

STAFF REPORT

PLANNING COMMISSION MEETING

MEETING DATE: December 3, 2018
SUBJECT: Klauss Schmitt – Schmitt Imports
CASE NUMBER: CUP18-0008/EX18-037
APN: 219-097-34-00

Recommendation

Approve a Conditional Use Permit to allow the operation of a used automotive sales facility and adopt a Categorical Exemption pursuant to the California Environmental Quality Act (CEQA), Section 15301 Class 1 (Existing Facilities).

Introduction

On March 4, 1996, the Planning Commission approved Conditional Use Permit (CUP) 96-294 which allowed for the operation of a used automotive sales facility at 1650 Grand Avenue (project site) in the Commercial (C) zone. Since that time, the project site has been utilized as a used automotive sales facility by multiple facility operators in accordance with the approved plans. Subsequently, the Planning Commission approved renewals of CUP 96-294 in 2001 (Resolution PC 01-3350), 2006 (Resolution PC 07-3968), and 2012 (Resolution PC 12-4292). On May 7, 2017, Conditional Use Permit 96-294 (2012 Renewal) expired but the site continued to be utilized as a used automotive sales facility. In May of 2018, the used automotive sales facility that operated at the site since January 2017 vacated the site. In June of 2018, the project applicant, Klauss Schmitt of Schmitt Imports, requested to relocate his used automotive sales business to the project site. In an effort to allow for the continued use of a used automotive sales facility at the site, Mr. Schmitt is requesting the Conditional Use Permit with no changes to the approved plans or previous conditions of approval. Currently, Mr. Schmitt owns and operates a used automotive sales showroom at 1365 Grand Avenue, Suite 100, in the City of San Marcos and is looking to move and expand his business operation at the project site.

Discussion

The applicant, Klauss Schmitt of Schmitt Imports, is requesting approval to allow for the operation of a used automotive sales establishment at 1650 Grand Avenue in the Mixed Use – 1 (MU-1) zone. Schmitt Imports specializes in the sales of used German & European sports cars, luxury cars, and classic cars with low mileage. The project site is 31,243 square feet in size and contains a 1,200 square foot building containing an office and service bay, an outdoor vehicle display area, and nine (9) parking

spaces for customers and employees. The outer perimeter of the site contains a minimum 8 foot wide landscape buffer containing trees, shrubs, and a tubular steel security fence. Surrounding land uses include automotive repair shops to the north, south, and east, and a commercial shopping center to the west. Mr. Schmitt intends to use the onsite office building for administrative work and transactions with customers, the service bays for light vehicle work (i.e. safety checks, oil changes, tune ups, etc.); and light detailing, the previously approved display area for vehicle display, and the existing parking area for customer and employee parking. A maximum of four (4) employees will be onsite at any given time. Access to the site is provided off of Pawnee Street.

As noted, the subject site is currently zoned Mixed Use-1 (MU-1), however at the time the original CUP (CUP 96-294) was approved and subsequently renewed, the project site was zoned Commercial (C). Under the Commercial (C) zoning designation, a used automotive sales facility was allowed with approval of a Conditional Use Permit. In 2012, the City of San Marcos updated its General Plan, Zoning Ordinance, and Zoning Map which changed the zoning designation of the subject site to Mixed Use – 1 (MU-1) and the General Plan land use designation to Mixed Use – 1 (MU-1) and potential future park site. The MU-1 zone does not permit a used automotive sales facility. However, since 2012, the facility has operated as a legal nonconforming use in that the facility was legally established prior to the zoning and General Plan change; the site has continually been utilized as a used automotive repair facility since legally established with no discontinuation of the use for a time period exceeding twelve (12) months. Per San Marcos Municipal Code (SMMC) 20.345.030.E, only a discontinuation of a legal nonconforming use for a period of twelve (12) months or longer constitutes an abandonment of a legal nonconforming status and would require the property be utilized in accordance with the current MU-1 zoning standards. As noted, the Conditional Use Permit for the site has expired. However, despite the tardiness of the Conditional Use Permit application submittal, staff recommends moving forward with the renewal in that the site has continually been utilized as a used automotive sales establishment, there are no known plans to redevelop the site with the MU-1 zoning standards, and the land use remains appropriate for the site and surrounding area which primarily consists of automotive oriented uses. The recommended Conditional Use Permit term is 10 years.

