

NOVATO
BANKARTY
DISTRICT

UNINCORPORATED

COUNTY FLOOD
CONTROL DISTRICT

HIGHWAY 101

HAMILTON PK.

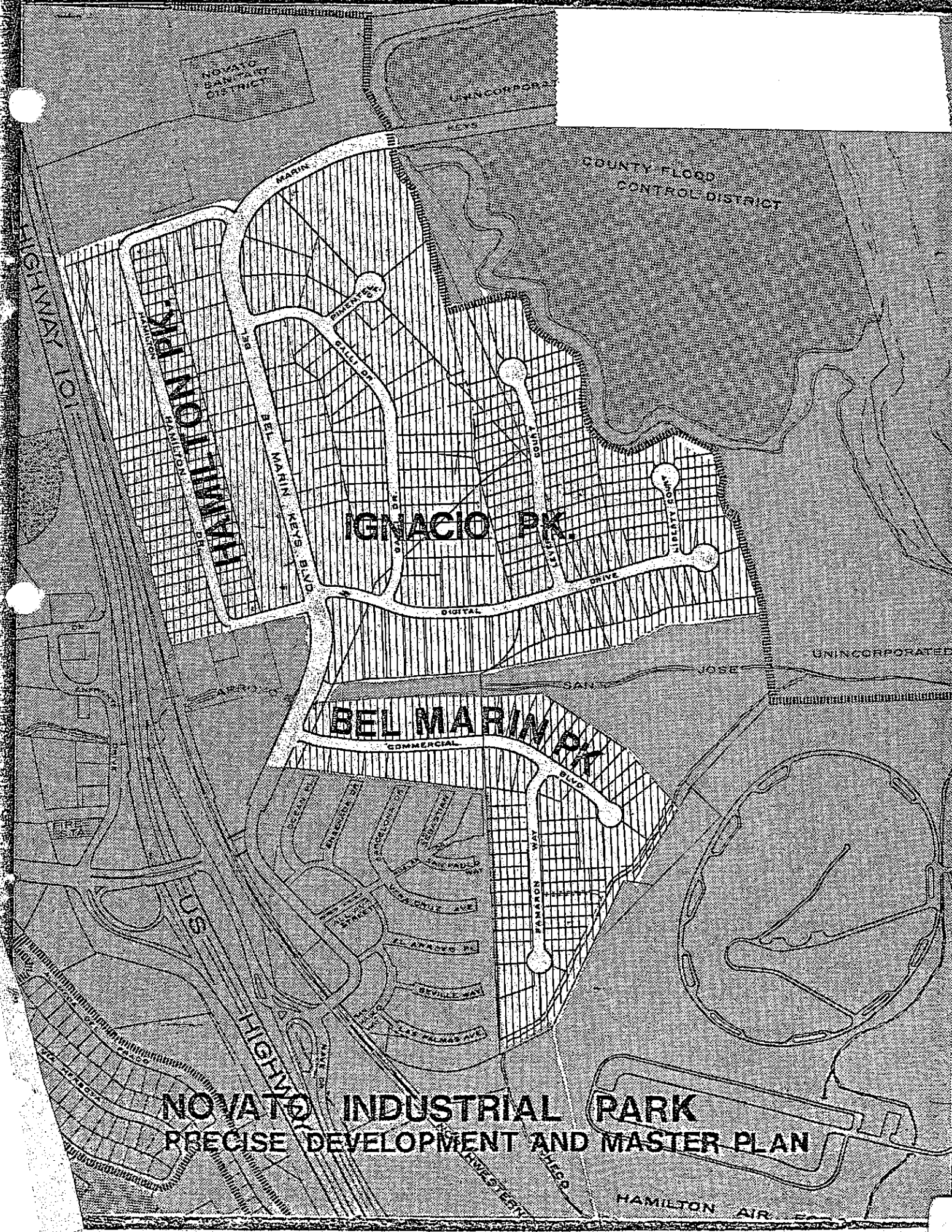
IGNACIO PK.

