space is a warehouse, and separate attached office. 12' roll-up in front & 12' sliding door in rear. High ceilings with power saver lights. Office is +/- 500 sf.



747 N. Twin Oaks Valley Rd. #15 - San Marcos, CA 92069

| | | | | | |
|-------------------------|------------|---------------------|--------------------|------------------------|----------------|
| Space Available: | 1,000 SF | Rental Rate: | \$9.60 USD/SF/Year | Gilbert Fogoros | (760) 744-2161 |
| Property Type: | Industrial | LoopNet ID: | 16028277 | | |
| | Flex Space | Status: | Active | | |

<http://listing.loopnet.com/16028277>

Property Description:

Industrial warehouse with small office, roll-up door, man door, plenty of parking.



1185 Linda Vista Drive - San Marcos, CA 92078

| | | | | | |
|-------------------------|------------|---------------------|---------------------|---------------------|----------------|
| Space Available: | 2,818 SF | Rental Rate: | \$10.20 USD/SF/Year | Peter Merz | (760) 930-7921 |
| Property Type: | Industrial | LoopNet ID: | 15997418 | Daniel Knoke | (760) 438-8950 |
| | Flex Space | Status: | Active | | |

<http://listing.loopnet.com/15997418>

Property Description:

Approximately 2,818 square feet of industrial space.



Santa Fe Business Center - 175 Bosstick, San Marcos, CA 92069

| | | | | | |
|-------------------------|----------------|---------------------|-------------------|------------------------|----------------|
| Space Available: | 780 - 3,120 SF | Rental Rate: | \$10.44 - \$11.76 | Josh McFadyen | (760) 438-8950 |
| Property Type: | Industrial | | USD/SF/Year | Michael Mahoney | (760) 930-7957 |
| | Warehouse | LoopNet ID: | 15538420 | Jim Spain | (760) 438-8950 |
| | | Status: | Active | | |

<http://listing.loopnet.com/15538420>

Property Description:

Rare, small industrial units with offices and restrooms. Features grade level loading. Two year minimum term.



1080 Linda Vista Dr., Unit C - San Marcos, CA 92069

| | | | | | |
|-------------------------|------------|---------------------|--------------------|------------------------|----------------|
| Space Available: | 6,698 SF | Rental Rate: | \$9.60 USD/SF/Year | Gilbert Fogoros | (760) 744-2161 |
| Property Type: | Industrial | LoopNet ID: | 15900332 | | |
| | Flex Space | Status: | Active | | |

<http://listing.loopnet.com/15900332>

Property Description:

A 3 unit building with plenty of parking. Easy semi truck access, Reception plus 3 offices, and 2 roll-Up doors.



Palomar Industrial Park - 1320 Grand Ave., San Marcos, CA 92069

| | | | | | |
|-------------------------|----------------|---------------------|-----------------------------|------------------------|----------------|
| Space Available: | 886 - 1,500 SF | Rental Rate: | \$9.00 - \$9.36 USD/SF/Year | Gilbert Fogoros | (760) 744-2161 |
| Property Type: | Industrial | LoopNet ID: | 15503645 | | |
| | Flex Space | Status: | Active | | |

<http://listing.loopnet.com/15503645>

Property Description:

Single story, multi-tenant in 2 buildings.



443 Mission Rd. - San Marcos, CA 92069

| | | | | | |
|-------------------------|------------|---------------------|--------------------|------------------------|----------------|
| Space Available: | 130,300 SF | Rental Rate: | \$2.61 USD/SF/Year | Gilbert Fogoros | (760) 744-2161 |
| Property Type: | Industrial | LoopNet ID: | 15812006 | | |
| | Flex Space | Status: | Active | | |

<http://listing.loopnet.com/15812006>

Property Description:

A 5,400 sq.ft. building on 130,300 sq.ft. approx. unpaved land for outside storage, (80% approx. usable). M-2 Zone. Paved parking next to building.



133 Newport Dr. #D - San Marcos, CA 92069

| | | | | | |
|-------------------------|--------------------------|---------------------|---------------------|------------------------|----------------|
| Space Available: | 1,932 SF | Rental Rate: | \$10.20 USD/SF/Year | Gilbert Fogoros | (760) 744-2161 |
| Property Type: | Industrial
Flex Space | LoopNet ID: | 15698875 | | |
| | | Status: | Active | | |

<http://listing.loopnet.com/15698875>

Property Description:

Concrete Tiltup, multi tenant, lots of parking, easy tractor trailer delivery and pick up



1709 La Costa Meadows Drive - San Marcos, CA 92078

| | | | | | |
|-------------------------|--------------------------|---------------------|--------------------|-----------------------|----------------|
| Space Available: | 16,000 SF | Rental Rate: | \$9.00 USD/SF/Year | Isaac Little | (760) 929-7862 |
| Property Type: | Industrial
Flex Space | LoopNet ID: | 15272141 | Rusty Williams | (760) 448-2453 |
| | | Status: | Active | | |

<http://listing.loopnet.com/15272141>

Property Description:

PROPERTY AVAILILABLE FOR SUBLEASE - Appr 13,592 Sq Ft of office space and appr 16,000 Sq Ft of food manufacturing / distribution space. Office space divisible from 5,178 sq ft (2nd flr) to 8,415 sq ft (1st flr). Office space has high end improvements. Extensive glasslines, bringing in natural light, outdoor balconies over looking the adjacent private park. Appr 16,000 Sq Ft of food manufacturing space. Dock & grade level loading. See attached brochure for additional information and photos. Lease Rates: Office - \$1.20 PSF MG - Manufacturing - \$0.75 PSF MG



1175 Linda Vista Drive - San Marcos, CA 92078

| | | | | | |
|-------------------------|--------------------------|---------------------|---------------------|--------------------|----------------|
| Space Available: | 12,493 SF | Rental Rate: | \$11.40 USD/SF/Year | Lauren King | (760) 517-5806 |
| Property Type: | Industrial
Flex Space | LoopNet ID: | 14660303 | | |
| | | Status: | Active | | |

<http://listing.loopnet.com/14660303>

Property Description:

Approx. 12,493 square feet (Approx. 60% Office). Large HVAC Production Area.

CHAPTER 20.60**INDUSTRIAL ZONES****SECTIONS:**

Article I: M Industrial Zone

| | |
|-----------|--|
| 20.60.001 | Purpose |
| 20.60.010 | Permitted Uses, Accessory Uses, Temporary Uses, and Conditional Uses |
| 20.60.011 | Development Standards for the Industrial Zone Land Uses |
| 20.60.030 | Operational Standards |
| 20.60.040 | Building Height |
| 20.60.050 | Front Yard |
| 20.60.060 | Side Yard |
| 20.60.070 | Rear Yard |
| 20.60.080 | Signs |
| 20.60.090 | Area |
| 20.60.091 | Minimum Lot Width |
| 20.60.092 | Minimum Lot Depth |
| 20.60.100 | General Requirements |
| 20.60.101 | General Building/Site Standards |
| 20.60.110 | Occupancy Requirements |

Article II: M-2 Industrial Zone

| | |
|-----------|--|
| 20.60.111 | Purpose |
| 20.60.120 | Permitted Uses, Accessory Uses, Temporary Uses, and Conditional Uses |
| 20.60.121 | Development Standards for the Industrial Zone Land Uses |
| 20.60.140 | Operational Standards |
| 20.60.150 | Building Height |
| 20.60.160 | Front Yard |
| 20.60.170 | Side Yard |
| 20.60.180 | Rear Yard |
| 20.60.181 | Minimum Lot Width |
| 20.60.182 | Minimum Lot Depth |
| 20.60.190 | Off-Street Parking |
| 20.60.200 | Signs |
| 20.60.210 | Area |
| 20.60.220 | General Requirements |
| 20.60.221 | General Building Standards |

Article III: L-M Light Industrial Zone

| | |
|-----------|--|
| 20.60.230 | Purpose |
| 20.60.240 | Permitted Uses, Accessory Uses, Temporary Uses, and Conditional Uses |
| 20.60.241 | Development Standards for the Light Industrial (L-M) Zone Land Uses |
| 20.60.260 | Operational Standards |
| 20.60.270 | Building Height |

| | |
|-----------|---------------------------------|
| 20.60.280 | Front Yard |
| 20.60.290 | Side Yard |
| 20.60.300 | Rear Yard |
| 20.60.301 | Minimum Lot Width |
| 20.60.302 | Minimum Lot Depth |
| 20.60.310 | Off-Street Parking |
| 20.60.320 | Signs |
| 20.60.330 | Area |
| 20.60.340 | General Requirements |
| 20.60.341 | General Building/Site Standards |

Article I: M Industrial Zone

20.60.001 Purpose. The purposes of the Industrial (M) Zone regulations are to:

1. Provide appropriately located areas consistent with the General Plan for a broad range of manufacturing, research and development, warehousing and service uses.
2. Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities.
3. Provide a suitable environment for various types of industrial uses, and protect them from the adverse impacts of inharmonious uses.
4. Ensure that the appearance and effects of industrial uses are compatible with the character of the area in which they are located.
5. Minimize the impact of industrial uses on adjacent residential districts.
6. Ensure the provision of adequate off-street parking and loading facilities.

The Industrial (M) Zone is established to provide lands for the full range of manufacturing, distribution, warehousing, storage, processing and general service uses in areas suitable for said uses which are adequately served by vehicular arterials, rail lines, and utilities.

20.60.010 Permitted Uses, Accessory Uses, Temporary Uses, and Conditional Uses.

A. Permitted Uses in the Industrial (M) Zone are primarily industrial, but may include uses which are accessory to the industrial use, such as community facilities, commercial uses, and other uses clearly recognized as necessary to the primary industrial uses. Certain uses may not be suitable in every location within the industrial zone, and therefore, require a temporary use permit, or discretionary review. Table 1, "Uses by Industrial Zone" lists those uses permitted by right, as accessory to the industrial use, as temporary uses, and as conditional uses in the Industrial Zone.

Any similar use or commercial and service type uses which conforms to the purpose and intent of the Industrial (M) Zone may be permitted with the approval of a Conditional Use Permit. Said use shall not interfere with the orderly development of the industrial area, and shall not be incompatible with industrial uses. Commercial and service type uses shall be reviewed as provided in Chapter 20.96.

TABLE 1
USES BY INDUSTRIAL ZONE

| INDUSTRIAL USES OF LAND | M ZONE |
|--|------------|
| Accessory Dwelling Unit | P-1 |
| Administrative Offices | X |
| Appliance & Electrical Repair Shops | P |
| Art & Craft Production Studios | P |
| Athletic/Recreational Facilities | C-Mi |
| Auctions (Indoor only) | C-Mi |
| Automotive Repair/Bodywork, Upholstery(existing facility) | C-Mi |
| Automotive Repair/Bodywork, Upholstery(new facility) | C-Ma |
| | |
| Blueprinting, Printing & Lithography | P |
| Boat Building | P |
| Bookbinding, Printing and Lithography | P |
| Building Material Storage & Sales Yards | C-Ma(P2-5) |
| | |
| Cabinet and Carpenter shops (pallet manufacturing prohibited) | P |
| Child Care Centers | DP(P15) |
| Churches (in existing facilities)(renewals DP) | C Mi |
| Churches (new construction) | C Ma |
| Commercial Bakeries (including associated thrift shop outlets) | P |
| Contract Construction Offices & Services | P (P-6) |
| Creameries | C-Ma |
| | |
| Delicatessen's and Employee Cafeteria's | P |
| Dental, medical, X-ray, biochemical and Optometrical laboratories (services for humans only) | X |
| Dry Cleaning, Laundering, and Dyeing Plants (wholesale only) | P |
| | |
| Employee Recreational Facilities & Play Area | P-9 |
| Equipment Rental Yards | C-Ma |

P = Use Permitted By Right

P# = Use Permitted by Right But
Special Use and Development
Standards Apply

DP = Director's Permit

C-Ma = Major Conditional Use Permit

C-Mi = Minor Conditional Use Permit

T = Use Permitted as Temporary Use Only

X = Use is Prohibited

TABLE 1 (cont)
USES BY INDUSTRIAL ZONE

| | |
|---|--------------|
| Food Processing, Manufacturing | P-12 |
| Fueling Stations for Industrial Fleets | C-Ma |
| Furniture Upholstery | P |
| Furniture Manufacturing & Repair (including antique restoration) | P |
| | |
| Garment Manufacturing & Associated Factory Outlets | P |
| | |
| Home Furnishing/Appliance Showrooms (within Highway 78 view corridor) | C-Mi (P-10) |
| | |
| Kennels | C-Mi |
| | |
| Machine Repair Shops | P |
| Manufacturing and Assembly | P |
| Metal Working Shops (including sheet metal operations, except no drop hammers or foundries permitted) | P |
| Mini-Storage Facilities | C-Ma(P-14) |
| Moving and Storage Facilities (excluding mini-storage facilities) | P |
| | |
| Newspaper Printing | P |
| | |
| Outdoor Manufacturing | X |
| Outdoor Recreation Facilities | C-Ma |
| Outdoor Storage | C-Ma (P) 2-5 |
| | |
| Plumbing and Supply Shops | P |
| Public Utilities | C-Ma |

P = Use Permitted By Right

P# = Use Permitted by Right But
Special Use and Development
Standards Apply

DP = Director's Permit

C-Ma = Major Conditional Use Permit

C-Mi = Minor Conditional Use Permit

T = Use Permitted as Temporary Use Only

X = Use is Prohibited

TABLE 1 (cont)
USES BY INDUSTRIAL ZONE

| | |
|--|----------|
| Research and Development | P |
| Restaurant | DP |
| | |
| Service Stations | X |
| Studios for Industrial Designing, Model Making, Sculpture | P |
| | |
| Union Hiring Hall | X |
| | |
| Veterinarians and/or small or large Animal Hospitals | C-Mi |
| | |
| Warehousing | P-11 |
| Water Treatment and Filtering Services | C-Ma |
| Wholesale and Distribution Establishments | P |
| | |
| Any similar use in character and anticipated impacts to those listed above which conforms to the purpose and intent of the Zone, as determined by the City Manager or Designee | Director |

P = Use Permitted By Right
 P# = Use Permitted by Right But Special Use and Development Standards Apply
 DP = Director's Permit
 C-Ma = Major Conditional Use Permit
 C-Mi = Minor Conditional Use Permit
 T = Use Permitted as Temporary
 X = Use is Prohibited

20.60.011 Development Standards for the Industrial Zone Land Uses.

- P1. One (1) dwelling unit on the same parcel of land as a permitted use needing continual supervision, to be occupied exclusively by a superintendent or a caretaker and his family. When such dwelling is established, all required yards of the R-3 Zone shall be maintained and a minimum of one paved off-street parking space (covered) and shall not be placed in the side, front, or rear setbacks.
- P2. All provisions of Section 20.60.030 (E), 20.60.030 (F), 20.60.030 (G) apply.
- P3. Outdoor storage of merchandise, materials or equipment, including any area designated for customer pick-up, shall be permitted in the M-2 Zone; and shall be subject to approval of a Conditional Use Permit in the C-M and M Zones.
- P4. Outdoor storage of building materials and sales yards subject to provisions of 20.60.030(C) and 20.60.030(I),
- P5. A Conditional Use Permit for outdoor storage may require additional yards, screening, and landscaping in order to prevent adverse impacts on surrounding properties. The Conditional Use Permit may be denied if such adverse impacts cannot be mitigated.
- P6. Contractor's offices are permitted. Storage of equipment, materials, are only permitted within enclosed buildings. Contractor vehicles or trucks that are licensed through the California Department of Motor Vehicles shall be permitted to be stored on site at the end of the business day. The Planning Division Director shall determine adequate screening for these vehicles, and may determine a Conditional Use Permit shall be required if visual impacts cannot be mitigated.
- P7. Delicatessens and employee cafeterias within industrial park settings or within existing buildings.
- P8. Wholesale sales and rentals allowed. Uses must provide adequate on site parking.
- P9. Accessory use only. Designated facility and play area shall comply with all development standards.
- P10. Must comply with Section 20.60.030(H)
- P11. In the Industrial (M) and (M-2) Zone, warehousing and storage are permitted, but wrecking yards, salvage yards, and the storage of explosives are prohibited. In the (L-M) Zone, warehousing and storage are permitted, but maxi-storage, lockers, probate lockers, and rental storage facilities are specifically prohibited.
- P12. The compounding, processing, packaging or treatment of food is permitted by right, except fish, lard, meat, pickles, sauerkraut, or vinegar.
- P13. Must comply with Section 20.60.030(C).
- P14. Mini-storage facilities and mini-warehouses must be approved under a use permit pursuant to the provisions and requirements of Chapter 20.96 of this Code. And compliance with criteria identified within P16 listed below.