During a visit to the site, it was observed that the landscaping along the perimeter of the site was in poor condition and unpermitted canopies were installed over the vehicle display areas. The violations were discussed with the applicant and property owner and it was indicated that the landscaping would be cleaned up and that the canopies would be removed immediately. While the applicant to already working to correct these violations, staff has included a requirement to clean up the landscaping and remove the canopies within sixty (60) days after approval. Furthermore, the applicant has also indicated he will be painting the building, resurfacing and striping the parking and vehicle display area, removing all

existing signs and installing all new signs, and installing new landscaping along the perimeter of the property following approval of the CUP.

Conditions have been included in the CUP to ensure the orderly operation of the facility in a manner that continues to be least impactful to other properties in the area. These conditions include the following: prohibiting the sale of Off-Highway Vehicles (OHV's) at the site, limiting automotive repair to "light repair work" (e.g. safety checks, tune-ups, oil changes, etc.) for vehicles intended for sale at the site, prohibiting "junked" or severely damaged vehicles from being stored at the site and requiring all repair and detailing work to be conducted within the building for water quality and visual blight reasons.

Public Comment

No written or oral comments from the public were received regarding the proposed CUP renewal.

Environmental Review

In accordance with the California Environmental Quality Act (CEQA), the proposed CUP modification is deemed Categorical Exempt (EX 18-037) pursuant to Section 15301 Class 1, in that this is an existing facility with no expansion.

Attachment(s)

Adopting Resolution:

Resolution No. PC 18-4738

- A. Vicinity Map
- B. Requested Entitlement
- C. Site & Project Characteristics
- D. Site Photos
- E. Site Plan & Floor Plan

Prepared by:



Art Piñon, Associate Planner

Reviewed by:



Joseph Farace, Principal Planner

Reviewed by:



Peter Kuey, Principal Engineer

Submitted/Approved by:



Karen Brindley, Planning Division Manager

RESOLUTION PC 18-4738

A RESOLUTION OF THE CITY OF SAN MARCOS
PLANNING COMMISSION APPROVING A CONDITIONAL
USE PERMIT TO ALLOW THE OPERATION OF A USED
AUTOMOTIVE SALES FACILITY IN THE MIXED USE-1
(MU-1) ZONE OF THE BUSINESS AND INDUSTRIAL
DISTRICT

CUP18-0008
Klauss Schmitt
(Schmitt Imports)

WHEREAS, on July 9, 2018 an application was received from Klauss Schmitt of Schmitt Imports requesting a Conditional Use Permit to allow the operation of a used automotive sales facility at 1650 Grand Avenue in the Mixed Use (MU-1) Zone in the Business and Industrial District, more particularly described as:

Being a portion of lots 25 through 32 in block 78 of Rancho Los Vallecitos de San Marcos, according to the map thereof no. 806 filed in the Office of the County Recorder of the County of San Diego, State of California, on December 21, 1895.
Assessor's Parcel Number (APN): 219-097-34-00

WHEREAS, On March 4, 1996, the Planning Commission approved Conditional Use Permit (CUP) 96-294 which allowed for the operation of a used automotive sales facility at 1650 Grand Avenue (project site) in the Commercial (C) zone; and

WHEREAS, the Planning Commission approved renewals of CUP 96-294 in 2001 (Resolution PC 01-3350), 2006 (Resolution PC 07-3968), and 2012 (Resolution PC 12-4292); and

WHEREAS, the General Plan land use and zoning designation for the project site was changed from Commercial (C) to Mixed Use – 1 (MU-1) by the City of San Marcos on February 14, 2012 and December 13, 2012, respectively; and

WHEREAS, the City of San Marcos did find the project Categorically Exempt (EX18-037) pursuant to Section 15301 Class 1 of the California Environmental Quality Act (CEQA) in that this is an existing facility with no expansion; and

WHEREAS, APN: 219-097-34-00 has been annexed into Community Facility District (CFD) 91-02: Police and Fire, and Landscaping and Lighting District 1 (LMD); and

WHEREAS, the project has been in operation prior to the formation of Congestion Management CFD 2011-01 and CUP18-0008 proposes no expansion or intensification that would require its annexation at this time; and

WHEREAS, the Development Services Department did study said request and does recommend approval of requested use; and

WHEREAS, the Planning Commission held a public hearing on December 3, 2018 was duly advertised and held in the manner prescribed by law; and