BEL MARIA PK.

UNINCORPORATED

NOVATO INDUSTRIAL PARK PRECISE DEVELOPMENT AND MASTER PLAN

HAMILTON AIR



MASTER PLAN AND PRECISE DEVELOPMENT PLAN FOR
THE PROPERTIES KNOWN AS IGNACIO INDUSTRIAL PARK,
UNITS 1 & 2, HAMILTON INDUSTRIAL PARK AND
BEL MARIN COMMERCE PARK UNITS I & II

ADOPTED FEBRUARY 1978, ORDINANCE #780
AMENDED MARCH 25, 1980, ORDINANCE #897
AMENDED APRIL 15, 1980, ORDINANCE #901
AMENDED AUGUST 8, 1980, ORDINANCE # 915
AMENDED SEPTEMBER 23, 1980, ORDINANCE # 918
AMENDED FEBRUARY 3, 1981, ORDINANCE # 934
AMENDED JANUARY 4, 1983, ORDINANCE #1006

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FIGURE 1
 IGNACIO, HAMILTON,
 BEL MARIN INDUSTRIAL
 PARK MASTER PLAN

MASTER PLAN AND PRECISE DEVELOPMENT PLAN FOR THE PROPERTIES KNOWN AS
IGNACIO INDUSTRIAL PARK UNITS 1, 2 & 3, HAMILTON INDUSTRIAL PARK AND BEL MARIN
INDUSTRIAL PARK UNITS ONE AND TWO

I. PURPOSE

The purpose of this Master Plan is to set forth a common set of development objectives and parameters for the future improvements of the property included in and encompassed by:

1. Ignacio Industrial Park Units 1, 2 & 3
2. Bel Marin Commerce Park Units I & II
3. That portion of Hamilton Industrial Park within the City of Novato

The aforementioned property was initially planned and subsequently developed partially in the County and partially in the City of Novato. Now that all of the property involved is located within the City of Novato there is a need for a new Master Plan to guide the future development of the remaining vacant property.

This new Master Plan incorporates those elements of the existing and adopted master plans which are common to all areas. New elements were added when there was an inconsistency between adopted provisions or when necessary requirements were lacking.

II. MASTER PLAN

A. Properties Affected

The properties affected by this plan are indicated on Figure 1 titled, "Ignacio, Hamilton, Bel Marin Industrial Commerce Park Master Plan" and include, as of this date (February 13, 1978) the following assessor's parcels:

- A.P. 157-331-01-08; 157-332-07-14
- A.P. 157-341-01-07, 08, 09-15, 18
- A.P. 157-342-01-18, 157-400-17
- A.P. 157-331-01-20, 157-332-06, 07-14
- A.P. 157-411-01-12
- A.P. 157-412-01, 02, 11, 12; 157-451-01-18
- A.P. 157-452-01-10, 157-460-01-11
- A.P. 157-421-01-16; 157-422-01-06
- A.P. 157-431-01-06, 09-20
- A.P. 157-432-01-04; 157-441-01-27, 30-35

B. Plan Designation

This plan designates the affected area for industrial park development and use.

C. Background

This master plan recognizes that the subject properties have previously been approved as industrial park areas prior to annexation to the City of Novato and that development consistent



NOVATO
SANITARY
DISTRICT

UNINCORPORATED
KEYS
MARIN
COUNTY FLOOD
CONTROL DISTRICT

HIGHWAY 101

HAMILTON
DR.

PINEVIL
CIR.

BEL
MARTIN
KEYS BLVD.

GALLI DR.