- P15. Child care centers are permitted in the Industrial (M) and (M-2) Zones with approval of a Minor Conditional Use Permit. Child care centers within this zone are limited to single occupancy building sites (prohibited in an industrial park or multi-tenant building).
- P16. Mini-Storage facilities could be approved only under a Major Conditional Use Permit pursuant to the provisions and requirements of Chapter 20.96 of the Zoning Ordinance. Criteria for mini-storage facilities shall be as follows:
- a. Preparation of a City initiated marketing demand analysis (paid for by the applicant) which substantiates the need for such a facility in San Marcos and the region and demonstrates a positive fiscal benefit to the City and Redevelopment Agency.
 - b. Any proposed mini-storage site shall have direct access to a Prime Arterial Highway, as designated by the General Plan Circulation Element, but no storage building should be within 250 feet from the right-of-way.
 - c. Proposed mini-storage facilities shall not be permitted within any existing or proposed planned industrial park, unless a marketing analysis can indicate that no impact will result to the build-out of the industrial park and its absorption.
 - d. Proposed mini-storage facilities shall not be permitted within any Specific Plan Area.
 - e. Proposed mini-storage facilities shall not be permitted within the Highway 78 View Corridor.
 - f. Requires processing of a Major Conditional Use Permit with affirmative findings.
 - g. Proposed mini-storage facilities shall be fully screened from the street and adjacent residential uses by virtue of landscaping, exterior walls, or building design.
 - h. Requires the mitigation of economic impacts for non-tax and job producing uses.
- P17. Excluding drive-through facilities.

20.60.030 Operational Standards.

- A. Any activity permitted in this district shall be conducted in such a manner as not to become obnoxious by reason of refuse matter, odor, dust, smoke, noise, light, vibration, maintenance of grounds or buildings or have a detrimental effect on permissible adjacent uses.
- B. All major compounding, processing, packaging or assembly of articles or merchandise, and treatment of products, shall be conducted within a completely enclosed building.
- C. Outdoor storage shall be limited to materials, products or equipment used, produced or manufactured by a permitted use. Said outdoor storage areas shall only be located to the rear or side of the main building, away from public rights-of-way, shall not be stored or displayed in required parking areas, setback areas, landscape areas or on sidewalks or walkways and said storage areas shall be enclosed on all sides with a solid masonry, block, cement or stucco wall, a uniformly painted solid wood fence, or a chain-link fence with view obscuring slats, at least six

(6) feet in height. Material stored therein shall not be stacked to exceed the height of such wall or fence.

D. Any permitted uses to be established on a lot in the M District, the rear or side lot line of which abuts property situated on any R District, shall be required to erect and maintain a solid masonry block, cement or stucco wall not less than six (6) feet in height along such rear or side lot line, except where separated by a dedicated alley, and also that said wall or fence shall not exceed three and one-half (3 1/2) feet in the front yard setback.

E. Driveway Widths:

1. Driveway spacing shall be determined by the "City of San Marcos Street Design Criteria" Standards, or as determined by the City Engineer.
2. Widths shall be limited to one 30' driveway for each property abutting the street. An additional driveway may be permitted if site design provides for it and is authorized by the City Engineer.
3. Complexes of two or more buildings sharing access to a public street may be permitted two driveways.
4. No single driveway shall have a width of more than 30' measured at the property line without approval of the City Engineer. Minor variances may be permitted with the approval of the City Engineer.
5. Driveways shall provide a minimum of 20' landscaped throat distance measured from the ultimate right-of-way line. This minimum shall be increased as deemed necessary by the City Engineer.

F. Loading Areas

1. All loading facilities and maneuvering areas shall be on-site. Loading areas shall be located at rear of the building when feasible.
2. Loading areas in the front of the building shall be prohibited.
3. Loading areas and truck doors shall not face front setback areas.
4. Side loading areas and doors are permitted but must be screened by a concrete or masonry wall not less than 12' high, textured or colored to match the main building and not closer to a street than the applicable parking setback requirement(s). Designated parking areas outside access easement and driveways shall be provided for loading and unloading purposes.

G. Utility Service

1. All "on site" electrical lines (excluding transmission lines) and telephone lines shall be placed underground.
2. Transformer or terminal equipment shall be visually screened from view from streets and adjacent properties.

H. Stand alone and retail showrooms shall be conducted per the following standards.

1. All service, loading, dock areas and truck parking (including delivery trucks) shall be situated at rear of building, out of public view from freeway and adjacent roadways. Tenants for existing buildings that cannot accommodate truck parking in the rear must provide off-site parking out of the Highway 78 view corridor. Truck parking on freeway frontage or other public or private roads shall be strictly prohibited. Truck parking shall be prohibited within access easements and driveways. Designated parking areas outside access easements and driveways shall be provided for loading and unloading purposes.
 2. Signage shall be in strict conformance with the City Sign Ordinance. Truck panel signs for purposes of advertising shall be prohibited.
 3. Parking requirements shall be based upon three (3) parking spaces per one thousand (1,000) gross square feet of building area.
 4. Landscaping, setback, and access requirements should comply with the L-M Zone requirements.
 5. Parking lot sales shall be consistent with adopted project C.C.&R.'s.
 6. All retail showroom users shall sign an affidavit acknowledging all operational standards for such uses prior to issuance of a business license.
 7. C.C.&R.'s shall be submitted for the industrial park at time of administrative review.
 8. Truck and/or delivery truck washing shall be prohibited within those areas which have direct visibility from Highway 78.
 9. Truck and/or delivery truck parking shall be prohibited from any access easements and/or driveway areas with the exception of actual loading and unloading of goods.
- I. Equipment and supplies related to building material storage yards, contractor's storage yards, lumberyards, and manufacturing yards shall be conducted entirely inside an enclosed building or buildings, unless the premises where such yards are located are entirely enclosed by fences or walls as stipulated below:
1. All fences shall be a minimum of 6' in height and shall be constructed in accordance with City standards and requirements. Material stored therein shall not be stacked to exceed the height of such wall or fence.
 2. Fences and walls shall be constructed along abutting public rights-of-way and along abutting properties that have more restrictive zoning classifications. Fences and walls shall comply with one or a combination of the following fencing standards:
 - a. Solid fences or walls constructed of wood, brick, block, stone, or frame-stucco.
 - b. Open-style fences such as spaced wood, chain link with redwood slats, ornamental iron, can be provided when that type of fencing complies with one of the following landscaping requirements:

- 1) Planting with sufficient vines or climbing ivy of an acceptable density to ensure complete view obstructing screening within one year of planting.
 - 2) Combination of landscaped berm and solid masonry block wall to a minimum height of six feet. Trees of the evergreen variety or other year-round leaf-bearing type shall be planted so that they exceed this minimum height.
 - 3) Combination of trees and shrubs of the evergreen variety, or other similar year-round leaf-bearing type, set away and in front of the fence line so as not to encroach over the fence. Such plants shall be of such variety and shall be clustered so as to allow only minimal gaps between foliage of mature trees and shrubs within one year after planting.
 - 4) Evergreen shrubs or other similar year-round leaf-bearing shrub, planted with such spacing so as to form a solid hedge with a minimum of eight feet in height within one year after planting.
 - 5) For the purposes of these regulations a spaced wood fence shall be one on which the gaps between the fencing material do not exceed one half the width of the average board or slat, and in no instance shall any gap between two boards or slats exceed four inches.
- c. Where parking areas abut walls and fences, wheel stops shall be installed so as to protect said walls and fences.
3. Fences on property lines in common with properties in less restrictive zone classifications may be an open-style fence as set forth in paragraph I.2.b. of this Section but need not observe the landscaping requirement set forth in said paragraph, provided, however, that where any portion of any such fence is visible from a public right-of-way, then said portion shall be fenced in accordance with the provisions of said paragraph.
4. Maintenance
- a. All fence and walls shall be constructed of new material and shall be maintained in a state of good repair. Any dilapidated, dangerous, or unsightly fences or walls shall be repaired or removed.
 - b. All required landscaping shall be permanently maintained in a living and weed free manner.
 - c. Any lights used in conjunction with a permitted use shall be shielded or directed away from adjacent residential uses.
 - d. All open bay doors shall be oriented away from public view and/or completely screened through a combination of fencing and landscaping as outlined in paragraph I.2.b. of this Section.

20.60.040 Building Height. No structure shall exceed thirty-five (35) feet in height.

20.60.050 Front Yard. Minimum ten (10) foot landscaped setback, measured from the ultimate public street right-of-way line, except when required by a special setback or when property situated in the M District is adjacent to or immediately across the street from any property situated in any R District, there shall be landscaped front yard of not less than twenty (20) feet.

20.60.060 Side Yard. None, except when the side property line of property situated in the M District is immediately adjacent to or across the street from any property situated in any R District, there shall be a side yard of not less than ten (10) feet. Said side yard be landscaped and maintained on corner lots where property in an R District is across the street. Street side yard shall be a minimum of ten (10) feet and shall be landscaped and maintained.

20.60.070 Rear Yard. None, except when the rear property line of property situated in the M District is adjacent to property in any R District, there shall be a rear yard of not less than ten (10) feet. Rear Yard adjacent to an alley: Zero (0) foot setback if no parking is provided in the rear; OR twenty-five (25) feet if parking is provided in the rear. Rear Yard Adjacent to Street: Minimum of ten (10) feet.

20.60.080 Signs. Signs permitted in the M Zone shall only be permitted when they advertise the use conducted within the building or pertain to the sale or lease of the premises on which they are located.

20.60.090 Area. Every lot or building site in an M Zone shall have a minimum area of six thousand (6,000) square feet.

20.60.091 Minimum Lot Width. Every lot in an Industrial (M) Zone shall have a minimum lot width of fifty (50) feet. This development standard applies to proposed subdivisions of land. The standards may be waived by the City Manager or Designee when necessary to accommodate the parcel configuration for an integrated industrial development.

20.60.092 Minimum Lot Depth. Every lot in an Industrial (M) Zone shall have a minimum lot depth of sixty (60) feet. This development standard applies to proposed subdivisions of land. The standards may be waived by the City Manager or Designee when necessary to accommodate the parcel configuration for an integrated industrial development.

20.60.100 General Requirements. No building or structure shall be erected, constructed, or converted and no additions, alterations or repairs shall be made to any building or structure within any twelve (12) month period the value of which exceeds fifty percent (50%) of the value of the existing building or structure on any lot or building site in the M (Industrial) Zone unless the requirements of this section are complied with. No building permit shall be issued for any of the above purposes until evidence is submitted that the work proposed will result in compliance with the following:

- A. The exterior of all buildings or structures shall be painted or permanently colored.
- B. A minimum of eight per cent (8%) of the area of the lot or building site shall be provided with landscaping. Said landscaping shall be located in the front of the building or structures or may be at the side in the case of a corner lot. All landscaped areas shall be provided with automatic irrigation systems or hose bibs. A detailed landscape plan shall be submitted to the Director of Planning for approval prior to the issuance of a building or grading permit for any proposed new development or any proposed modification of existing landscape areas. Said landscape plan shall be prepared by a licensed landscape architect.

C. Minimum site landscaping and irrigation shall be installed in accordance with the approved landscape plans and shall apply to all projects. There shall be no significant or substantial change to the approved landscape and irrigation plans without approval of the Planning Division Director. Completion of all required landscaping and irrigation shall be installed to the satisfaction of the Planning Division prior to the issuance of a Certificate Of Occupancy Permit for new construction.

D. All landscaping per the approved landscape plans (including quantity and specifications of plant materials) shall be permanently maintained. "Maintained" is defined as watering, weeding, pruning; insect, disease, and other types of pest control; and replacement of plant materials and irrigation equipment as need to preserve the health and appearance of plant materials per the approved landscape plans, including size, quantity, and type of plant materials. Any proposed substitution of plant materials shall require written approval of the Planning Division Director. Failure to adequately maintain required landscaping may result in issuance of citations and/or fines.

E. Street trees selected from a list of approved species shall be provided at a maximum spacing of forty (40) feet within parkway areas along all street frontages.

F. Used metal buildings prohibited. All metal buildings shall be roofed and covered with new materials which shall be coated with a colored, factory applied baked on enamel, acrylic paint, or equivalent finish approved by the Building Department of the City of San Marcos. No roof shall have a greater slope than two (2) feet or rise in twelve (12) feet or horizontal distance. (Ord. No. 71-188, Sec. 1, 7-13-71; Ord. No. 72- 207, Sec. 2, 3-14-72). The following are guidelines for metal buildings:

- a) Exclusive use of metal components shall be avoided. Architecturally treated metal shall be used in conjunction with other materials.
- b) Untreated metal siding or roofing is prohibited .
- c) Materials of less than 26 gauge should not be used.
- d) Architectural panels should be considered in design in sensitive areas.
- e) Screen mechanical equipment with parapet walls, mechanical wells or other means. Roof vent color should match that of the roof.
- f) Roof colors should also be coordinated with those of surrounding facades.
- g) Shape and slope of roof forms shall enhance character and scale of the building.
- h) Reduce visual prominence of fasteners by using architectural panels, concealed fasteners, or other types of metal wall systems.
- i) Unless they are used as a legitimate architectural detail, coat downspouts to match the wall color or conceal them within the walls.
- j) Clearly define main entryways and smoothly integrate them with the building and landscaping. Design them as focal points and pleasant invitations to visitors.
- k) Create pleasing effects by providing canopies roof overhangs, recessed areas and frameline extensions.

- l) Recess openings and flat planes by providing contrast with varying patterns on shade, sunlight and depth.
- m) Group small windows in large walls into horizontal bands. Recess windows under overhangs for contrast and shade.
- n) Design utility doors, fire system standpipes, valves and doors and loading docks to blend with buildings.
- o) Conceal outdoor utility connections and equipment, i.e. heat pumps, air conditioning compressors, humidifiers, etc. with compatible screens and enclosures.
- p) Landscaping should not be used to mask a sub-standard building design.
- q) Large rectangular forms can be softened with curved corners, a strategy that also adds character.
- r) When a large building is introduced into a setting of smaller buildings, smaller forms and elements should be arranged harmonious to reduce its scale.
- s) Any proposed metal buildings must be designed to have an exterior appearance of conventionally built structures. Exterior surfaces must include either stucco, plaster, glass, stone, brick or decorative masonry.

20.60.101 General Building/Site Standards.

- a. Square and rectangular building floor plans and design shall be avoided.
- b. Materials:
 - 1. Tilt-up concrete shall be designed with textures and/or colors.
 - 2. Masonry block with textured surfaces.
 - 3. Sheet or corrugated metal, asbestos or similar materials used on exterior walls are prohibited.
 - 4. Use of a single material (such as 100% glass) on exterior walls shall be discouraged.
 - 5. All outside and roof equipment including overhead, rolling, and service doors are to be painted a color consistent with the color scheme of the building.
 - 6. All exterior wall elevations facing any street shall integrate architectural enhancements.
- c. Rooftop Treatment/Equipment Screens
 - 1. No roof mounted equipment, skylights and/or duct work may project above the building parapet, except architectural screening of roof-top mechanical equipment. The method of screening should be architecturally integrated with the building in terms of materials, color, shape and size.

2. In the case that the above requirement is not possible all roof mounted equipment, skylights and/or duct work visible from the public right-of-way shall be screened by an enclosure of equal or greater height and shall be architecturally consistent with the building design.
3. No mechanical equipment or vent shall be placed on the exterior surface of any building wall which can be viewed from a public street.
4. Equipment mounted on the ground (such as a pad mounted transformer) must be screened by a solid concrete or masonry wall consistent with the building design or be screened with berms or landscaping which can be seen from any street or parking area. Chain link fencing with wood, metal or other slatting is not recommended when visible from the public right-of-way

d. Outdoor/Free-standing Walls and Fences:

1. All screening shall be a minimum of 6' high with a maximum not to exceed 12'.
2. All street fronting fences and walls shall be compatible with the building's exterior treatment.
3. Walls shall provide 100% screening.
4. Open-style fences such as spaced wood, ornamental iron, screen or decorative block or similar material shall be allowed provided that said fences shall comply with one of the following landscaping requirements:
 - i. Planting with sufficient vines or climbing ivy of an acceptable density to ensure adequate screening within one year of planting.
 - ii. Trees and shrubs of the evergreen variety or other similar year-round leaf-bearing type, set away and in front of the fence line so as to provide maximum screening. Such plants shall be of such variety and shall be spaced so as to allow only minimal gaps between foliage of mature trees and shrubs within one year after planting.

e. Trash Enclosures: Locations and design of trash enclosures shall comply with 20.80.070(c)(7)

f. Lighting Standards:

1. Shielded fixtures with well defined cut-offs limits shall be used to confine illumination to on-site areas only.
2. Security lighting shall utilize high efficiency, low-pressure sodium fixtures and lamps and shall be located in such areas as entries, pathways, parking areas.
3. Wall mounted security light pack shall be used.
4. Accent lighting shall be integrated into building design or shall originate from concealed or inconspicuous source locations.