WHEREAS, the Planning Commission's decision is based on the following findings and determinations:

1. Approval of the Conditional Use Permit will not result in detrimental impacts to adjacent properties or the character and function of the neighborhood in that the operation of the facility is compatible with surrounding land uses which primarily consist of automotive oriented uses, the project has been conditioned to prevent the business from becoming a nuisance, and adequate parking is provided on site to support the use. Furthermore, the applicant intends to upgrade the landscaping, hardscape, signage, and building on the property which will improve the aesthetic quality of the property and be beneficial to the surrounding neighborhood.
2. The design, development, and conditions associated with the Conditional Use Permit are consistent with the goals, policies, and intent of the General Plan for the Business & Industrial District in that the operation of a used automotive sales facility helps to promote a balanced distribution and compatible mix of land uses to meet the future and present needs of all residents and the business community (Goal LU-1); and helps to maintain a supportive business climate and a healthy, sustainable economy creating additional employment opportunities (Goal LU-6).
3. The subject site is zoned Mixed Use -1 (MU-1), which does not permit a used automotive sales facility. However, the land use allowed in conjunction with the Conditional Use Permit is compatible with existing land uses in the general area. Other automotive oriented uses, some of which are legal and others legal non-conforming, are located within the immediate vicinity of the subject site. To the immediate north, south, and east are a variety of automotive repair facilities and to the west is an auto parts retail store. Despite the Mixed Use-1 (MU-1) zoning designation of the site, the use is compatible with existing land uses in the immediate vicinity; there are no plans to redevelop the subject site and no known plans to redevelop surrounding properties in the near future. Additionally, the term of the Conditional Use Permit is 10 years and when the Conditional Use Permit is due for renewal, the subject land use can be re-evaluated regarding compatibility with surrounding land uses.

NOW, THEREFORE, the Planning Commission resolves as follows:

- A. The foregoing recitals are true and correct.
- B. This Conditional Use Permit is Categorically Exempt (EX18-037) from environmental

review pursuant to Section 15301 Class 1 (existing facility with no expansion) of the California Environmental Quality Act (CEQA).

- C. The Conditional Use Permit is approved per the submitted site and floor plans (1,200 square-foot office with “auto sales prep bay” and an outdoor parking area for automobiles on display), and shall not be expanded or revised unless a modification to this permit is approved.
- D. Within 60 days from project approval, the applicant must comply with the following conditions:
 - 1. All unpermitted canopies in the vehicle display area must be removed from the site.
 - 2. All landscaping onsite must be cleaned up (i.e. weeded, trimmed, dead vegetation replaced). No trees shall be removed from the site.
 - 3. The perimeter security fence and gates shall be repaired where necessary and repainted.
 - 4. The three (3) storage sheds and metal container at the west end of the property must be removed within 60 days from project approval.
- E. Reliance on this Conditional Use Permit is subject to the following operational standards:
 - 1. This Conditional Use Permit authorizes only the sale of used vehicles in good operating condition at the site (the sale of damaged or otherwise inoperable vehicles at the site is prohibited). The onsite wholesale and/or auctioning of vehicles is prohibited. If the retail sale of any vehicle is unsuccessful and the applicant determines it necessary to sell a vehicle wholesale, then the applicant shall take the vehicle to an offsite location to do so.
 - 2. This project is approved for the operation of one (1) dealership only. Sublease of any portion of the facilities described in this Conditional Use Permit by the applicant shall be prohibited.
 - 3. Automobiles offered for retail sale at the lot are limited to passenger vehicles as defined by the Federal Highway Administration. The sale of any other vehicles (e.g. motor homes/trailers, OHV's, commercial vehicles, etc.) at the site is prohibited.
 - 4. Vehicles for sale shall be primarily positioned along the perimeter of the sales lot fronting both Grand Avenue and Pawnee Street, with overflow parking provided in the center parking area. Parking along the north side of the property shall be reserved for customers, employees and vehicles pending sale on the lot. A minimum of five (5) spaces shall be reserved for customers at all times. The

disabled (“ADA”) parking space and associated ADA compliant access shall remain clear and unobstructed at all times.