LIBERTY COURT

LEWIS
DRIVE

DIGITAL

LIBERTY COURT

UNINCORPORATED

EMPRETE
DRIVE

ARROYO

SAN

JOSE

COMMERCIAL

OCEAK PL

BIENVENIDA DR

PARCELOVA DR

SEBASTIAN

ROSIS

SAN RAFAEL WAY

MARIA CRUZ AVE

EL ARROYO PL

DEVILLE WAY

LAS PALMAS AVE

OLIVE

PANARON WAY

SUS

HIGHWAY 26

NORTHWESTERN PI

PADRECO

CREEK

shaded lots are
developed

with those approvals has occurred. Therefore, the subdivision maps approved for the area, which have been recorded, and the public improvements, which have been installed and accepted, constitute the details of this master plan for the purpose of compliance with the master plan requirements set forth in Section 8.11.046 of the Novato Zoning Ordinance.

III. PRECISE DEVELOPMENT PLAN

A. General

1. The provisions of this plan shall apply to all properties as indicated on Figure 1.
2. All affected properties which have been developed (shown on Figure 2) or which have received final plan review approval of development plans, as of the date of approval of this plan, are classed as being in conformance with this plan, provided such development is maintained or carried out consistent with the City/County approved plans.
3. All uses of land, in existence as of the date of approval of this plan, which are not consistent with the provisions of this plan are classed as legal nonconforming uses and shall be subject to the provisions of Chapter 8.15 of the Novato Zoning Ordinance.

B. Definitions

Except as set forth below, terms used in this text shall have the meaning defined in the Novato Zoning Ordinance.

1. Retail - The sale of goods or articles individually or in small quantities directly to the consumer.
2. Site - The entire area of land related to a specific development proposal. A site may contain one or more lots.
3. Wholesale - The selling of goods in relatively large quantities and the selling of goods or products to retailers for resale to consumers.

C. Land Use Regulations

1. Permitted Uses

- a. Industrial, manufacturing and business service uses, conducted entirely within an enclosed structure, not involving retail sales or personal service activities and not having objectionable characteristics of noise, odor, dust, smoke or glare.

- b. Laboratories

- c. Sale or repair of industrial or manufacturing equipment
- d. Warehousing, wholesale distribution or storage uses
- e. Professional or administrative offices

2. Uses for which a Use Permit must first be secured

- a. Only the following automotive-related uses will be considered for the Bel Marin Commerce Park and Ignacio Industrial Park portions of the Novato Industrial Park:

- 1. Auto storage of operable vehicles, provided that all vehicles be stored entirely within the building
- 2. Auto towing and dispatching
- 3. Brake work
- 4. Electrical/battery/generator work
- 5. Sale and installation of auto radio and stereos
- 6. Private, noncommercial restoration; no more than two vehicles at a time
- 7. Auto upholstery work
- 8. Auto glass repair and replacement
- 9. Auto leasing, office only

- b. The following automotive-related uses will be considered for the Hamilton Industrial Park portion of the Novato Industrial Park:

- 1. Auto storage of operable vehicles, provided that all vehicles be stored entirely within the building
- 2. Auto towing and dispatching
- 3. Brake work
- 4. Electrical/battery/generator work
- 5. Sale and installation of auto radio and stereos
- 6. Private, noncommercial restoration; no more than two vehicles at a time
- 7. Auto upholstery work
- 8. Auto glass repair and replacement
- 9. Auto leasing, office only
- 10. Tire shop, wheel balancing and front end alignment
- 11. Frame straightening work
- 12. Muffler and tailpipe repair and installation
- 13. Body work
- 14. Auto paint work
- 15. Auto assembly
- 16. Commercial restoration
- 17. Engine machine shop

18. Engine repair
19. General auto repair

c. Industrial, manufacturing or business service uses, or portions thereof, not conducted with an enclosed structure;

d. Small retail and/or service commercial uses specifically accessory to and related to an approved use covered by 'a' through 'c' above, scaled to the size of the complex, and intended as a convenience for the employees within the industrial Park, such as snack bars and barber shops.

3. Accessory uses normal and incidental to the above-listed uses are permitted when specifically sanctioned by written authorization of the Zoning Administrator.