5. Parking area lighting fixtures shall be shielded, high efficiency, low-pressure sodium directed downward and have zero cutoff. Lighting consultant or equivalent shall certify that parking lot illumination level shall achieve a uniformity ratio of 3 to 1 (average to minimum) and a maintained average of one foot candle and a minimum of 0.3 foot candle.
6. Fixtures shall be pole mounted, 25' maximum, above paved surfaces.

20.60.110 Occupancy Requirements. Notwithstanding the requirements of the building code, no building or structure or portions thereof shall be used or occupied and no final approval shall be granted nor certificate of occupancy issued until all the requirements of this article have been complied with (Ord. No. 71-188, Sec. 1, 7-13-71)

ARTICLE II: M-2 INDUSTRIAL ZONE

20.60.111 Purpose. The purposes of the Industrial (M-2) Zone regulations are to:

1. Provide appropriately located areas consistent with the General Plan for a broad range of manufacturing, research and development, warehousing and service uses.
2. Strengthen the City's economic base, and provide employment opportunities close to home for residents of the City and surrounding communities.
3. Provide a suitable environment for various types of industrial uses, and protect them from the adverse impacts of inharmonious uses.
4. Ensure that the appearance and effects of industrial uses are compatible with the character of the area in which they are located.
5. Minimize the impact of industrial uses on adjacent residential districts.
6. Ensure the provision of adequate off-street parking and loading facilities.

The Industrial (M-2) Zone is established to provide lands for the full range of manufacturing, distribution, warehousing, storage, processing and general service uses in areas suitable for said uses which are adequately served by vehicular arterials, rail lines, and utilities.

20.60.120 Permitted Uses, Accessory Uses, Temporary Uses, and Conditional Uses:

A. Permitted Uses in the Industrial (M-2) Zone are primarily industrial, but may include uses which are accessory to the industrial use, such as community facilities, commercial uses, and other uses clearly recognized as necessary to the primary industrial uses. Certain uses may not be suitable in every location within the industrial zone, and therefore, require a temporary use permit, or discretionary review. Table 2, "Uses by Industrial Zone" lists those uses permitted by right, as accessory to the industrial use, as temporary uses, and as conditional uses in the Industrial Zone.

B. Any similar use or commercial and service type uses which conforms to the purpose and intent of the Industrial (M-2) Zone may be permitted with the approval of a Conditional Use Permit. Said use shall not interfere with the orderly development of the industrial area, and shall not be incompatible with industrial uses. Commercial and service type uses shall be reviewed as provided in Chapter 20.96.

TABLE 2
USES BY INDUSTRIAL ZONE

| INDUSTRIAL USES OF LAND | M-2 ZONE |
|--|----------|
| Accessory Dwelling Unit | P-1 |
| Administrative Offices | X |
| Appliance & Electrical Repair Shops | P |
| Art & Craft Production Studios | P |
| Athletic/Recreational Facilities | C-Mi |
| Auctions (Indoor only) | C-Mi |
| Automotive Repair/Bodywork, Upholstery(existing facility) | C-Mi |
| Automotive Repair/Bodywork, Upholstery(new facility) | C-Ma |
| | |
| Blueprinting, Printing & Lithography | P |
| Boat Building | P |
| Bookbinding, Printing and Lithography | P |
| Building Material Storage & Sales Yards | P 2-4 |
| | |
| Cabinet and Carpenter shops (pallet manufacturing prohibited) | P |
| Child Care Centers | DP (P15) |
| Churches (in existing facilities)(renewals DP) | C-Mi |
| Commercial Bakeries (including associated thrift shop outlets) | P |
| Contract Construction Offices & Services | P (P-4) |
| Creameries | C-Ma |
| | |
| Delicatessen's and Employee Cafeteria's | C-Mi |
| Dental, medical, X-ray, biochemical and optometrical laboratories (services for humans only) | X |
| Dry Cleaning, Laundering, and Dyeing Plants (wholesale only) | P |
| | |
| Employee Recreational Facilities & Play Area | P (P-9) |
| Equipment Rental Yards | P-8 |
| | |
| | |
| Food Processing, Manufacturing | P-12 |
| Fueling Stations for Industrial Fleets | C-Ma |

P = Use Permitted By Right
 P# = Use Permitted by Right But
 Special Use and Development
 Temporary Use Only
 Standards Apply
 DP = Director's Permit

C-Ma = Major Conditional Use Permit
 C-Mi = Minor Conditional Use Permit
 T = Use Permitted as

X = Use is Prohibited

TABLE 2 (cont)
USES BY INDUSTRIAL ZONE

| | |
|---|-------------|
| Furniture Upholstery | P |
| Furniture Manufacturing & Repair (including antique restoration) | P |
| Garment Manufacturing & Associated Factory Outlets | P |
| Home Furnishing/Appliance Showrooms (within Highway 78 view corridor) | C-Mi (P-10) |
| Kennels | C-Mi |
| Machine Repair Shops | P |
| Manufacturing and Assembly | P |
| Metal Working Shops (including sheet metal operations, except no drop hammers or foundries permitted) | P |
| Mini-Storage Facilities | X |
| Moving and Storage Facilities (excluding mini-storage facilities) | P |
| Newspaper Printing | P |
| Outdoor Manufacturing | X |
| Outdoor Recreation Facilities | C-Ma |
| Outdoor Storage | (P) 2,3,4,5 |
| Plumbing and Supply Shops | P |
| Public Utilities | C-Ma |
| Research and Development | X |
| Restaurant | X |
| Service Stations | X |

P = Use Permitted By Right
 P# = Use Permitted by Right But
 Special Use and Development
 Temporary Use Only
 Standards Apply
 DP = Director's Permit

C-Ma = Major Conditional Use Permit
 C-Mi = Minor Conditional Use Permit
 T = Use Permitted as

X = Use is Prohibited

TABLE 2 (cont)
USES BY INDUSTRIAL ZONE

| | |
|--|----------|
| Studios for Industrial Designing, Model Making, Sculpture | P |
| Union Hiring Hall | X |
| Veterinarians and/or small or large Animal Hospitals | P |
| Warehousing | P-11 |
| Water Treatment and Filtering Services | C-Ma |
| Wholesale and Distribution Establishments | P |
| Any similar use in character and anticipated impacts to those listed above which conforms to the purpose and intent of the Zone, as determined by the City Manager or Designee | Director |

P = Use Permitted By Right
 P# = Use Permitted by Right But
 Special Use and Development
 Temporary Use Only
 Standards Apply
 DP = Director's Permit

C-Ma = Major Conditional Use Permit
 C-Mi = Minor Conditional Use Permit
 T = Use Permitted as

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20.60.121 Development Standards for the Industrial Zone Land Uses.

- P1. One (1) dwelling unit on the same parcel of land as a permitted use needing continual supervision, to be occupied exclusively by a superintendent or a caretaker and his family. When such dwelling is established, all required yards of the R-3 Zone shall be maintained and a minimum of one paved off-street parking space (covered) and shall not be placed in the side, front, or rear setbacks.
- P2. All provisions of Section 20.60.030 (E), 20.60.030 (F), 20.60.030 (G) apply.
- P3. Outdoor storage of merchandise, materials or equipment, including any area designated for customer pick-up, shall be permitted in the M-2 Zone; and shall be subject to approval of a Conditional Use Permit in the C-M and M Zones.
- P4. Outdoor storage of building materials and sales yards subject to provisions of 20.60.030(C) and 20.60.030(I),
- P5. A Conditional Use Permit for outdoor storage may require additional yards, screening, and landscaping in order to prevent adverse impacts on surrounding properties. The Conditional Use Permit may be denied if such adverse impacts cannot be mitigated.
- P6. Contractor's offices are permitted. Storage of equipment, materials, ~~or service~~ vehicles are only permitted within enclosed buildings.
- P7. Delicatessens and employee cafeterias within industrial park settings or within existing buildings.
- P8. Wholesale sales and rentals allowed. Uses must provide adequate on site parking.
- P9. Accessory use only. Designated facility and play area shall comply with all development standards.
- P10. Must comply with Section 20.60.030(H)
- P11. In the Industrial (M) and (M-2) Zone, warehousing and storage are permitted, but wrecking yards, salvage yards, and the storage of explosives are prohibited. In the (L-M) Zone, warehousing and storage are permitted, but maxi-storage, lockers, probate lockers, and rental storage facilities are specifically prohibited.
- P12. The compounding, processing, packaging or treatment of food is permitted by right, except fish, lard, meat, pickles, sauerkraut, or vinegar.
- P13. Must comply with Section 20.60.030(C).
- P14. Mini-storage facilities and mini-warehouses must be approved under a use permit pursuant to the provisions and requirements of Chapter 20.96 of this Code. And compliance with criteria identified within P16 listed below.
- P15. Child care centers are permitted in the Industrial (M) and (M-2) Zones with approval of a Minor Conditional Use Permit. Child care centers within this zone are limited to single occupancy building sites (prohibited in an industrial park or multi-tenant building).

- P16. Mini-Storage facilities could be approved only under a Major Conditional Use Permit pursuant to the provisions and requirements of Chapter 20.96 of the Zoning Ordinance. Criteria for mini-storage facilities shall be as follows:
- a. Preparation of a City initiated marketing demand analysis (paid for by the applicant) which substantiates the need for such a facility in San Marcos and the region and demonstrates a positive fiscal benefit to the City and Redevelopment Agency.
 - b. Any proposed mini-storage site shall have direct access to a Prime Arterial Highway, as designated by the General Plan Circulation Element, but no storage building should be within 250 feet from the right-of-way.
 - c. Proposed mini-storage facilities shall not be permitted within any existing or proposed planned industrial park, unless a marketing analysis can indicate that no impact will result to the build-out of the industrial park and its absorption.
 - d. Proposed mini-storage facilities shall not be permitted within any Specific Plan Area.
 - e. Proposed mini-storage facilities shall not be permitted within the Highway 78 View Corridor.
 - f. Requires processing of a Major Conditional Use Permit with affirmative findings.
 - g. Proposed mini-storage facilities shall be fully screened from the street and adjacent residential uses by virtue of landscaping, exterior walls, or building design.
 - h. Requires the mitigation of economic impacts for non-tax and job producing uses.

P17. Excluding drive-through facilities.

20.60.140 Operational Standards.

- A. Any activity permitted in this district shall be conducted in such a manner as not to become obnoxious by reason of refuse matter, odor, dust, smoke, noise, light, vibration, maintenance of grounds or buildings or have a detrimental effect on permissible adjacent uses.
- B. All major compounding, processing, packaging or assembly of articles or merchandise, and treatment of products, shall be conducted within a completely enclosed building.
- C. Outdoor storage areas shall be enclosed on all sides per the provisions of 20.60.030(I). Exceptions: Nurseries, provided outdoor storage and display is limited to plants only.
- D. Any existing non-conforming building that is damaged will be allowed to be repaired to its existing condition.

20.60.150 Building Height. No structure shall exceed thirty-five (35) feet in height. (Ord. No. 78-444, Sec. 1, 1-10-78)

20.60.160 Front Yard. The minimum setback of ten (10) feet shall be maintained for all structures and storage areas. Setback standards shall be measured from the ultimate right-of-way width and alignment established by the Circulation Element of the General Plan. For the Mission Road area, the ten (10) foot setback area shall be part of the Mission Road Assessment District and a part of the City-wide Landscape District. Front yard adjacent to Residential Zone: Minimum of twenty (20) feet, landscaped and maintained.

20.60.170 Side Yard. Interior-None, except when the side property line of property situated in the M-2 District is on the corner, there shall be a side yard of not less than ten (10) feet on any side facing a street. (Ord. No. 78-444, Sec. 1, 1-10-78). Said setback shall be landscaped and maintained. Interior side yard adjacent to a residential zone, a minimum fifteen (15) foot setback shall be landscaped and maintained.

20.60.180 Rear Yard. None, except when the rear property line of property situated in the M-2 District is adjacent to property in any R District, there shall be a rear yard of not less than fifteen (15) feet. (Ord. No. 78-444, Sec. 1, 1-10-78). Rear Yard Adjacent to an alley: Zero (0) foot setback if no parking is provided in the rear; OR twenty-five (25) feet if parking is provided in the rear. Rear Yard Adjacent to Street: Minimum setback of ten (10) feet shall be maintained.

20.60.181 Minimum Lot Width. Every lot in an Industrial (M-2) Zone shall have a minimum lot width of fifty (50) feet. This development standard applies to proposed subdivisions of land. The standards may be waived by the City Manager or Designee when necessary to accommodate the parcel configuration for an integrated industrial development.

20.60.182 Minimum Lot Depth. Every lot in an Industrial (M-2) Zone shall have a minimum lot depth of sixty (60) feet. This development standard applies to proposed subdivisions of land. The standards may be waived by the City Manager or Designee when necessary to accommodate the parcel configuration for an integrated industrial development.

20.60.190 Off-Street Parking. Off-site parking shall be provided in the manner prescribed in Chapter 20.84 herein. (Ord. No. 78-444, Sec. 1, 1-10-78)

20.60.200 Signs. Signs permitted in the M-2 Zone shall only be permitted under the same regulations as in Chapter 20.120 for industrial uses. (Ord. No. 78-444, Sec. 1, 1-10-78)

20.60.210 Area. Every lot or building site in an M-2 Zone shall have a minimum area of six thousand (6,000) square feet, except lots which were of legal size before January, 1977. (Ord. No. 78-444, Sec. 1, 1-10-78)

20.60.220 General Requirements.

A. No building or structure shall be erected, constructed, or converted and no additions, alterations or repairs shall be made to any building or structure within any twelve (12) month period the value of which exceeds fifty per cent (50%) of the value of the existing building or structure on any lot or building site in the M-2 Zone unless the requirements of this section are complied with. No building permit shall be issued for any of the above purposes until evidence is submitted that the work proposed will result in compliance with the following:

1. The exterior of all buildings or structures shall be painted or permanently colored or permanently textured.

2. A minimum of eight per cent (8%) of the area of the lot or building site shall be provided with landscaping. Said landscaping shall be located in front of the buildings or structures or may be at the side in the case of a corner lot. A detailed landscape plan shall be submitted to the Director of Planning for approval prior to the issuance of a building or grading permit for any proposed new development or any proposed modification of existing landscape areas. Said landscape plan shall be prepared by a licensed landscape architect.
3. Minimum site landscaping and irrigation shall be installed in accordance with the approved landscape plans and shall apply to all projects. . There shall be no significant or substantial change to the approved landscape and irrigation plans without approval of the Planning Division Director. Completion of all required landscaping and irrigation shall be installed to the satisfaction of the Planning Division prior to the issuance of a Certificate Of Occupancy Permit for new construction.
4. All landscaping per the approved landscape plans (including quantity and specifications of plant materials) shall be permanently maintained. "Maintained" is defined as watering, weeding, pruning; insect, disease, and other types of pest control; and replacement of plant materials and irrigation equipment as need to preserve the health and appearance of plant materials per the approved landscape plans, including size, quantity, and type of plant materials. Any proposed substitution of plant materials shall require written approval of the Planning Division Director. Failure to adequately maintain required landscaping may result in issuance of citations and/or fines.
All landscaped areas shall be provided with automatic irrigation systems or hose bibs.
5. Street trees selected from a list of approved species shall be provided at a maximum spacing of thirty (30) feet within parkway areas along all street frontages.

B. Used metal buildings prohibited. All metal buildings shall be roofed and covered with new materials which shall be coated with a colored, factory applied baked on enamel, acrylic paint, or equivalent finish approved by the Building Division of the City of San Marcos. No roof shall have a greater slope than two (2) feet of rise in twelve (12) feet of horizontal distance. The following are guidelines for metal buildings:

- a) Exclusive use of metal components shall be avoided. Architecturally treated metal shall be used in conjunction with other materials.
- b) Untreated metal siding or roofing is prohibited .
- c) Materials of less than 26 gauge should not be used.
- d) Architectural panels should be considered in design in sensitive areas.
- e) Screen mechanical equipment with parapet walls, mechanical wells or other means. Roof vent color should match that of the roof.
- f) Roof colors should also be coordinated with those of surrounding facades.
- g) Shape and slope of roof forms shall enhance character and scale of the building.