5. All vehicle deliveries must occur onsite. Vehicle haulers are prohibited from unloading vehicles on the public street.
6. The appropriate “containment media” in the onsite drainage filter shall be maintained monthly and in accordance with manufacture specifications.
7. Annual filing of a “Responsible Party Operation & Maintenance Verification Request” form with the Stormwater Program Division shall be required.
8. Operation of the facility shall be conducted in compliance with the Storm Water Management requirements adopted by the City of San Marcos and at a minimum, shall comply with the following requirements:
 - a. All discharges to the storm drain system (e.g. street, curb, and gutter) shall be prohibited, including water from car washing.
 - b. All new employees shall receive Best Management Practices (BMPs) training. Employees shall be trained annually on BMPs and training records shall be kept onsite and available for review by City inspectors or Code Enforcement Officers. Employee training shall consist of a list of activities, BMPs, spill kits and emergency spill procedures and notification requirements. Records shall indicate the name of employees who receive training, training materials received and the date of training. The BMPs to be included in employee training shall be from current California Stormwater Quality Association (CASQA) manuals available at <http://www.casqa.org>.
 - c. Work areas shall be cleaned using dry methods (e.g. shop vacuum, broom, etc.).
 - d. Any discharges into the storm drain system, street, curb, and gutter shall be reported immediately to the City Stormwater Hotline. The hotline number (760) 481-3878 (or 911 for afterhours emergencies) shall be posted in a prominent location in the business and included in ongoing employee training.
 - e. A spill kit shall be kept onsite at all times.
 - f. Annual review and/or inspection by the City of San Marcos Stormwater Program Division required.

- g. Records of maintenance shall be kept on site at all times and available for review by City Inspectors or Code Compliance Officers.
 - h. Containers, fluids used for the business and all auto parts shall be stored inside or under a cover.
 - i. At a minimum, the following CASQA BMPs shall be implemented: SC-11, SC-20, SC-21, SC-22, SC-30, SC-31, SC-32, SC-33, SC-34, SC-41, SC-42, SC-43 and SC-44 (Source: Section 3 of the Commercial/ Industrial CASQA BMP Handbook, <http://www.cabmphandbooks.com/Industrial.asp>)
 - j. Trash containers shall be kept closed, covered or otherwise protected from precipitation at all times.
 - k. For additional information on stormwater BMPs, contact the City of San Marcos Stormwater Program at (760) 744-1050 ext. 3217.
9. All signage shall comply with the requirements of the City's Sign Ordinance. A separate permit shall be required for any new signage. All temporary signage (e.g. banners, klieg lights, ambient air inflatables, etc.) requires a permit. Portable signs (e.g. A-frame, T-frame, feather, etc.) are prohibited. In addition, the following sign types are prohibited: signs or stickers affixed to automobiles other than what is required by law (e.g. sticker price, specs, gas mileage, etc.). Said information shall be limited to the driver and passenger side windows only. Only the year of the used automobile will be allowed on the windshield.
10. Automobiles shall not be displayed on racks or any other apparatus, which elevates automobiles above the ground.
11. All activities related to office/administration and vehicle restoration shall take place within the enclosed building. All work conducted on vehicles shall be limited to the following:
- a. Detailing (e.g. windows, vacuuming, waxing, etc.)
 - b. Light maintenance (e.g. safety checks, minor tune-ups, oil changes, tire maintenance, etc.) of vehicles only-- the major repair (i.e. an engine rebuild) and/or dismantling of automobiles shall be prohibited onsite
 - c. Installation of automotive electronics or other specialty devices
 - d. All work on vehicles conducted onsite shall be for vehicles intended for sale at the property.