4. Additional primary uses are permitted when deemed specifically appropriate for the particular property by the Zoning Administrator.

5. Uses which specifically are not Permitted

a. Residential uses

b. Retail sales except as allowed by 2d. above.

c. Any use which does not have parking in accordance with the parking requirements of the City of Novato Development Standards Ordinance.

d. Any use which does not comply with the "Performance Standards" set forth in Section E of this document.

D. Property Development Standards

1. General - These regulations shall apply to all development occurring within the boundaries of this master plan. All proposed development shall be approved by the Novato Plan Review Committee.
2. Setback Requirements - Buildings, including accessory buildings, shall not be located closer to the external lot lines than the distances set forth below:

- a. Front setbacks: The front yard setbacks of all buildings shall have an average of 20 feet and a minimum of 10 feet with the exception of buildings fronting Bel Marin Boulevard which shall maintain a minimum front yard setback of 25 feet.
- b. Rear setbacks: Zero setbacks except as specified below:
 - 1) Where a setback is maintained for the purpose of parking or other outdoor activities, a planter strip shall be provided along the property line.
 - 2) Where a rear yard landscape buffer strip is shown on Figure 3 of the landscape map such buffer shall be provided.
- c. Side Setbacks:

The combined side setbacks on all lots shall equal 20 feet on any one site. Street side setbacks on corner lots shall be no less than 10 feet.

3. Lot Coverage: Consists of three basic elements: building coverage, parking area (including aisles and maneuvering areas) and landscaping. Building coverage shall not exceed sixty percent (60%) of the total lot area. The remaining lot area will be shared between parking and landscape area. It is recognized that required parking and service areas will vary depending upon building use, but in all instances adequate landscaping will be required to provide a proper setting for the building, create a pleasant street appearance, screen and break up parking and service areas and create an adequate working environment for the occupants of the building. Further, the extent of landscaping should reflect the existing character of surrounding developed lots. The site plan design for all three elements shall be reviewed and approved by the Plan Review Committee.
4. Building Height Limit: Shall be limited to the provisions of Section 8.14.008 of the Novato Zoning Ordinance.
5. Parking Requirements: On-site parking shall be provided in conformance to the Novato Development Standards Ordinance. Parking shall not be permitted within 10 feet of the front property line.
6. On-site Loading: Truck loading and unloading spaces shall not be permitted in the required front yard setback.
7. Outdoor Storage: Outdoor storage areas are permissible provided they do not disrupt on-site parking and service requirements and comply with the following provisions:
 - a. All outdoor storage areas shall be screened from the street and adjoining properties. The design

details for such screening shall be submitted to and approved by the Plan Review Committee.

- b. Storage areas shall not be located within the required front yards nor in required side yards.

- 8. Landscape and Irrigation: All landscape and irrigation shall conform to the Novato Development Standards and the following specific requirements. The landscape map (Figure 3) and planting requirements (Appendix 2) have been prepared to aid in the achievement of an integrated landscape program. Detailed individual lot treatment is not shown, so as to allow maximum flexibility during the site planning process. All landscape plans must be approved by the Novato Plan Review Committee.

- a. Streetscape:

Bel Marin Keys Boulevard shall be planted with Cupressus Macrocarpa (Monterey Cypress) trees 45 feet apart. Galli Drive shall be planted with Eucalyptus ficifolia (Scarlet Gum) trees 30 feet apart and Pimentel Court shall be planted with Schinus terabinthifolius (Brazilian Pepper) trees 20 feet apart.

Hamilton Drive shall be planted with Platnus acerfolia (Sycamore) trees 20 feet apart. Commercial Boulevard shall be planted with Ceratonia Siliqua (Carob) trees 40 feet apart. Pamaron Way shall be planted with Fraxinus Uhdai (Evergreen Ash) 40 feet apart. Commerce Boulevard shall be planted with Schinus terabinthifolius (Brazilian Pepper) 20 feet apart.