- h) Reduce visual prominence of fasteners by using architectural panels, concealed fasteners, or other types of metal wall systems.
- i) Unless they are used as a legitimate architectural detail, coat downspouts to match the wall color or conceal them within the walls.
- j) Clearly define main entryways and smoothly integrate them with the building and landscaping. Design them as focal points and pleasant invitations to visitors.
- k) Create pleasing effects by providing canopies roof overhangs, recessed areas and frameline extensions.
- l) Recess openings and flat planes by providing contrast with varying patterns on shade, sunlight and depth.
- m) Group small windows in large walls into horizontal bands. Recess windows under overhangs for contrast and shade.
- n) Design utility doors, fire system standpipes, valves and doors and loading docks to blend with buildings.
- o) Conceal outdoor utility connections and equipment, i.e. heat pumps, air conditioning compressors, humidifiers, etc. with compatible screens and enclosures.
- p) Landscaping should not be used to mask a sub-standard building design.
- q) Large rectangular forms can be softened with curved corners, a strategy that also adds character.
- r) When a large building is introduced into a setting of smaller buildings, smaller forms and elements should be arranged harmonious to reduce its scale.
- s) Any proposed metal buildings must be designed to have an exterior appearance of conventionally built structures. Exterior surfaces must include either stucco, plaster, glass, stone, brick or decorative masonry.

C. Also refer to development criteria in Section 20.80.070.

D. M-2 zoning shall not abut a residential zone and shall be surrounded by all M zoning. Exceptions to this standard are physical separation by an open space corridor or creek.

20.60.221 General Building/Site Standards.

Comply with all provisions of 20.60.101(a-f).

ARTICLE III: L-M LIGHT INDUSTRIAL ZONE

20.60.230 Purpose. To provide districts for the grouping together of light industry wholesale and professional uses, service commercial uses, and stand alone/retail showrooms in an environment which will be beneficial to such uses and to provide protection for surrounding uses. (Ord. No. 78-459, Sec. 1, 4-11-78)

20.60.240 Permitted Uses, Accessory Uses, Temporary Uses, and Conditional Uses:

A. Permitted Uses in the Light-Industrial (L-M) Zone are primarily industrial, but may include uses which are accessory to the industrial use, such as community facilities, commercial uses, and other uses clearly recognized as necessary to the primary industrial uses. Certain uses may not be suitable in every location within the industrial zone, and therefore, require a temporary use permit, or discretionary review. Table 3, "Uses by Light-Industrial Zone" lists those uses permitted by right, as accessory to the industrial use, as temporary uses, and as conditional uses in the Light-Industrial(L-M) Zone.

B. Any similar use or commercial and service type uses which conforms to the purpose and intent of the Light-Industrial (L-M) Zone may be permitted with the approval of a Conditional Use Permit. Said use shall not interfere with the orderly development of the industrial area, and shall not be incompatible with industrial uses. Commercial and service type uses shall be reviewed as provided in Chapter 20.96.

TABLE 3
USES IN THE LIGHT INDUSTRIAL ZONE

| LIGHT INDUSTRIAL LAND USES | L-M ZONE |
|--|------------|
| Accessory Dwelling Unit | X |
| Administrative Offices | P |
| Appliance & Electrical Repair Shops | P |
| Art & Craft Production Studios | P |
| Athletic/Recreational Facilities | C-Mi |
| Auctions (Indoor only) | C-Mi |
| Automotive Repair/Bodywork, Upholstery(existing facility) | C-Mi |
| Automotive Repair/Bodywork, Upholstery(new facility) | C-Ma |
| | |
| Blueprinting, Printing & Lithography | P |
| Boat Building | X |
| Bookbinding, Printing and Lithography | P |
| Building Material Storage & Sales Yards | X |
| | |
| Cabinet and Carpenter shops (pallet manufacturing prohibited) | C-Mi |
| Child Care Centers | DP |
| Churches (in existing facilities)(renewals DP) | C-Mi |
| Commercial Bakeries (including associated thrift shop outlets) | P |
| Contract Construction Offices & Services | C-Mi (P-6) |
| Creameries | X |
| | |
| Delicatessen's and Employee Cafeteria's | P |
| Dental, medical, X-ray, biochemical and optometrical laboratories (services for humans only) | P |
| Dry Cleaning, Laundering, and Dyeing Plants (wholesale only) | X |
| | |
| Employee Recreational Facilities & Play Area | P-9 |
| Equipment Rental Yards | X |
| | |
| Food Processing, Manufacturing | P-12 |
| Fueling Stations for Industrial Fleets | X |
| Furniture Upholstery | P |
| Furniture Manufacturing & Repair (including antique restoration) | P |
| | |

P = Use Permitted By Right
 P# = Use Permitted by Right But
 Special Use and Development
 Use Only
 Standards Apply
 DP = Director's Permit

C-Ma = Major Conditional Use Permit
 C-Mi = Minor Conditional Use Permit
 T = Use Permitted as Temporary
 X = Use is Prohibited

TABLE 3 (cont)
USES IN THE LIGHT INDUSTRIAL ZONE

| LIGHT INDUSTRIAL LAND USES | L-M ZONE |
|---|-----------------|
| Garment Manufacturing & Associated Factory Outlets | P |
| Home Furnishing/Appliance Showrooms (within Highway 78 view corridor) | P-10 |
| Kennels | X |
| Machine Repair Shops | X |
| Manufacturing and Assembly | P |
| Metal Working Shops (including sheet metal operations, except no drop hammers or foundries permitted) | P |
| Mini-Storage Facilities | C-Ma(P16) |
| Moving and Storage Facilities (excluding mini-storage facilities) | X |
| Newspaper Printing | P |
| Outdoor Manufacturing | X |
| Outdoor Recreation Facilities | C-Ma |
| Outdoor Storage | X |
| Plumbing and Supply Shops | P |
| Public Utilities | C-Ma |
| Research and Development | P |
| Restaurant | DP |
| Service Stations | X |
| Studios for Industrial Designing, Model Making, Sculpture | P |
| Union Hiring Hall | X |

P = Use Permitted By Right
 P# = Use Permitted by Right But
 Special Use and Development
 Temporary Use Only
 Standards Apply
 DP = Director's Permit

C-Ma = Major Conditional Use Permit
 C-Mi = Minor Conditional Use Permit
 T = Use Permitted as

X = Use is Prohibited

**TABLE 3 (cont)
USES IN THE LIGHT INDUSTRIAL ZONE**

| | |
|--|----------|
| Veterinarians and/or small or large Animal Hospitals | C-Mi |
| Warehousing | P-11 |
| Water Treatment and Filtering Services | X |
| Wholesale and Distribution Establishments | P |
| Any similar use in character and anticipated impacts to those listed above which conforms to the purpose and intent of the Zone, as determined by the City Manager or Designee | Director |

- P = Use Permitted By Right
 P# = Use Permitted by Right But
 Special Use and Development
 Temporary Use Only
 Standards Apply
 DP = Director's Permit
- C-Ma = Major Conditional Use Permit
 C-Mi = Minor Conditional Use Permit
 T = Use Permitted as
 X = Use is Prohibited

20.60.241 Development Standards for the Light Industrial (L-M) Zone Land Uses.

- P1. One (1) dwelling unit on the same parcel of land as a permitted use needing continual supervision, to be occupied exclusively by a superintendent or a caretaker and his family. When such dwelling is established, all required yards of the R-3 Zone shall be maintained and a minimum of one paved off-street parking space (covered) and shall not be placed in the side, front, or rear setbacks.
- P2. All provisions of Section 20.60.030 (E), 20.60.030 (F), 20.60.030 (G) apply.
- P3. Outdoor storage of merchandise, materials or equipment, including any area designated for customer pick-up, shall be permitted in the M-2 Zone; and shall be subject to approval of a Conditional Use Permit in the C-M and M Zones.
- P4. Outdoor storage of building materials and sales yards subject to provisions of 20.60.030(C) and 20.60.030(I),
- P5. A Conditional Use Permit for outdoor storage may require additional yards, screening, and landscaping in order to prevent adverse impacts on surrounding properties. The Conditional Use Permit may be denied if such adverse impacts cannot be mitigated.
- P6. Contractor's offices are permitted. Storage of equipment, materials, ~~or service~~ vehicles are only permitted within enclosed buildings.
- P7. Delicatessens and employee cafeterias within industrial park settings or within existing buildings.
- P8. Wholesale sales and rentals allowed. Uses must provide adequate on site parking.
- P9. Accessory use only. Designated facility and play area shall comply with all development standards.
- P10. Must comply with Section 20.60.030(H)
- P11. In the Industrial (M) and (M-2) Zone, warehousing and storage are permitted, but wrecking yards, salvage yards, and the storage of explosives are prohibited. In the (L-M) Zone, warehousing and storage are permitted, but maxi-storage, lockers, probate lockers, and rental storage facilities are specifically prohibited.
- P12. The compounding, processing, packaging or treatment of food is permitted by right, except fish, lard, meat, pickles, sauerkraut, or vinegar.
- P13. Must comply with Section 20.60.030(C).
- P14. Mini-storage facilities and mini-warehouses must be approved under a use permit pursuant to the provisions and requirements of Chapter 20.96 of this Code and compliance with the criteria identified within P16 listed below.
- P15. Child care centers are permitted in the Industrial (M) and (M-2) Zones with approval of a Minor Conditional Use Permit. Child care centers within this zone are limited to single occupancy building sites (prohibited in an industrial park or multi-tenant building).

P16. Mini-Storage facilities could be approved only under a Major Conditional Use Permit pursuant to the provisions and requirements of Chapter 20.96 of the Zoning Ordinance. Criteria for mini-storage facilities shall be as follows:

- a. Preparation of a City initiated marketing demand analysis (paid for by the applicant) which substantiates the need for such a facility in San Marcos and the region and demonstrates a positive fiscal benefit to the City and the Redevelopment Agency.
- b. Any proposed mini-storage site shall have direct access to a Prime Arterial Highway, as designated by the General Plan Circulation Element, but no storage building should be within 250 feet from the right-of-way.
- c. Proposed mini-storage facilities shall not be permitted within any existing or proposed planned industrial park, unless a marketing analysis can indicate that no impact will result to the build-out of the industrial park and its absorption.
- d. Proposed mini-storage facilities shall not be permitted within any Specific Plan Area.
- e. Proposed mini-storage facilities shall not be permitted within the Highway 78 View Corridor.
- f. Requires processing of a Major Conditional Use Permit with affirmative findings.
- g. Proposed mini-storage facilities shall be fully screened from the street and adjacent residential uses by virtue of landscaping, exterior walls, or building design.
- h. Requires the mitigation of economic impacts for non-tax and job producing uses.

P17. Excluding drive-through facilities.

20.60.260 Operational Standards.

A. Any activity permitted in this district shall be conducted in such a manner as not to become obnoxious by reason of refuse matter, odor, dust, smoke, noise, light, vibration, maintenance of grounds or buildings or have a detrimental effect on permissible adjacent uses.

B. All selling, compounding, processing, packaging or assembly of articles or merchandise, and treatment of products, shall be conducted within a completely enclosed building, except as allowed for under 406.F below.

C. Outdoor storage shall be limited to materials, products or equipment used, produced or manufactured by a permitted use. Said outdoor storage areas shall only be located to the rear or side of the main building, away from public rights-of-way, shall not be stored or displayed in required parking areas, setback areas, landscape areas or on sidewalks or walkways and said storage areas shall be enclosed on all sides with a solid masonry, block, cement or stucco wall, or a uniformly painted solid wood fence, at least six (6) feet in height. Material, products or equipment, stacked or stored therein shall not be stacked to exceed the height of such wall or fence. Outdoor storage shall not exceed twenty-five percent (25%) of gross building floor area.

D. Any permitted uses to be established on a lot in the L-M District, the rear or side lot of which abuts property situated in any R District, shall be required to erect and maintain a solid wall or fence not less than six (6) feet in height along such lot line, except the front yard setback.

E. Also refer to developmental criteria in Chapter 20.80 of the Zoning Ordinance.

F. Stand alone and retail showrooms shall be conducted per the following standards:

1. All service, loading, dock areas and truck parking (including delivery trucks) shall be situated at rear of buildings, out of public view from freeway and adjacent roadways. Tenants for existing buildings that cannot accommodate truck parking in the rear must provide off-site parking out of the Highway 78 view corridor. Truck parking on freeway frontage or other public or private roads shall be prohibited within access easements and driveways other than for loading and unloading purposes.
2. Signage shall be in strict conformance with the City Sign Ordinance. Banners and " Special" sale signs and/or truck panel signs for purposes of advertising shall be prohibited.
3. Parking requirements shall be based upon three spaces per 1,000 gross square feet of building area.
4. Landscaping, setback, and access requirements should comply with the L-M Zone requirements.
5. Parking lot sales shall be consistent with adopted project C.C. & R.'s.
6. All retail showroom users shall sign an affidavit acknowledging all operational standards for such uses prior to issuance of a business license.
7. C.C. & R.'s shall be submitted for the industrial park at time of administrative review.
8. Truck and/or delivery truck washing shall be prohibited within those areas which have direct visibility from Highway 78.
9. Truck and/or delivery truck parking shall be prohibited from any access easements and/or driveway areas with the exception of actual loading and unloading of goods.

20.60.270 Building Height. No structure shall exceed sixty (60) feet in height. (Ord. No. 78-459, Sec. 1, 4-11-78)

20.60.280 Front Yard. Twenty (20) feet except on a private easement. The setback shall be landscaped and maintained. (Ord. No. 78-459, Sec. 1, 4-11-78). Front Yard Adjacent to Residential Zone: Minimum twenty-(20) foot setback , landscaped and maintained.

20.60.290 Side Yard. None, except when the side property line of property situated in the L-M District is immediately adjacent to or across the street from any property situated in any R District, or on the corner (street side yard) there shall be a side yard of not less than ten (10) feet. Said side yard shall be landscaped and maintained. (Ord. No. 78-459, Sec. 1, 4-11-78)

20.60.300 Rear Yard. None, except when the rear property line of property situated in the L-M District abuts property in any R District, there shall be a rear yard of not less than ten (10) feet. (Ord. No. 78-459, Sec. 1, 4-11-78). Rear Yard Adjacent to Alley: Zero (0) foot setback if no parking is provided in the rear; OR twenty-five (25) foot minimum setback if parking is provided in the rear. Rear Yard Adjacent to Street: Minimum of ten (10) feet.

20.60.301 Minimum Lot Width. Every lot in a Light-Industrial (L-M) Zone shall have a minimum lot width of sixty-five (65) feet. This development standard applies to proposed subdivisions of land. The standards may be waived by the City Manager or Designee when necessary to accommodate the parcel configuration for an integrated industrial development.

20.60.302 Minimum Lot Depth. Every lot in a Light-Industrial (L-M) Zone shall have a minimum lot depth of one hundred-fifty (150) feet. This development standard applies to proposed subdivisions of land. The standards may be waived by the City Manager or Designee when necessary to accommodate the parcel configuration for an integrated industrial development.

20.60.310 Off-Street Parking. Off-street parking shall be provided in the manner prescribed in Chapter 20.84. (Ord. No. 78-459, Sec. 1, 4-11-78). Each use (manufacturing; warehousing; retail, trade, and service commercial uses) to the extent allowed by this Article, shall provide parking as prescribed in Chapter 20.84 of this Title for the gross floor area involved in such uses.

20.60.320 Signs. Signs permitted in the L-M Zone shall only be permitted under the same regulations as in Section 20.120 for industrial uses. (Ord. No. 78-459, Sec. 1, 4-11-78)

20.60.330 Area. Every lot or building site in an L-M Zone shall have a minimum area of twenty thousand (20,000) square feet, except lots which were of legal size before January, 1978. (Ord. No. 78-459, Sec. 1, 4-11-78)

20.60.340 General Requirements. No building or structure shall be erected, constructed, or converted and no additions, alterations or repairs shall be made to any building or structure within any twelve (12) month period the value of which exceeds fifty per cent (50%) of the value of the existing building or structure on any lot or building site in the L-M Zone unless the requirements of this section are complied with. No building permit shall be issued for any of the above purposes until evidence is submitted that the work proposed will result in compliance with the following:

A. The exterior of all buildings or structures shall be painted or permanently colored or permanently textured.

B. A minimum of eight per cent (8%) of the area of the lot or building site shall be provided with landscaping. All landscaped areas shall be provided with automatic irrigation systems or hose bibs. All landscaping shall be well maintained. A detailed landscape plan shall be submitted to the Director of Planning for approval prior to the issuance of a building or grading permit for any proposed new development or any proposed modification of existing landscape areas. Said landscape plan shall be prepared by a licensed landscape architect.

C. Minimum site landscaping and irrigation shall be installed in accordance with the approved landscape plans and shall apply to all projects. There shall be no significant or substantial change to the approved landscape and irrigation plans without approval of

the Planning Division Director. Completion of all required landscaping and irrigation shall be installed to the satisfaction of the Planning Division prior to the issuance of a Certificate Of Occupancy Permit for new construction.