12. The storage of dismantled, wrecked, or otherwise inoperable automobiles shall be prohibited on-site. All vehicles accepted (stored onsite for resale) at the site (i.e. "trade-ins") shall be in good operable condition. Vehicles shall not be stored or displayed on the public street or adjacent properties.
13. Use of a tow truck onsite as part of the business operation is prohibited.
14. The hours of operation for this facility shall be limited to 7:00 a.m. to 10:00 p.m.
15. The applicant shall comply with the following conditions of the San Marcos Fire Department:
 - a. Fire extinguishers shall be maintained in working order in the proposed office and in the automobile detailing area.
 - b. Gates shall be secured by a Fire Department approved device.
 - c. The applicant shall be responsible for ensuring that the used automobiles within the sales lot are arranged to the satisfaction of the San Marcos Fire Protection District (parked in marked spaces). Prior to any changes in the designated parking (e.g. employee/employer parking, general public parking or display of automobiles for sale), said changes must be approved by the Planning Manager.
16. All landscaped areas shall be maintained in a healthy, living, thriving manner and kept clear of weeds, trash and/or debris. If any landscaping becomes diseased, damaged and/or dies, then the affected landscaping shall be replaced in numbers and quantities to provide the same landscaping and/or screening value (100% coverage to be maintained at all times).
17. The applicant shall be responsible for compliance with all relevant portions of the City of San Marcos Municipal Code.
18. Use of the site shall be conducted so as not to become obnoxious by reason of noise, odor, refuse, parking impacts, or maintenance of grounds and in such a manner as will not detrimentally affect adjoining properties and uses.
19. The proposed development shall comply with the latest Federal Law, Americans with Disabilities Act, and State Law, California Code of Regulations, Title 24, for accessibility standards for the disabled.
20. Any future expansion to the facility/use shall require a modification to CUP 18-0008. The Conditional Use Permit application must be submitted for review and approval by the Development Services Department prior to the issuance of any building permits.

21. Any new construction, alteration, improvement, or modification to the existing building requires the issuance of a building permit and compliance with the minimum code requirements of the latest adopted California Building Code.
- F. Prior to issuance of any building permits, the following conditions shall be complied with:
1. Remodeled structures and/or tenant improvements must be designed to conform to the latest design standards adopted by the State of California in the California Building Code, Part 2, Title 24, California Code of Regulations.
 2. Plans submitted for the issuance of a Building Permit must also comply with the latest adopted standards of the National Fire Protection Association, and/or the City of San Marcos Fire Code Ordinance.
 3. Building plans and instruments of service submitted with a Building Permit application must be signed and sealed by a California licensed design professional as required by the State of California Business and Professions Code.
 4. The City of San Marcos is located in Seismic Design Category “D.” Buildings and structures must be designed to adequately transmit the dynamic lateral forces in accordance with the requirements of the latest adopted California Building Code.
 5. The proposed development shall comply with the latest adopted California Green Building Code Standards. The City has adopted the mandatory standards and does not enforce the voluntary standards. All new projects are subject to a 20% reduction in water use.
 6. All improvements shall comply with the latest adopted California Fire Code and San Marcos Fire Code Ordinance.
 7. The proposed development must comply with the latest Federal Law, Americans with Disabilities Act, and State Law, California Code of Regulations, Title 24, for accessibility standards for the disabled.
 8. The storage, use or handling of hazardous, toxic or flammable materials must be clearly indicated on all floor plans submitted for a building permit. Materials must be identified in accordance with Health and Safety Code Section 25101.
 9. Tenants are required to obtain written permission from the building owner, or owner’s agent, prior to obtaining a building permit from the City. Per San Marcos Municipal Code Chapter 17.08.030 Section 105.10, the tenant must obtain written permission from the building or property owner that the applicant is authorized to

proceed with the proposed construction.

10. Any new development is subject to approval by the Vallecitos Water District and all applicable fees and charges shall be paid to the District prior to permit issuance.
11. Any new development is subject to the payment of School Fees as required by law. The applicant is required to submit a Certificate of Compliance from the school district to obtain building permits from the City.
12. Any new development is subject to the payment of development fees and in-lieu fees as required by the City's Fee Ordinance at the time an application is submitted or prior to the issuance of permits as determined by the City.
13. Any proposed rooftop mechanical units, vents, ducts, etc. shall be screened from street grade view and surrounding properties by parapet walls and/or architectural enhanced enclosures as approved by the Planning Division. A roof plan and cross sections showing lines of sight shall be submitted with construction drawings illustrating that roof equipment will be screened. Cut sheets of actual units shall be included with plans. Screening plan shall be approved by the Planning Division prior to issuance of a building permit.