Trees shall be located no closer than 10 feet from the back of sidewalk and held 35 feet away from the street intersections. The number of trees shown for each lot shall be the minimum number of trees planted along the street right-of-way. This provision shall allow tree spacings mentioned above to be reduced to accommodate necessary driveways. All street trees shall be fifteen (15) gallon size trees or larger. Tree plantings and staking shall be done in accordance with Appendix 2 of this text.

Prior to final approval for occupancy, the landscape architect for the project shall certify conformance with these standards based upon a field inspection.

The ground plane between the sidewalk and the right-of-way line shall be planted in either lawn or ground cover only.

- b. Individual lot landscaping:

Each lot may be developed with relative freedom in regard to planting arrangements and the number of varieties. The ground plane may be reworked to form

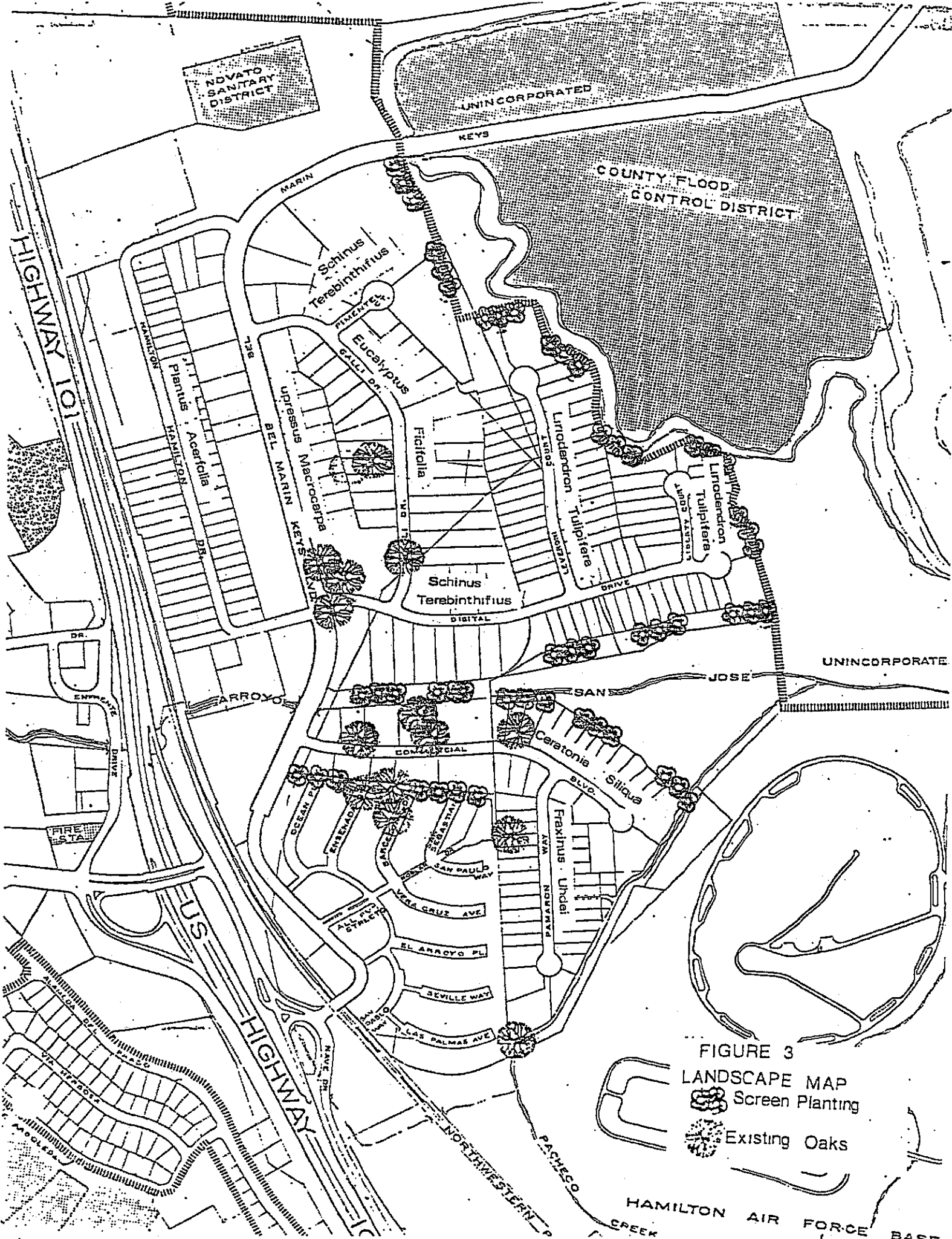




FIGURE 3
 LANDSCAPE MAP
 Screen Planting
 Existing Oaks

HAMILTON AIR FORCE BASE

earth mounds and other desired effects while allowing positive surface runoff. Plant materials selected shall be in harmony with the adjacent building on the lot while maintaining the linear rhythm of the street trees. A list of approved plants may be found in Appendix 1 of this master plan text.

c. Rear screen planting:

Landscaping shall be provided as effective screening in the areas indicated on the Landscape Map (Figure 3).

d. Planting details:

All planting must be done in accordance with details shown in Appendix 2 of this master plan. The landscape architect shall certify conformance with these standards based upon his/her field inspection. The topsoil depths shall be as follows:

MINIMUM TOPSOIL DEPTHS

Tree pits	36 inch deep x 72 inch diameter
Shrub pits	20 inch deep x 20 inch diameter
Ground cover	8 inch deep layer
Lawn	8 inch deep layer

The pits for trees and shrubs shall be excavated to the dimensions stated and the soil material mixed with imported topsoil and humus as required. The ground cover and lawn areas shall receive the specified depth of topsoil.

e. Native trees:

Native oaks on the site shall be preserved whenever possible and integrated into the site design. No trees shall be removed without a tree removal permit. Existing native oaks are shown on Figure 2.

9. Barriers:

Architectural features such as walls, hedges, etc. can be allowed if less than 3 feet in height and approved by the Novato Plan Review Committee.

10. Signs:

All signs shall be in conformance with Section 14.005 of the Novato Zoning Ordinance.

11. Illumination:

Lighting of signs, facades, buildings, parking areas, loading and unloading facilities shall be designed and shielded to prevent the light source from being directly visible from off the property.

12. Driveways:

Each site shall not have more than two driveways to any one street. The curb cut for each driveway shall not exceed 30 feet. The minimum distance between driveways on a single lot shall be 30 feet.

13. Sidewalks:

Sidewalks shall be provided in accordance with the Novato Development Standards. Sidewalks are to be installed at the time buildings are constructed on each individual site.

14. Buildings:

Buildings shall be designed to stress architectural correctness and to blend into the existing development theme of the Industrial Park.

15. Addresses:

Prior to occupancy, all newly constructed buildings or buildings undergoing a change of occupancy shall conform to the following requirements. These requirements shall be part of the Plan Review submittal or in the case of existing buildings approved by staff.

- a. Commercial/industrial buildings shall display street numbers constructed of high contrast material. Size and location of such numbers shall be designed for ready identification from the street. Where rear access ways serve more than one building, the street numbers shall be posted in a like manner at both ends of the building.
- b. Suite, stall and/or business identification to appear on the entrance door and, in the case of side locations, on the personnel door.
- c. Where illumination for security or advertisement is provided, nighttime visibility of street numbers shall be incorporated with such illumination.

16. Air Pollution:

Any development on each site shall be in compliance with regulations of the Bay Area Pollution Control District.

E. Performance Standards

Any industrial operation on any site within the park shall be performed or carried out within a building that is so designed and constructed that the enclosed operations and uses do not cause or produce any of the following effects discernible at any property line or affecting any adjacent property. The following standards shall be enforced by the Planning Department or referred to the appropriate enforcing agency.