D. All landscaping per the approved landscape plans (including quantity and specifications of plant materials) shall be permanently maintained. "Maintained" is defined as watering, weeding, pruning; insect, disease, and other types of pest control; and replacement of plant materials and irrigation equipment as need to preserve the health and appearance of plant materials per the approved landscape plans, including size, quantity, and type of plant materials. Any proposed substitution of plant materials shall require written approval of the Planning Division Director. Failure to adequately maintain required landscaping may result in issuance of citations and/or fines.

E. Street trees selected from a list of approved species shall be provided at a maximum spacing of thirty (30) feet within parkway areas along all street frontages.

F. Metal exterior buildings are prohibited. (Ord. No. 78-459, Sec. 1, 4-11-78)

20.60.341 General Building/Site Standards.

Comply with all provisions of 20.60.101(a-f).

Chapter 18.46

IP Industrial Park Zone

Sections:

- 18.46.010 Purpose of provisions.**
- 18.46.020 Permitted uses.**
- 18.46.030 Prohibited uses in IP zone.**
- 18.46.040 Minor uses.**
- 18.46.050 Enclosed buildings required-Exceptions.**
- 18.46.060 Development standards.**
- 18.46.070 Performance standards.**
- 18.46.080 Improvement and modification conditions.**

Section 18.46.010 Purpose of provisions.

It is the purpose and intent of this chapter to encourage harmonious industrial development in the city. The regulations for this industrial park zone are intended to provide compatible industrial uses. Because of the predominantly residential nature and the limited number of potential industrial sites in the city, this chapter is intended to provide for harmonious industrial development between industrial park land activities and residential development. Any industrial activity may operate in the IP zone, provided it conforms to the development and performance standards set forth in this chapter. These standards are intended to ensure that industrial activities which locate in this industrial park zone are compatible with the surrounding environment.

(Prior code Appendix A 1551)

Section 18.46.020 Permitted uses.

In an IP zone, the following uses are permitted:

A. Primary Activities. The following activities are permitted subject to the development and performance standards set forth in this chapter:

1. Manufacturing and industrial activities;
2. Scientific and research activities, including laboratories and other research facilities;
3. Administrative activities. These activities are limited to regional home offices of businesses, industries and public utilities;
4. General wholesale activity and warehousing of processed or semiprocessed products.

B. Secondary Activities. The following secondary activities which support or are adjunct to the primary activities, are permitted subject to the development and performance standards and conditions set forth in this chapter:

1. Within the industrial park area, day care centers, coffee shops, restaurants and automobile service stations are permitted, subject to the granting of a special use permit;
2. Storage activities. Warehouses and covered and enclosed storage facilities are permitted as part of a primary activity. Outdoor storage areas and facilities are permitted subject

to planning commission approval. Such outdoor storage shall be limited to interior rear yards and enclosed by a six-foot solid masonry wall, unless substitute material is approved under Section 18.46.080, and in no case shall materials be stacked or stored so as to exceed the height of the masonry wall;

3. Ancillary retail activities as part of a primary activity.

C. A church, club or lodge in the I-P zone may be approved by the Minor Use Permit procedure if the church, club or lodge meets the following requirements:

1. It is located in an existing building,
2. There is sufficient on-site parking to accommodate the use, and
3. It occupies no more than 60% of the floor area of the building, or has a membership of a maximum of 100.

All other churches, clubs or lodges not meeting the preceding requirements in this zone may be approved only by the Special Use Permit procedure.

(Prior code Appendix A 1552; Ord. No. 95-4, Amended, 03/28/95)

Section 18.46.030 Prohibited uses in IP zone.

The following use is prohibited in the IP zone:

Crematoriums.

(Prior code Appendix A 1552; Ord. No. 95-4, Repealed, 03/28/95; Ord. No. 97-5, Enacted, 03/25/97)

Section 18.46.040 Minor uses.

In an IP zone, the following uses are permitted, provided a minor use permit is obtained in accordance with the provisions of this title:

- A. Parks;
- B. Public buildings and uses.

(Prior code Appendix A 1552)

Section 18.46.050 Enclosed buildings required-Exceptions.

All uses in the industrial park shall be conducted entirely within an enclosed building, except for the following:

- A. Off-street parking;
- B. Trash collections;
- C. Loading and unloading areas;
- D. Signs;
- E. Driveways;
- F. Walkways;
- G. Landscaping; and
- H. Approved open storage.

(Prior code Appendix A 1553)

Section 18.46.060 Development standards.

In an IP zone, all projects shall conform to the following development standards:

A. **Minimum Lot Size.** Each building site in the industrial park zone shall have a minimum lot area of one-half acre and a minimum street width (frontage) of one hundred fifty feet, except street frontages on a cul-de-sac, which shall be one hundred feet in width. Minimum lot depth shall be one hundred fifty feet. Smaller lots existing prior to the adoption of this chapter are permitted to develop in accordance with the regulations of this chapter. Industrial condominiums containing smaller than minimum sized lots are permitted subject to subdivision procedures.

B. **Building Setbacks.** No building, structure, parking or loading areas, except screening walls, landscaping, drives or monument signs, shall be constructed or maintained in following setbacks:

1. Front yard setbacks shall be twenty feet from the front property line or ten feet with a three-foot-high landscaped earth berm.

2. Side yard setbacks shall not be required except:

a. When the industrial park parcel or building site side yard abuts a public street, the side yard setback shall be twenty feet from the side property line or ten feet with a three-foot-high landscaped earth berm; or

b. When the industrial park parcel side yard abuts any parcel zoned for residential use, the side yard setback from the residential zone shall be twenty feet for lots with industrial buildings of ten thousand square feet or less. For buildings over ten thousand square feet, the side yard setback from such residential zones shall be increased five feet for every ten thousand square feet of building area over ten thousand square feet. The width of a railroad right-of-way or flood control channel may be credited against fifty percent of this requirement provided a minimum of fifteen feet is maintained.

3. Rear yard setbacks shall be fifteen feet from the property line, except for parcels abutting residential zones, where the rear yard setback shall be thirty feet from the property line and increase five feet for every ten thousand square feet of building over ten thousand square feet. The width of a railroad right-of-way or flood control channel may be credited against fifty percent of this requirement provided a minimum of fifteen feet is maintained.

C. **Building Height.** Height of buildings on parcels or building sites abutting a nonindustrial zone are subject to the building height standards of that zone. Additional height or stories may be permitted subject to the granting of a special use permit.

D. **Building Coverage.** The total area of all buildings, driveways, parking and loading areas shall not cover more than eighty percent of the area of a building site exclusive of public right-of-way. The remaining twenty percent shall be landscaped. Required setbacks and interior required landscaping may be included in calculating this landscaped area.

E. **Minimum Distance Between Buildings.** There shall be a minimum distance of fifteen feet between separated buildings located on the same building site.

F. **Multiple-Occupancy Buildings.** Multiple occupancy of buildings with uses requiring different parking regulations is permitted; however, parking and loading requirements shall be calculated for each use in accordance with Chapter 18.54. The parking area may be shared in common.

G. **Required Screening.** Provisions for screening of the parking and loading areas are set forth in Chapter 18.54 and shall apply for parking and loading areas.

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H. Off-Street Parking and Loading. All provisions of Chapter 18.54 shall apply.

I. Signs. All signs shall be reviewed by the planning commission prior to approval of the site development plan by the director of planning. All signs shall be approved as part of a comprehensive sign package and shall be architecturally compatible with the industrial building when approved changes to the sign copy may be authorized by the director of planning.

1. Primary Identification. No more than two signs identifying the name and address of the occupant or product shall be permitted. Such wall signs shall conform to the following:

a. One sixty-square-foot wall sign shall be permitted. Such wall sign shall not project more than twelve inches from the building wall or structure and shall not extend above the top of the parapet wall or roof line.

b. One monument sign shall be permitted in the front yard or side yard abutting a public street. Such sign shall maintain a ten-foot setback from the ultimate property line, and shall not be larger than sixty square feet.

c. In case of multiple occupancy, each occupant may have one single-faced wall sign not to exceed twenty-five square feet each. Such wall signs shall be in lieu of, not in addition to, the single-faced wall sign otherwise specified herein.

2. Directional Signs. Directional signs, either single-faced or double-faced, are permitted, subject to Section 18.52.150.

3. Safety Signs. Safety signs alert the passersby on the site to potential dangers and include: stop, slow, curve, danger, high voltage, etc. The size, shape and color of safety signs shall be of the same size, shape and color as contained in the current edition of the Manual on Uniform Traffic-Control Devices for Streets and Highways, as printed by the Bureau of Public Roads, U. S. Department of Commerce.

4. Real Estate Signs. Real estate signs are permitted subject to the provisions of Section 18.52.240.

J. Refuse Collection and Storage.

1. All developments shall provide a central location(s) for the collection and storage of refuse. Existing developments will be subject to these requirements as provided for by Section 18.58.590 of this code.

2. Areas designated for the collection and storage of solid waste material shall conform with the provisions of Section 18.58.590 of this code.

K. Landscaping.

1. Natural resources or amenities of scenic value may be preserved in required landscaping areas.

2. All required yard setbacks shall be landscaped.

3. Five percent of all parking areas shall be landscaped. This landscaping shall be distributed reasonably throughout the parking area. This landscaping is to be included in the total landscaping requirement.

L. Mechanical Equipment. All mechanical equipment, including ducting, whether at ground or rooftop level, shall be contained in a completely screened structure. All wall air conditioner units shall be blocked from view with material that is reasonably compatible with the architectural styling and detailing of the building to allow proper functioning of the equipment.

M. Utilities.

1. a. All new and existing utility distribution facilities, including cable television lines, within the boundaries of any lot or building site where a building permit is requested or within any half-street abutting such lot or building site shall be placed underground, except with regard

Vista Municipal Code

to a building permit for improvements less than twenty-five percent of the value of the existing building, as to existing facilities.

b. The permittee is responsible for complying with the requirements of this subsection, and he shall make the necessary arrangements with each of the serving utilities, including licensed cable television operators, for the installation of such facilities.

c. Transformers, terminal boxes, meter cabinets, pedestals, concealed duct, and other facilities necessarily appurtenant to such underground utilities and street lighting systems may be placed above ground.

2. The provisions of this subsection shall not apply to the installation and maintenance of overhead electric transmission lines in excess of thirty-four thousand five hundred volts and long distance and trunk communications facilities.

3. The installation of cable television lines may be waived when in the opinion of the director of planning no licensed cable television operator is found to be willing and able to install cable television lines in the subdivision.

4. a. When there is less than six hundred feet of line requiring conversion, an in-lieu fee may be applied if approved by the public works director. The fee will be established on a cost-per-foot basis using a typical six-hundred-foot project of feeder circuit or local distribution circuit.

b. In-lieu fees shall be deposited in a special undergrounding account to be used as approved by the city council for future undergrounding of utilities.

c. This subdivision may be applied to building permits existing on the effective date of the ordinance codified in this section at any time before certificate of occupancy is granted.

N. Metal Buildings. Buildings constructed with a metal exterior are permitted subject to granting of a special use permit. No special use permit for a metal building shall be granted unless the decision-making body makes the findings set forth in Section 18.74.120 and specifically finds that the design and exterior architectural treatment of each metal building is compatible with the surrounding area and with industrial buildings constructed with other materials.

(Prior code Appendix A 1553; Ord. No. 94-25, Amended, 10/25/94)

Section 18.46.070 Performance standards.

All activities in the industrial park zone shall be subject to the performance standards listed below. The applicant, at the time of submittal for building permit, and all subsequent tenants shall certify that the industrial development complies with these performance standards. If inspection reveals noncompliance with any of the performance standards, upon submission of findings the city council may direct that the industrial operation shall cease until compliance is reestablished. The city council may grant a compliance time of no greater than thirty days for the project to comply with performance standards.

A. Noise or vibration created by, or resulting from, any industrial operation shall not be audible, and in no case shall exceed seventy db. CNEL at the boundary of the industrial park.

B. Odors, glare, heat, electrical or other disturbance created by, or resulting from, any industrial operation shall not be detectable beyond the industrial building site on which the disturbance is produced.

C. Discharge of air pollutants shall be subject to the air pollution control district rules and regulations, the California State Health and Safety Code and federal air quality regulations.

Vista Municipal Code

D. Any discharge of industrial waste must conform to the most current local, state and federal regulations controlling industrial waste quality and disposal.

E. No industrial operation shall in any way damage or create a nuisance to the public health, safety or welfare.

(Prior code Appendix A 1554)

Section 18.46.080 Improvement and modification conditions.

A. After site development plan review and approval of an industrial park development, no grading, building, structure or other improvement shall be located, erected or constructed on the lot or building site, except those improvements approved by the director of planning. As part of the site development plan review, the director of planning shall report to the planning commission on each such proposed development in the industrial park zone.

B. The planning commission may approve modifications of the following standards otherwise required by this chapter:

1. The masonry wall requirement may be modified to allow substitute material.

2. The required wall height may be reduced or increased if deemed appropriate.

3. Additional outside uses, such as picnic table areas or light recreational areas, may be permitted in addition to those uses listed in Section 18.46.060.

4. Subdivision of industrial lots into parcels smaller than the minimum lot size area or modification of required width or depth on adequate sized lots.

5. Other modifications of requirement consistent with the industrial park concept subject to granting of a special use permit. In approving any of these other modifications, the planning commission shall make the following findings:

a. There are unusual circumstances involving the specific intended use or uses that warrant the modification.

b. The modification or modifications are consistent with the intent and purpose of the industrial park zone and area.

c. The modification or modifications will not detrimentally affect any adjoining existing or future industrial park use adhering to the stipulated requirements.

d. The modification or modifications will not cause a nuisance or inconvenience to any surrounding residential neighborhood.

(Prior code Appendix A 1556)

Chapter 18.44

M-1 Light Manufacturing Zone

Sections:

- 18.44.010 Permitted uses.**
- 18.44.020 Special uses.**
- 18.44.030 Minor uses.**
- 18.44.040 Building height.**
- 18.44.050 Front yards.**
- 18.44.060 Side yards.**
- 18.44.070 Rear yards.**
- 18.44.080 Building site area.**
- 18.44.090 Limitations on permitted uses.**
- 18.44.100 Utilities.**
- 18.44.110 Refuse Collection and Storage.**

Section 18.44.010 Permitted uses.

In an M-1 zone, the following uses are permitted:

A. All uses permitted by subsections A and B of Section 18.42.010, subject to the same conditions and restrictions applicable to the uses permitted by such subsections.

B. The following additional uses:

- Bakery
- Blacksmith shop
- Bottling works
- Box lunch preparation or catering establishment with less than five catering vehicles
- Food processing
- Large and small recycling collection facilities, subject to site development plan pursuant to Sections 18.64.020 through 18.64.040
- Large and small recycling facilities, subject to a site development plan pursuant to Sections 18.64.020 through 18.64.040
- Manufacture of:
 - Athletic equipment and sporting goods
 - Beverages (nonalcoholic)
 - Containers, not over ten cubic feet in capacity
 - Electrical or electronic appliances, equipment and supplies
 - Household equipment
 - Laboratory and scientific instruments and supplies
 - Musical instruments
 - Office supplies
 - Optical instruments
 - Photographic equipment and supplies
 - Plastic products

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Pottery
Surgical, medical and dental instruments and supplies
Textile goods
Tools, hand
Toys
Upholstery
Wall board
Wallpaper
Watches, clocks and jewelry
-- Moving and warehouse storage
-- Paint shop
-- Printing and publishing
-- Research laboratories
-- Sand and gravel storage
-- Sheet metal shop
-- Soft water service and processing
-- Tinsmith shop
-- Welding shop.

C. Any other industrial type use upon the issuance of a special use permit, except for the following uses, which are prohibited:

-- Abattoir
-- Blast furnaces or smelting of ores
-- Boiler shops
-- Coke ovens
-- Crematoriums
-- Distillation of bones
-- Fat rendering
-- Incineration, reduction or dumping of offal, garbage or refuse on a commercial basis
-- Junkyard and/or salvage yard
-- Lime kilns
-- Manufacture of:
Explosives
Lime or products
Poison
Rubber
Sulphuric acid
-- Radium extraction
-- Rolling mill
-- Rubber reclaiming
-- Smelting using other than electric energy
-- Stockyard or slaughterhouse
-- Storage or baling of bottles, junk, old iron, rags, rubber or scrap paper
-- Tanneries
-- Wood or bone distillation.

(Prior code Appendix A 1501; Ord. No. 93-7, Amended, 03/23/93; Ord. No. 97-5, Amended, 03/25/97)

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Section 18.44.020 Special uses.