G. During construction phase, the following conditions shall be complied with:

1. Dust and dust producing materials must be controlled within the maximum acceptable concentrations for silica and silicates in accordance with the California Code of Regulations, Title 8, Section 5155. Water and dust palliative must be used to prevent excessive dust during blasting, construction and grading operations. Projects are required to comply with the Air Pollution Control District's standards for mitigating fugitive dust during all phases of construction.
2. All construction operations authorized by building permits, including the delivery, setup and use of equipment must be conducted on premises during the hours of 7:00 AM to 6:00 PM on Monday through Friday, and on Saturday between 8:00 AM and 5:00 PM. No work must be conducted on Sundays or Holidays observed by the City of San Marcos. Failure to comply will result in the issuance of STOP WORK NOTICES, REVOCATION OF PERMITS and the issuance of citations and fines as appropriate. Citations for hours of work violations require a mandatory court appearance in North County Superior Court.
3. During construction the owner/developer/contractor must implement and maintain the storm water pollution prevention measures as required on the approved plans. Violations of the City's Storm Water Management Ordinance will result in Stop Work Orders, Notices of Violation and citations with fines. Work on the project may be delayed until the City determines that the project is in compliance with the

storm water requirements.

- H. Prior to building occupancy, the following conditions shall be complied with:
1. The proposed development must satisfy the conditions of approval prior to the occupancy. The owner/developer/contractor must obtain approval from all City departments and other agencies before requesting a Certificate of Occupancy (“C of O”) from the Development Services Department.
 2. Any proposed rooftop mechanical units, vents, ducts, etc. shall be screened from view from street grade and adjacent properties. Said screening mechanism shall be inspected by the Planning Division, and if determined necessary, additional screening may be required, subject to approval by the Planning Division.
- I. To the extent feasible and as permitted by law, developers and contractors are requested to first consider the use of San Marcos businesses for any supplies, materials, services, and equipment needed, and the hiring of local residents in order to stimulate the San Marcos economy to the greatest extent possible.
- J. The Planning Division may, but is not obligated to, inspect the premises annually to ensure compliance with all conditions of the use permit approval. If the Planning Division determines that compliance is not being achieved after a cure period, then a public hearing must be scheduled for possible use permit modification and/or revocation, in accordance with Chapter 20.520 SMMC.
- K. The applicant shall notify the City of San Marcos Planning Division in writing of any transfer of operation of the site to new buyers or lessee(s) of the site. The applicant shall also provide potential buyer(s) or lessee(s) a copy of Resolution PC 18-4738. The potential new buyer/lessee shall submit a letter of intent to the City of San Marcos Planning Division describing the proposed operation relative to the Conditional Use Permit and consent to the terms and conditions of Resolution PC 18-4738 for CUP 18-0008.
- L. Any future expansion to the facility shall require a modification to this Conditional Use Permit. The Conditional Use Permit application must be submitted for review and approval by the Development Services Department prior to the issuance of any building permits.
- M. This Conditional Use Permit shall expire on December 3, 2028. Any request for permit extension shall be applied for by the permittee no later than 120 days prior to the expiration date.
- N. This Conditional Use Permit shall become null and void if not acted upon within twelve (12) months of the adoption of this resolution, or the approved use ceases to operate at the subject property for a period more than twelve (12) months.

- O. To the extent permitted by law, the Developer shall defend and hold the City of San Marcos ("City"), its agents and employees harmless from liability from: (i) any and all actions, claims, damages, injuries, challenges and/or costs of liabilities arising from the City's approval of any and all entitlements or permits arising from the project as defined in the conditions of approval, or issuance of grading or building permits; (ii) any damages, liability and/or claim of any kind for any injury to or death of any person, or damage or injury of any kind to property which may arise from or be related to the direct or indirect operations of the Developer or its contractors, subcontractors, agents, employees or other persons acting on Developer's behalf which relate to the project; and (iii) any and all damages, liability and/or claims of any kind arising from operation of the project. Developer further agrees that such indemnification and hold harmless shall include all defense-related fees and costs associated with the defense of City by counsel selected by the City. This indemnification shall not terminate upon expiration of the conditions of approval or completion of the project, but shall survive in perpetuity.

PASSED AND ADOPTED by the Planning Commission of the City of San Marcos, State of California, at a regular meeting thereof, this 3rd day of December, 2018, by the following electronic vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