In addition to those uses permitted by Special Use Permit by Section 18.44.010 (C), all uses permitted by Special Use Permit in the C-1, C-2 and C-3 zones are permitted by special use permit in the M-1 zone, subject to the same conditions and restrictions. If a use is permitted by Sections 18.44.010 A or B, a Special Use Permit is not required. In addition, the following land uses may be permitted by special use permit in the M-1 zone:

- A. Airports;
- B. Asphalt paving plants;
- C. Passenger and freight stations for rail and bus travel;
- D. Rock crushing plants or processing of decomposed granite, soil, rock, sand or gravel;
- E. Shooting ranges, including pistol, rifle, trap and skeet ranges, provided these uses are within an entirely enclosed building which may not be penetrated by any projectile or explosion caused by the use;
- F. Bottling, processing and distribution of water produced on the premises;
- G. Mining, including drilling for and the production of oil and gas;
- H. Concrete products manufacturing;
- I. Salvage and recycling of inoperable automobiles subject to screening conditions to prevent, insofar as reasonably possible, the operation from being visible by the public at large or by any resident of adjacent residential development;
- J. Auction houses;
- K. Box lunch preparation or catering establishment with five or more catering vehicles.

(Prior code Appendix A 1501; Ord. No. 93-7, Amended, 03/23/93)

Section 18.44.030 Minor uses.

In an M-1 zone, the following uses are permitted, provided a minor use permit is obtained in accordance with the provisions of this title:

- A. Day care and boarding of children;
- B. Parks;
- C. Public buildings and uses;
- D. Radio and television transmitters;
- E. Recreational facilities;
- F. Rental/leasing of motor vehicles and trailers other than in a vehicle sales lot where the activity is an ancillary (secondary) use on a site containing another use which is considered the primary use (e.g., automobile service station or other retail sales or service activity) and such use would result in an intensification of the primary use(s) on the site. Such rentals may include commercial vehicles, recreational vehicles (house cars), or trailers when specified by the use permit;
- G. Repealed.
- H. Schools.

(Prior code Appendix A 1501; Ord. No. 92-16, Amended, 09/08/92)

Section 18.44.040 Building height.

In the M-1 zone, no building or structure shall exceed two stories or thirty-five feet in height, whichever is less, except that buildings and structures of greater height may be erected, provided a special use permit is issued therefor in accordance with the provisions of this title.

(Prior code Appendix A 1502)

Section 18.44.050 Front yards.

In an M-1 zone, no building or structure shall be erected or maintained less than fifty feet from the centerline of the street upon which the building site fronts.

(Prior code Appendix A 1504)

Section 18.44.060 Side yards.

In an M-1 zone, no side yards is required, except that every lot and building site shall have a side yard not less than five feet in width along any side lot line which abuts property in any residential zone.

(Prior code Appendix A 1504)

Section 18.44.070 Rear yards.

In an M-1 zone, every lot and building site shall have a rear yard of not less than fifteen feet in depth, except that one-half of the width of an alley abutting the rear yard may be included as a rear yard for the purpose of computing the fifteen-foot rear yard requirement.

(Prior code Appendix A 1505)

Section 18.44.080 Building site area.

In an M-1 zone, there is no minimum area requirement for lots or building sites.

(Prior code Appendix A 1506)

Section 18.44.090 Limitations on permitted uses.

Except for the uses specified in Section 18.38.050 (A), every use permitted in an M-1 zone shall be subject to the following conditions and limitations:

A. All operations shall be conducted entirely within an enclosed building;

B. A planting strip at least ten feet wide shall be provided along each abutting street, public space or property in any residential zone, except for necessary ways of ingress and egress.

(Prior code Appendix A 1507)

Section 18.44.100 Utilities.

In the M-1 zone:

A. 1. All new and existing utility distribution facilities, including cable television lines, within the boundaries of any lot or building site where a building permit is requested or within and half-street abutting such lot or building site shall be placed underground, except with regard to a building permit for improvements of less than twenty-five percent of the value of the existing building, as to existing facilities.

2. The permittee is responsible for complying with the requirements of this section, and he shall make the necessary arrangements with each of the serving utilities, including licensed cable television operators, for the installation of such facilities.

3. Transformers, terminal boxes, meter cabinets, pedestals, concealed duct, and other facilities necessarily appurtenant to such underground utilities and street lighting systems may be placed above ground.

B. The provisions of this section shall not apply to the installation and maintenance of overhead electric transmission lines in excess of thirty-four thousand five hundred volts and long distance and trunk communications facilities.

C. The installation of cable television lines may be waived when, in the opinion of the director of planning, no licensed cable television operator is found to be willing and able to install cable television lines in the subdivision.

D. 1. When there is less than six hundred feet of line requiring conversion, an in-lieu fee may be applied if approved by the public works director. The fee will be established on a cost-per-foot basis using a typical six-hundred-foot project of feeder circuit or local distribution circuit.

2. In-lieu fees shall be deposited in a special undergrounding, account to be used as approved by the city council for future undergrounding of utilities.

3. This subsection may be applied to building permits existing on the effective date of the ordinance codified in this section at any time before certificate of occupancy is granted.

(Prior code Appendix A 1508)

Section 18.44.110 Refuse Collection and Storage.

A. All developments shall provide a central location (s) for the collection and storage of refuse. Existing developments will be subject to these requirements as provided for by Section 18.58.590 of this code.

B. Areas designated for the collection and storage of solid waste material shall conform with the provisions of Section 18.58.590 of this code.

(Ord. No. 94-25, Enacted, 10/25/94)

SAN DIEGO-SAN BERNADINO COUNTY

17. Vista Tech Center

Valuation: \$20.2 million

Vista Tech Center Bldgs.

1483, 1485, 1487, 1489, 1491, 1493, 1495, 1497, 1499 Poinsetta Avenue

Located along I-5 south about 20 miles north of San Diego. The views are spectacular from this location however it is a little bit off the main highway. This brand new construction is state of the art office/flex. When entering the complex you feel like you are in an office park not a flex park. Landscaping, layout, ceiling height, etc...are all perfect for office/flex. The area is growing and the test is to see if there exists a strong enough population base to fill the center.

Description:

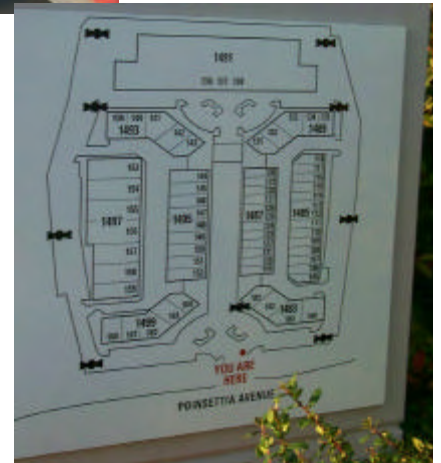
228,381 sq.ft. 25% office

Office/Flex "A"

Tenancy: Multi

Age:1998

Height: Varies





This is the signature building at the top of the street. From the front it looks like a first class office building however from the back you can see the grade and dock high doors. This building is in excess of 24' clear has second story office and is a Class A+ structure.

Vista Technology Center

Property ID: 15369862
<http://listing.loopnet.com/15369862>

Vista Technology Center
 1483-1499 Poinsettia Avenue
 Vista, CA 92083
 County: San Diego

CONTACT LISTING BROKER

Dave Pinnegar (760) 930-7942
Russ Jabara (760) 438-8950



For Lease **Active**

Type: Industrial
 Manufacturing

Total Space Available: 19,366 SF

Divisible To: 1,455 SF

Maximum Contiguous: 5,238 SF

Building Size: 228,381 SF

Date Last Verified: 2/5/2009

Property ID: 15369862

Available Spaces

| Suite/
Floor | Space
Available | Minimum
Divisible | Maximum
Contiguous | Rental
Rate | Date
Available | Space Type | Sublease |
|--|--------------------|----------------------|-----------------------|--------------------------|-------------------|------------------------|----------|
| 1485-105 | 1,566 SF | | | \$0.97/SF/Month | Immediate | Manufacturing | No |
| Space Description: Reception, 2 Offices | | | | | | | |
| Lease Type: | | Modified Gross | | Additional Types: | | Warehouse | |
| Clear Ceiling Height: | | 18 ft. | | | | Distribution Warehouse | |
| Office SF: | | 548 SF | | | | | |
| 1485-111 | 1,551 SF | | | \$0.95/SF/Month | Immediate | Manufacturing | No |
| Space Description: Reception, 2 offices | | | | | | | |
| Lease Type: | | Modified Gross | | Additional Types: | | Warehouse | |
| Clear Ceiling Height: | | 18 ft. | | | | Distribution Warehouse | |
| Office SF: | | 465 SF | | | | | |
| 1485-113 | 1,551 SF | | | \$0.95/SF/Month | Immediate | Manufacturing | No |
| Space Description: Reception, 2 offices | | | | | | | |
| Lease Type: | | Modified Gross | | Additional Types: | | Warehouse | |
| Clear Ceiling Height: | | 18 ft. | | | | Distribution Warehouse | |
| Office SF: | | 388 SF | | | | | |
| 1489-134 | 2,663 SF | | | \$0.96/SF/Month | Immediate | Manufacturing | No |
| Space Description: Reception, 2 offices | | | | | | | |
| Lease Type: | | Modified Gross | | Additional Types: | | Warehouse | |
| Clear Ceiling Height: | | 18 ft. | | | | Distribution Warehouse | |
| Office SF: | | 852 SF | | | | | |

| | | | | | | | |
|---|----------|----------------|----------|------------------------------|-----------|------------------------|----|
| 1489-135 | 2,334 SF | | | \$0.96/SF/Month | Immediate | Manufacturing | No |
| Space Description: Reception, 2 offices | | | | | | | |
| Lease Type: | | Modified Gross | | Additional Types: | | Warehouse | |
| Clear Ceiling Height: | | 18 ft. | | | | Distribution Warehouse | |
| Office SF: | | 6,429 SF | | | | | |
| 1495-108 | 1,455 SF | | | \$0.95/SF/Month | Immediate | Manufacturing | No |
| Space Description: Reception, 2 Offices | | | | | | | |
| Lease Type: | | Modified Gross | | Additional Types: | | Warehouse | |
| Clear Ceiling Height: | | 18 ft. | | | | Distribution Warehouse | |
| Office SF: | | 363 SF | | | | | |
| 1495-144/145 | 5,238 SF | 2,587 SF | 5,238 SF | \$0.93/SF/Month | Immediate | Manufacturing | No |
| Space Description: Reception, 4 Offices, 2 Restrooms, 25% HVAC Warehouse | | | | | | | |
| Lease Type: | | Modified Gross | | Clear Ceiling Height: | | 18 ft. | |
| Office SF: | | 1,571 SF | | | | | |
| 1487-124 | 1,504 SF | | | \$0.97/SF/Month | Immediate | Manufacturing | No |
| Space Description: Reception, 2 Offices | | | | | | | |
| Lease Type: | | Modified Gross | | Clear Ceiling Height: | | 18 ft. | |
| Office SF: | | 376 SF | | | | | |
| Additional Types: | | Warehouse | | | | | |
| 1487-125 | 1,504 SF | | | \$0.97/SF/Month | Immediate | Manufacturing | No |
| Space Description: 2 offices, reception | | | | | | | |
| Lease Type: | | Modified Gross | | Office SF: | | 376 SF | |

Additional Information

Property Description:

228,381 sf multi-tenant, gated industrial park. Suites available with fiber optic capability. Easy access to Palomar Airport Road and Highway 78. Property features grade level loading, 16'-18' clear height, high-end office build-out, sprinklered, 3/1,000 sf parking ratio, ample power and on-site deli.

Tenant Incentive: 1 month free per year (deals done by July 31, 2008)

Broker Bonus: \$500 Nordstrom gift certificate (2-5 year deals)

Location Description:

Centrally located with easy access to Palomar Airport Road and Highway 78.

Property Types:

Manufacturing
Flex Space
Warehouse
Distribution Warehouse

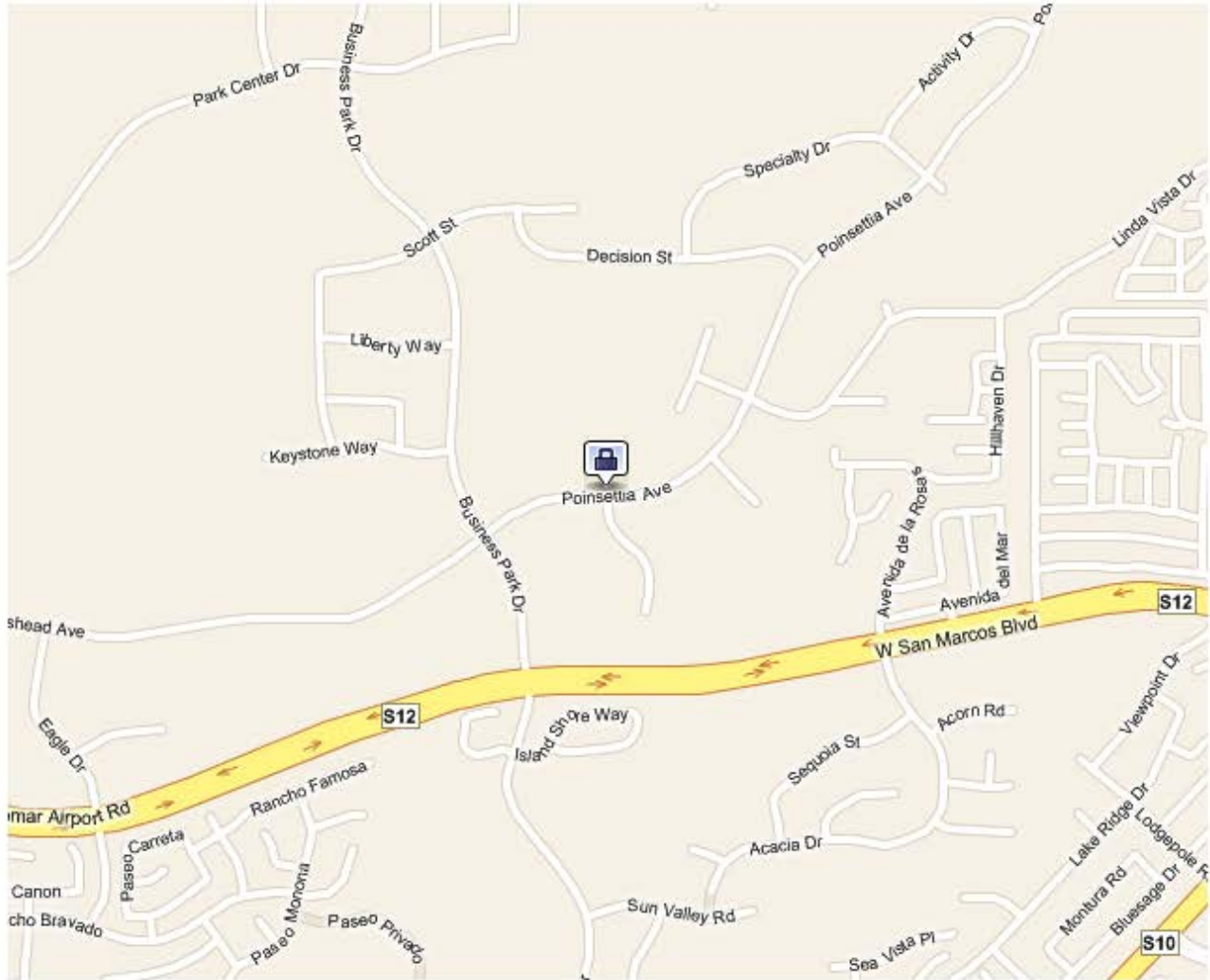
Power is available:

Ample Power

Highlights

- Fiber Optic Capability
- High-End Office Build-Out
- Grade Level Loading
- Easy Access to Palomar Airport Rd & Highway 78
- Sprinklered
- On-Site Deli

Map



Demographics

| Population | 1-mi. | 3-mi. | 5-mi. |
|---|--------------|--------------|--------------|
| 2008 Male Population | 3,790 | 34,320 | 97,548 |
| 2008 Female Population | 4,359 | 36,765 | 100,481 |
| % 2008 Male Population | 46.51% | 48.28% | 49.26% |
| % 2008 Female Population | 53.49% | 51.72% | 50.74% |
| 2008 Total Adult Population | 6,613 | 54,456 | 145,716 |
| 2008 Total Daytime Population | 13,793 | 94,032 | 223,782 |
| 2008 Total Daytime Work Population | 8,825 | 55,281 | 125,542 |
| 2008 Median Age Total Population | 45 | 37 | 36 |
| 2008 Median Age Adult Population | 53 | 45 | 44 |
| 2008 Age 0-5 | 671 | 6,484 | 19,172 |
| 2008 Age 6-13 | 615 | 7,055 | 23,290 |
| 2008 Age 14-17 | 250 | 3,090 | 9,852 |
| 2008 Age 18-20 | 159 | 2,129 | 6,398 |
| 2008 Age 21-24 | 199 | 2,606 | 7,459 |
| 2008 Age 25-29 | 414 | 4,750 | 12,649 |
| 2008 Age 30-34 | 577 | 5,570 | 15,141 |
| 2008 Age 35-39 | 579 | 5,526 | 16,053 |
| 2008 Age 40-44 | 500 | 5,149 | 15,585 |
| 2008 Age 45-49 | 498 | 5,079 | 15,439 |
| 2008 Age 50-54 | 469 | 4,373 | 12,834 |
| 2008 Age 55-59 | 514 | 3,769 | 10,578 |
| 2008 Age 60-64 | 518 | 2,925 | 7,530 |
| 2008 Age 65-69 | 388 | 2,431 | 5,851 |
| 2008 Age 70-74 | 430 | 2,660 | 5,737 |
| 2008 Age 75-79 | 510 | 2,889 | 5,755 |
| 2008 Age 80-84 | 478 | 2,505 | 4,794 |
| 2008 Age 85+ | 380 | 2,096 | 3,914 |
| % 2008 Age 0-5 | 8.23% | 9.12% | 9.68% |
| % 2008 Age 6-13 | 7.55% | 9.92% | 11.76% |
| % 2008 Age 14-17 | 3.07% | 4.35% | 4.97% |
| % 2008 Age 18-20 | 1.95% | 2.99% | 3.23% |
| % 2008 Age 21-24 | 2.44% | 3.67% | 3.77% |
| % 2008 Age 25-29 | 5.08% | 6.68% | 6.39% |
| % 2008 Age 30-34 | 7.08% | 7.84% | 7.65% |
| % 2008 Age 35-39 | 7.11% | 7.77% | 8.11% |
| % 2008 Age 40-44 | 6.14% | 7.24% | 7.87% |
| % 2008 Age 45-49 | 6.11% | 7.14% | 7.80% |
| % 2008 Age 50-54 | 5.76% | 6.15% | 6.48% |
| % 2008 Age 55-59 | 6.31% | 5.30% | 5.34% |
| % 2008 Age 60-64 | 6.36% | 4.11% | 3.80% |
| % 2008 Age 65-69 | 4.76% | 3.42% | 2.95% |
| % 2008 Age 70-74 | 5.28% | 3.74% | 2.90% |
| % 2008 Age 75-79 | 6.26% | 4.06% | 2.91% |
| % 2008 Age 80-84 | 5.87% | 3.52% | 2.42% |
| % 2008 Age 85+ | 4.66% | 2.95% | 1.98% |
| 2008 White Population | 6,791 | 53,312 | 147,822 |
| 2008 Black Population | 132 | 1,556 | 4,549 |
| 2008 Asian/Hawaiian/Pacific Islander | 422 | 4,452 | 12,238 |
| 2008 American Indian/Alaska Native | 15 | 300 | 825 |
| 2008 Other Population (Incl 2+ Races) | 788 | 11,465 | 32,595 |
| 2008 Hispanic Population | 1,341 | 18,751 | 53,811 |
| 2008 Non-Hispanic Population | 6,808 | 52,334 | 144,219 |
| % 2008 White Population | 83.35% | 75.00% | 74.65% |
| % 2008 Black Population | 1.62% | 2.19% | 2.30% |
| % 2008 Asian/Hawaiian/Pacific Islander | 5.18% | 6.26% | 6.18% |
| % 2008 American Indian/Alaska Native | 0.18% | 0.42% | 0.42% |
| % 2008 Other Population (Incl 2+ Races) | 9.67% | 16.13% | 16.46% |
| % 2008 Hispanic Population | 16.46% | 26.38% | 27.17% |
| % 2008 Non-Hispanic Population | 83.54% | 73.62% | 72.83% |
| 2000 Non-Hispanic White | 4,702 | 38,738 | 107,191 |
| 2000 Non-Hispanic Black | 108 | 1,260 | 4,052 |
| 2000 Non-Hispanic Amer Indian/Alaska Native | n/a | 202 | 627 |
| 2000 Non-Hispanic Asian | 172 | 2,608 | 7,121 |

| | | | |
|---|--------|--------|--------|
| 2000 Non-Hispanic Hawaiian/Pacific Islander | 3 | 174 | 475 |
| 2000 Non-Hispanic Some Other Race | n/a | 54 | 384 |
| 2000 Non-Hispanic Two or More Races | 141 | 1,256 | 3,773 |
| % 2000 Non-Hispanic White | 91.73% | 87.46% | 86.71% |
| % 2000 Non-Hispanic Black | 2.11% | 2.84% | 3.28% |
| % 2000 Non-Hispanic Amer Indian/Alaska Native | 0.00% | 0.46% | 0.51% |
| % 2000 Non-Hispanic Asian | 3.36% | 5.89% | 5.76% |
| % 2000 Non-Hispanic Hawaiian/Pacific Islander | 0.06% | 0.39% | 0.38% |
| % 2000 Non-Hispanic Some Other Race | 0.00% | 0.12% | 0.31% |
| % 2000 Non-Hispanic Two or More Races | 2.75% | 2.84% | 3.05% |

Population Change

| | 1-mi. | 3-mi. | 5-mi. |
|-------------------------------|--------|--------|---------|
| Total Employees | n/a | n/a | n/a |
| Total Establishments | n/a | n/a | n/a |
| 2008 Total Population | 8,149 | 71,085 | 198,029 |
| 2008 Total Households | 3,622 | 28,793 | 74,194 |
| Population Change 1990-2008 | 3,241 | 26,761 | 75,851 |
| Household Change 1990-2008 | 1,403 | 11,305 | 28,464 |
| % Population Change 1990-2008 | 66.04% | 60.38% | 62.08% |
| % Household Change 1990-2008 | 63.23% | 64.64% | 62.24% |
| Population Change 2000-2008 | 2,308 | 12,858 | 34,270 |
| Household Change 2000-2008 | 992 | 6,098 | 15,411 |
| % Population Change 2000-2008 | 39.51% | 22.08% | 20.93% |
| % Households Change 2000-2008 | 37.72% | 26.87% | 26.22% |

Housing

| | 1-mi. | 3-mi. | 5-mi. |
|--------------------------------------|--------|--------|--------|
| 2000 Total Housing Units | 2,743 | 23,786 | 61,682 |
| 2000 Occupied Housing Units | 2,624 | 22,643 | 58,671 |
| 2000 Owner Occupied Housing Units | 2,218 | 15,380 | 40,210 |
| 2000 Renter Occupied Housing Units | 406 | 7,263 | 18,461 |
| 2000 Vacant Housing Units | 119 | 1,143 | 3,010 |
| % 2000 Occupied Housing Units | 95.66% | 95.19% | 95.12% |
| % 2000 Owner Occupied Housing Units | 80.86% | 64.66% | 65.19% |
| % 2000 Renter Occupied Housing Units | 14.80% | 30.53% | 29.93% |
| % 2000 Vacant Housing Units | 4.34% | 4.81% | 4.88% |

Income

| | 1-mi. | 3-mi. | 5-mi. |
|---|----------|----------|----------|
| 2008 Median Household Income | \$47,326 | \$57,625 | \$61,555 |
| 2008 Per Capita Income | \$36,284 | \$33,744 | \$33,350 |
| 2008 Average Household Income | \$81,634 | \$83,309 | \$89,013 |
| 2008 Household Income < \$10,000 | 48 | 783 | 2,029 |
| 2008 Household Income \$10,000-\$14,999 | 193 | 848 | 2,073 |
| 2008 Household Income \$15,000-\$19,999 | 223 | 1,032 | 2,657 |
| 2008 Household Income \$20,000-\$24,999 | 195 | 1,280 | 3,249 |
| 2008 Household Income \$25,000-\$29,999 | 353 | 1,323 | 3,133 |
| 2008 Household Income \$30,000-\$34,999 | 248 | 1,640 | 3,889 |
| 2008 Household Income \$35,000-\$39,999 | 234 | 1,491 | 3,535 |
| 2008 Household Income \$40,000-\$44,999 | 242 | 1,893 | 4,031 |
| 2008 Household Income \$45,000-\$49,999 | 159 | 1,519 | 3,669 |
| 2008 Household Income \$50,000-\$59,999 | 203 | 3,393 | 7,503 |
| 2008 Household Income \$60,000-\$74,999 | 239 | 4,926 | 12,819 |
| 2008 Household Income \$75,000-\$99,999 | 945 | 5,380 | 13,585 |
| 2008 Household Income \$100,000-\$124,999 | 202 | 1,793 | 5,624 |
| 2008 Household Income \$125,000-\$149,999 | 72 | 770 | 2,911 |
| 2008 Household Income \$150,000-\$199,999 | 31 | 379 | 1,776 |
| 2008 Household Income \$200,000-\$249,999 | 6 | 103 | 468 |
| 2008 Household Income \$250,000-\$499,999 | 26 | 235 | 1,213 |
| 2008 Household Income \$500,000+ | 1 | 5 | 32 |
| 2008 Household Income \$200,000+ | 33 | 343 | 1,712 |
| % 2008 Household Income < \$10,000 | 1.33% | 2.72% | 2.73% |
| % 2008 Household Income \$10,000-\$14,999 | 5.33% | 2.95% | 2.79% |
| % 2008 Household Income \$15,000-\$19,999 | 6.16% | 3.58% | 3.58% |
| % 2008 Household Income \$20,000-\$24,999 | 5.39% | 4.45% | 4.38% |

| | | | |
|---|--------|--------|--------|
| % 2008 Household Income \$25,000-\$29,999 | 9.75% | 4.59% | 4.22% |
| % 2008 Household Income \$30,000-\$34,999 | 6.85% | 5.70% | 5.24% |
| % 2008 Household Income \$35,000-\$39,999 | 6.46% | 5.18% | 4.76% |
| % 2008 Household Income \$40,000-\$44,999 | 6.69% | 6.57% | 5.43% |
| % 2008 Household Income \$45,000-\$49,999 | 4.39% | 5.28% | 4.95% |
| % 2008 Household Income \$50,000-\$59,999 | 5.61% | 11.78% | 10.11% |
| % 2008 Household Income \$60,000-\$74,999 | 6.60% | 17.11% | 17.28% |
| % 2008 Household Income \$75,000-\$99,999 | 26.10% | 18.69% | 18.31% |
| % 2008 Household Income \$100,000-\$124,999 | 5.58% | 6.23% | 7.58% |
| % 2008 Household Income \$125,000-\$149,999 | 1.99% | 2.67% | 3.92% |
| % 2008 Household Income \$150,000-\$199,999 | 0.86% | 1.32% | 2.39% |
| % 2008 Household Income \$200,000-\$249,999 | 0.17% | 0.36% | 0.63% |
| % 2008 Household Income \$250,000-\$499,999 | 0.72% | 0.82% | 1.63% |
| % 2008 Household Income \$500,000+ | 0.03% | 0.02% | 0.04% |
| % 2008 Household Income \$200,000+ | 0.91% | 1.19% | 2.31% |

Retail Sales Volume

| | 1-mi. | 3-mi. | 5-mi. |
|--|--------------|---------------|---------------|
| 2008 Children/Infants Clothing Stores | \$1,555,413 | \$12,829,181 | \$33,416,764 |
| 2008 Jewelry Stores | \$1,119,457 | \$9,538,112 | \$24,369,160 |
| 2008 Mens Clothing Stores | \$2,237,597 | \$18,449,788 | \$47,975,949 |
| 2008 Shoe Stores | \$2,147,074 | \$17,175,113 | \$45,253,580 |
| 2008 Womens Clothing Stores | \$3,883,394 | \$31,463,430 | \$81,668,219 |
| 2008 Automobile Dealers | \$27,648,011 | \$217,795,790 | \$556,906,383 |
| 2008 Automotive Parts/Acc/Repair Stores | \$3,364,968 | \$27,235,488 | \$70,257,063 |
| 2008 Other Motor Vehicle Dealers | \$1,040,027 | \$8,389,677 | \$22,006,406 |
| 2008 Tire Dealers | \$892,226 | \$7,414,761 | \$18,889,285 |
| 2008 Hardware Stores | \$700,634 | \$4,498,241 | \$13,743,896 |
| 2008 Home Centers | \$3,052,549 | \$21,396,475 | \$57,995,062 |
| 2008 Nursery/Garden Centers | \$944,363 | \$7,859,912 | \$19,968,469 |
| 2008 Outdoor Power Equipment Stores | \$341,604 | \$2,452,826 | \$6,116,346 |
| 2008 Paint/Wallpaper Stores | \$109,907 | \$788,681 | \$2,055,997 |
| 2008 Appliance/TV/Other Electronics Stores | \$2,561,989 | \$21,433,094 | \$55,499,788 |
| 2008 Camera/Photographic Supplies Stores | \$435,955 | \$3,444,063 | \$9,004,269 |
| 2008 Computer/Software Stores | \$1,291,765 | \$10,111,083 | \$26,249,937 |
| 2008 Beer/Wine/Liquor Stores | \$1,689,237 | \$13,790,647 | \$36,131,090 |
| 2008 Convenience/Specialty Food Stores | \$2,423,686 | \$26,254,707 | \$72,999,605 |
| 2008 Restaurant Expenditures | \$11,624,404 | \$126,759,813 | \$367,404,724 |
| 2008 Supermarkets/Other Grocery excl Conv | \$18,979,811 | \$149,173,324 | \$389,773,447 |
| 2008 Furniture Stores | \$2,662,967 | \$21,518,889 | \$55,628,755 |
| 2008 Home Furnishings Stores | \$1,748,351 | \$14,373,858 | \$37,895,441 |
| 2008 Gen Merch/Appliance/Furniture Stores | \$23,702,833 | \$191,160,020 | \$496,830,882 |
| 2008 Gasoline Stations w/ Convenience Stores | \$14,156,538 | \$121,289,405 | \$324,084,511 |
| 2008 Other Gasoline Stations | \$11,732,853 | \$95,034,703 | \$251,084,910 |
| 2008 Department Stores excl Leased Depts | \$26,264,821 | \$212,593,114 | \$552,330,672 |
| 2008 General Merchandise Stores | \$21,039,867 | \$169,641,130 | \$441,202,120 |
| 2008 Other Health/Personal Care Stores | \$1,769,698 | \$13,862,868 | \$35,634,901 |
| 2008 Pharmacies/Drug Stores | \$9,064,746 | \$71,449,755 | \$185,991,810 |
| 2008 Pet/Pet Supplies Stores | \$1,309,627 | \$10,085,351 | \$26,517,824 |
| 2008 Book/Periodical/Music Stores | \$334,107 | \$3,098,791 | \$8,034,073 |
| 2008 Hobby/Toy/Game Stores | \$538,239 | \$2,980,155 | \$7,529,459 |
| 2008 Musical Instrument/Supplies Stores | \$243,585 | \$1,956,226 | \$5,023,068 |
| 2008 Sewing/Needlework/Piece Goods Stores | \$77,411 | \$620,954 | \$1,671,651 |
| 2008 Sporting Goods Stores | \$1,534,065 | \$13,980,457 | \$37,708,636 |
| 2008 Video Tape Stores - Retail | \$215,230 | \$1,747,533 | \$4,522,102 |



Link directly to this listing or embed it on your website! [More Details Link](#) <http://listing.loopnet.com> **Embed**
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Vista Gateway Business Center - 1330 Keystone Way, Vista, CA 92083

| | | | | | |
|-------------------------|-------------------------|---------------------|--------------------|---|----------------|
| Space Available: | 5,139 SF | Rental Rate: | \$9.60 USD/SF/Year | Tom Spencer or Ross | (858) 625-0055 |
| Property Type: | Industrial
Warehouse | LoopNet ID: | 16129317 | Novick | |
| | | Status: | Active | http://listing.loopnet.com/16129317 | |

Property Description:
Great location



Gardenview Business Center - 1341 Distribution Way, Suite 19, Vista, CA 92081

| | | | | | |
|-------------------------|--------------------------|---------------------|--------------------|---|----------------|
| Space Available: | 2,132 SF | Rental Rate: | \$9.48 USD/SF/Year | Lauren King | (760) 517-5806 |
| Property Type: | Industrial
Flex Space | LoopNet ID: | 15947908 | | |
| | | Status: | Active | http://listing.loopnet.com/15947908 | |

Property Description:
Industrial Condo consisting of Approx. 2,132 Square Feet, including approx. 632 SF of office. One (1) Grade Level Loading Door. Clear Height: 22' Minimum. Power: 200 Amps, 120/208 Volt (Expandable). 5 Parking Spaces. Zoned M-1. Newer Construction (2002). SALE PRICE REDUCED: \$298,000
Lease Rate: \$0.79 / SF MG (CAM: \$0.12 / SF)



Shadowridge Business Center - 2055 Thibodo, Vista, CA 92081

| | | | | | |
|-------------------------|--------------------------|---------------------|--------------------|---|----------------|
| Space Available: | 2,400 SF | Rental Rate: | \$9.60 USD/SF/Year | Bill Maloney | (858) 713-9335 |
| Property Type: | Industrial
Flex Space | LoopNet ID: | 15871066 | | |
| | | Status: | Active | http://listing.loopnet.com/15871066 | |

Property Description:
Four-Building multi-tenant business park in a prime Vista location Professional park like setting Numerous amenities in the immediate restaurants, shopping and hotels Flexible for Office, Flex, and Industrial use 16' clear height *CAM \$0.10/SF per month



Century Industrial Center - 951 Poinsettia Ave, Vista, CA 92081

| | | | | | |
|-------------------------|--------------------------|---------------------|-----------------------------|---|----------------|
| Space Available: | 8,286 - 24,035 SF | Rental Rate: | \$7.68 - \$8.16 USD/SF/Year | Lauren King | (760) 517-5806 |
| Property Type: | Industrial
Flex Space | LoopNet ID: | 15775982 | | |
| | | Status: | Active | http://listing.loopnet.com/15775982 | |

Property Description:
All new interior improvements and property upgrades. Secure interior with gated access at the street. Buildings are fully sprinklered. 100-200 Amps, 277/480 Volt Power. Industrial units available from 3,764 35,147 square feet.