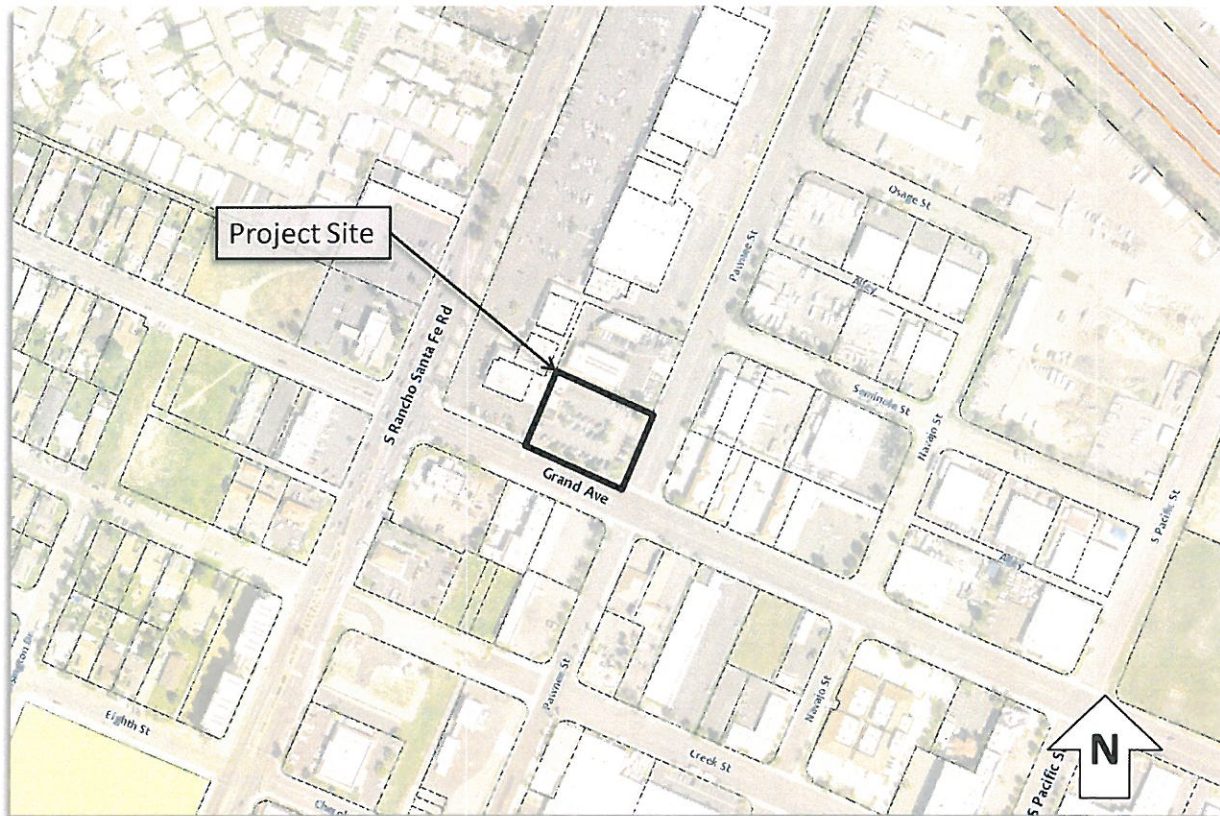
APPROVED:

Kevin Norris, Chairman
City of San Marcos Planning Commission

ATTEST:

Gina Henderson, Senior Office Specialist
City of San Marcos Planning Commission

ATTACHMENT A
Vicinity Map



Project No.: CUP18-0008

Location: 1650 Grand Avenue

APN: 219-097-34-00

ATTACHMENT B
Requested Entitlement

Conditional Use Permit to allow for the operation of a used automotive sales facility in the Mixed Use 1 (MU-1) in the Business/Industrial District.

ATTACHMENT C

Site & Project Characteristics

Property	Existing Land Use	Zoning	General Plan Designation
Subject	Used Automotive Sales Facility	MU-1	Mixed Use 1 and Park
North	Automotive Repair	MU-1	Mixed Use 1 and Park
South	Retail/ Automotive Repair	I/MU-1	Mixed Use 1 and Park
East	Automotive Repair	I	Industrial
West	Retail/ Strip Commercial	MU-1	Mixed Use 1

Flood Hazard Zone	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no
Resource Conservation Area	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no
Sewer	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no
Septic	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no
Water	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no
General Plan Conformance	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no
Land Use Compatibility	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no

Development Standards:

Setback	Minimum Required	Existing
Front	2 feet for 80% of frontage 7 feet for 20% of frontage	57 feet
Rear	0 feet	5 feet
Side (north)	0 feet	57 feet
Side (south)	0 feet	50 feet
Landscaping	10%	32%

ATTACHMENT D

Site Photos



ATTACHMENT E
Site Plan & Floor Plan