Century Industrial Center - 939 Poinsettia Ave, Vista, CA 92081

| | | | | | |
|-------------------------|-------------------|---------------------|-----------------------------|--------------------|----------------|
| Space Available: | 5,450 - 12,012 SF | Rental Rate: | \$8.28 - \$8.40 USD/SF/Year | Lauren King | (760) 517-5806 |
| Property Type: | Industrial | LoopNet ID: | 15775980 | | |
| | Flex Space | Status: | Active | | |

<http://listing.loopnet.com/15775980>

Property Description:

All new interior improvements and property upgrades. Secure interior with gated access at the street. Buildings are fully sprinklered. 100-200 Amps, 277/480 Volt Power. Industrial units available from 3,764 35,147 square feet.



Century Industrial Center - 929 Poinsettia Ave, Vista, CA 92081

| | | | | | |
|-------------------------|-------------------|---------------------|-----------------------------|--------------------|----------------|
| Space Available: | 5,367 - 35,147 SF | Rental Rate: | \$7.56 - \$9.00 USD/SF/Year | Lauren King | (760) 517-5806 |
| Property Type: | Industrial | LoopNet ID: | 15775974 | | |
| | Flex Space | Status: | Active | | |

<http://listing.loopnet.com/15775974>

Property Description:

All new interior improvements and property upgrades. Secure interior with gated access at the street. Buildings are fully sprinklered. 100-200 Amps, 277/480 Volt Power. Industrial units available from 3,764 35,147 square feet.



Century Industrial Center - 935 Poinsettia Avenue, Vista, CA 92081

| | | | | | |
|-------------------------|-------------------|---------------------|-----------------------------|--------------------|----------------|
| Space Available: | 3,764 - 18,154 SF | Rental Rate: | \$7.92 - \$9.84 USD/SF/Year | Lauren King | (760) 517-5806 |
| Property Type: | Industrial | LoopNet ID: | 15775969 | | |
| | Flex Space | Status: | Active | | |

<http://listing.loopnet.com/15775969>

Property Description:

All new interior improvements and property upgrades. Secure interior with gated access at the street. Buildings are fully sprinklered. 100-200 Amps, 277/480 Volt Power. Industrial units available from 3,764 35,147 square feet.



Burke Sycamore Business Center - 1080 La Mirada Court, Vista, CA 92081

| | | | | | |
|-------------------------|------------|---------------------|--------------------|--------------------|----------------|
| Space Available: | 7,792 SF | Rental Rate: | \$7.08 USD/SF/Year | Lauren King | (760) 517-5806 |
| Property Type: | Industrial | LoopNet ID: | 15154024 | | |
| | Flex Space | Status: | Active | | |

<http://listing.loopnet.com/15154024>

Property Description:

Approx. 7,792 square feet with approx. 953 square feet of office space. One (1) grade level door (12' x 14').



Thibodo Ranch Business Center - 2330 - 2336 La Mirada Drive, Vista, CA 92081

| | | | | | |
|-------------------------|------------------|---------------------|---------------------------|-------------------------|----------------|
| Space Available: | 1,632 - 1,776 SF | Rental Rate: | \$0 - \$10.32 USD/SF/Year | Adam Robinson | (760) 448-2438 |
| Property Type: | Industrial | LoopNet ID: | 16012912 | Larry Strickland | (760) 929-9700 |
| | Flex Space | Status: | Active | | |

<http://listing.loopnet.com/16012912>

Property Description:

FOR LEASE - ASK ABOUT OUR FREE RENT INCENTIVE! * Four (4) Suites Available * 15' Minimum Clear Height * Grade Level Loading * Expandable Power Available * 2.7 / 1,000 Parking Ratio * Fire Sprinklered * Gas Available to Each Building PLEASE SEE ATTACHED BROCHURE FOR ADDITIONAL DETAILS



Hollow Business Park - 1205 N. Melrose Drive, Vista, CA 92083

| | | | | | |
|-------------------------|------------------|---------------------|--------------------|----------------------|----------------|
| Space Available: | 1,166 - 2,332 SF | Rental Rate: | \$9.96 USD/SF/Year | Peter Merz | (760) 930-7921 |
| Property Type: | Industrial | LoopNet ID: | 16033856 | Josh McFadyen | (760) 438-8950 |
| | Warehouse | Status: | Active | | |

<http://listing.loopnet.com/16033856>

Property Description:

Incubator industrial suites with concrete driveways and drive-thru access. All units will be charged a trash and water fee of \$0.04 psf/mo. On JX-130 lockbox.



2443 A Cades Way - 2443-A Cades Way, Vista, CA 92081

| | | | | | |
|-------------------------|------------|---------------------|--------------------|----------------------|----------------|
| Space Available: | 9,482 SF | Rental Rate: | \$9.60 USD/SF/Year | Adam Robinson | (760) 448-2438 |
| Property Type: | Industrial | LoopNet ID: | 16013022 | Tom Blackmore | (760) 929-7846 |
| | Flex Space | Status: | Active | | |

<http://listing.loopnet.com/16013022>

Property Description:

FOR LEASE Great Location within the Master Planned Vista Industrial Business Park. No CFDs or Mello-Roos charges New Freestanding Industrial Building with: * Appr. 9,482 Sq Ft Available - Includes Appr. 586 Sq Ft of Quality Office Space * Parking : 2/1,000 Sq Ft plus Ample Street Parking * 400 Amps, 277/480 3 Phase Power - Expandable to 800 Amps * Fire Sprinklered Throughout * Built in 2003 * On Lockbox JX130 ASK ABOUT OPTION TO PURCHASE Lease Rate: \$0.80 PSF MG



1207 Activity Drive - Vista, CA 92081

| | | | | | |
|-------------------------|------------|---------------------|--------------------|----------------------|----------------|
| Space Available: | 10,642 SF | Rental Rate: | \$9.36 USD/SF/Year | Russ Jabara | (760) 438-8950 |
| Property Type: | Industrial | LoopNet ID: | 15989158 | Dave Pinnegar | (760) 930-7942 |
| | Flex Space | Status: | Active | | |

<http://listing.loopnet.com/15989158>

Property Description:
Approximately 1,300 SF of office space and 9,342 SF of warehouse.



Burke Sycamore Business Center Bldg 17 - 2365 La Mirada Dr, Vista, CA 92081

| | | | | | |
|-------------------------|------------|---------------------|---------------------|------------------------|----------------|
| Space Available: | 7,319 SF | Rental Rate: | \$10.80 USD/SF/Year | Lars Eisenhauer | (760) 438-8534 |
| Property Type: | Industrial | LoopNet ID: | 15973146 | | |
| | Flex Space | Status: | Active | | |

<http://listing.loopnet.com/15973146>



512 W. California St. - Vista, CA 92083

| | | | | | |
|-------------------------|------------------|---------------------|-----------------------------|------------------------|----------------|
| Space Available: | 1,089 - 2,044 SF | Rental Rate: | \$7.88 - \$9.83 USD/SF/Year | Gilbert Fogoros | (760) 744-2161 |
| Property Type: | Industrial | LoopNet ID: | 15439756 | | |
| | Flex Space | Status: | Active | | |

<http://listing.loopnet.com/15439756>

Property Description:
Industrial space for manufacturing, storage, or repairs. Discounts if paid by the 1st. Unit 210 includes yard space and storage container.



Pacific Western Business Park - 2515 - 2525 Pioneer Avenue, Vista, CA 92081

| | | | | | |
|-------------------------|------------------|---------------------|-------------------|--|----------------|
| Space Available: | 1,728 - 2,736 SF | Rental Rate: | \$11.04 - \$11.28 | Marko Dragovic | (760) 929-7839 |
| Property Type: | Industrial | | USD/SF/Year | | |
| | Flex Space | LoopNet ID: | 15857025 | http://listing.loopnet.com/15857025 | |
| | | Status: | Active | | |

Property Description:

INDUSTRIAL SPACE IN THE PACIFIC WESTERN BUSINESS PARK AVAILABLE IMMEDIATELY Appr. 4,464 Sq Ft Available Immediately Suite 1 - Bldg 2525 * Appr 2,736 Sq Ft * 50% Office Build-Out * 208 3 Phase - 200 Amps * Grade Level Loading, 10' x 10' door * Warehouse Lighting * Sprinklered * Parking: 2.3 / 1,000 Sq Ft. Lease Rate: \$.094 per Sq Ft Modified Gross Ste 4 - Bldg 2515 * Appr 1,728 Sq Ft * Office / Reception Build Out * 100 Amps - 208 3 Phase * Grade Level Loading, 10' x 10' door * Warehouse Lighting * Sprinklered * Parking: 2.3 / 1,000 Sq Ft. Lease Rate: \$.092 per Sq Ft Modified Gross PLEASE SEE ATTACHED BROCHURE FOR ADDITIONAL DETAILS, AERIAL VIEWS AND FLOOR PLANS



INDUSTRIAL COURT - 2117 Industrial Ct., Vista, CA 92084

| | | | | | |
|-------------------------|------------|---------------------|---------------------|--|----------------|
| Space Available: | 2,757 SF | Rental Rate: | \$86.40 USD/SF/Year | Charles Currey, SIOR | (760) 707-1251 |
| Property Type: | Industrial | LoopNet ID: | 15895229 | | |
| | Flex Space | Status: | Active | http://listing.loopnet.com/15895229 | |



SEMCO BUILDING - 1430 Vantage Court, Vista, CA 92081

| | | | | | |
|-------------------------|------------------|---------------------|---------------------|--|----------------|
| Space Available: | 1,453 - 5,840 SF | Rental Rate: | \$194.40 - \$213.12 | Charles Currey, SIOR | (760) 707-1251 |
| Property Type: | Industrial | | USD/SF/Year | | |
| | Flex Space | LoopNet ID: | 15747295 | http://listing.loopnet.com/15747295 | |
| | | Status: | Active | | |



2575 Pioneer Ave - Vista, CA 92083

| | | | | | |
|-------------------------|------------------|---------------------|--------------------|---------------------|----------------|
| Space Available: | 2,024 - 5,010 SF | Rental Rate: | \$9.00 USD/SF/Year | Erik McNary | (760) 930-7924 |
| Property Type: | Industrial | LoopNet ID: | 14320434 | Chuck McNary | (760) 930-7904 |
| | Manufacturing | Status: | Active | Adam Molnar | (760) 517-5809 |

<http://listing.loopnet.com/14320434>

Property Description:

Warehouse/Manufacturing building with 20' minimum clear height and 40 parking spaces.



Burke Sycamore Business Center - 2373 La Mirada Drive, Vista, CA 92081

| | | | | | |
|-------------------------|------------|---------------------|--------------------|--------------------|----------------|
| Space Available: | 9,336 SF | Rental Rate: | \$9.96 USD/SF/Year | Lauren King | (760) 517-5806 |
| Property Type: | Industrial | LoopNet ID: | 15154051 | | |
| | Flex Space | Status: | Active | | |

<http://listing.loopnet.com/15154051>

Property Description:

Approx. 9,336 square feet with approx. 2,403 square feet of 1st floor office space and approx. 2,176 square feet of 2nd floor office space. Two (2) grade level doors (10' x 12').



Burke Sycamore Business Center - 1084 La Mirada Court, Vista, CA 92081

| | | | | | |
|-------------------------|------------|---------------------|--------------------|--------------------|----------------|
| Space Available: | 8,567 SF | Rental Rate: | \$9.60 USD/SF/Year | Lauren King | (760) 517-5806 |
| Property Type: | Industrial | LoopNet ID: | 15154035 | | |
| | Flex Space | Status: | Active | | |

<http://listing.loopnet.com/15154035>

Property Description:

Approx. 8,567 square feet with approx. 916 square feet of office space. One (1) grade level door (12' x 14').



Bella Vista Business Park - 921 Poinsettia Avenue, Vista, CA 92081

| | | | | | |
|-------------------------|------------------|---------------------|-------------------|---------------------|----------------|
| Space Available: | 3,772 - 3,840 SF | Rental Rate: | \$10.56 - \$10.56 | Glenn Stokoe | (760) 517-5808 |
| Property Type: | Industrial | | USD/SF/Year | Joe Crotty | (760) 602-4800 |
| | Flex Space | LoopNet ID: | 15094635 | | |
| | | Status: | Active | | |

<http://listing.loopnet.com/15094635>

Property Description:

Bella Vista Business Park is a state-of-the-art 72,435 square foot industrial/R&D project consisting of 27 units for sale, lease, or lease with an option to purchase ranging from 1,700 to 4,300 square feet, which may be combined for greater flexibility. Each unit includes professional office improvements including a reception area, an office and a restroom.



Bella Vista Business Park - 925 Poinsettia Avenue, Vista, CA 92081

| | | | | | |
|-------------------------|------------|---------------------|---------------------|---------------------|----------------|
| Space Available: | 1,965 SF | Rental Rate: | \$11.16 USD/SF/Year | Glenn Stokoe | (760) 517-5808 |
| Property Type: | Industrial | LoopNet ID: | 15094878 | Joe Crotty | (760) 602-4800 |
| | Flex Space | Status: | Active | | |

<http://listing.loopnet.com/15094878>

Property Description:

Bella Vista Business Park is a state-of-the-art 72,435 square foot industrial/R&D project consisting of 27 units for sale, lease, or lease with an option to purchase ranging from 1,700 to 4,300 square feet, which may be combined for greater flexibility. Each unit includes professional office improvements including a reception area, an office and a restroom.



Burke Sycamore Business Center - 2312 La Mirada Drive, Vista, CA 92081

| | | | | | |
|-------------------------|------------|---------------------|---------------------|----------------------|----------------|
| Space Available: | 5,292 SF | Rental Rate: | \$10.08 USD/SF/Year | Adam Robinson | (760) 448-2438 |
| Property Type: | Industrial | LoopNet ID: | 15033471 | | |
| | Flex Space | Status: | Active | | |

<http://listing.loopnet.com/15033471>

Property Description:

FOR LEASE - Appr 5,292 Sq Ft Bldg w/ appr 922 Sq Ft of office build-out. 12 parking spaces. 16' minimum clear height. 2 oversized grade level doors. Flexible power. Fire sprinklered. Ideal location to access Hwy 78, I-5 & I-15. Lease Rate: \$0.84 PSF, MG



Burke Sycamore Business Center - 2322 La Mirada Drive, Vista, CA 92081

| | | | | | |
|-------------------------|------------|---------------------|--------------------|-------------------------|----------------|
| Space Available: | 5,650 SF | Rental Rate: | \$7.20 USD/SF/Year | Adam Robinson | (760) 448-2438 |
| Property Type: | Industrial | LoopNet ID: | 14788853 | Tom Blackmore | (760) 929-7846 |
| | Flex Space | Status: | Active | Larry Strickland | (760) 929-9700 |

<http://listing.loopnet.com/14788853>

Property Description:

FOR LEASE * Appr 5,650 Sq Ft freestanding building * Appr. 1,280 Sq Ft Office build-out * 13 parking spaces * 16' minimum clear height * Two (2) oversized grade level doors * Fire sprinklered Call about Tenant Incentives PLEASE SEE ATTACHED BROCHURE FOR ADDITIONAL DETAILS Lease Rate: \$0.60 PSF, Gross (Introductory 1st Year Lease Rate)