

STAFF REPORT

PLANNING COMMISSION MEETING

MEETING DATE: August 5, 2019
SUBJECT: Vision Trilingual Preschool. Proposed Conditional Use Permit for a Preschool
CASE NUMBER: CUP19-0005
APN: 220-050-45-00

Recommendation

ADOPT or APPROVE the following, in the order set forth below:

1. ADOPTION of Categorical Exemption EX19-022 (CEQA Section 15301, Class 1 (Existing Facilities));
2. APPROVE Resolution PC 19-4793 (Conditional Use Permit 19-0005) to allow for a 4,436 square-foot preschool within an existing commercial center in the Heart of the City Specific Plan Area-Commercial (SPA-C) Zone.

Introduction

The project proposes a 4,436 square-foot preschool, including a 2,015 square-foot fenced playground on the south side of the parking lot, within an existing commercial center located at 403 N. Twin Oaks Valley Road. The project will require issuance of a building permit for the proposed tenant improvements and installation of a playground area. Separate licensing approval is required by the State Community Care Licensing Division. The existing commercial center was built in 2006.

Discussion

The project applicant is requesting the approval of a Conditional Use Permit to allow for the operation of a 4,436 square-foot preschool within an approximately 21,500 square-foot commercial center, including a 2,015 square-foot fenced playground on the south side of the parking lot. The project site is zoned Heart of the City (HOC) Specific Plan Area- Commercial (SPA-C) and is surrounded by a mortuary to the north, vacant land to the south, San Marcos Creek to the east, and the San Marcos Post Office and Richmar Park to the west across N. Twin Oaks Valley Road. The commercial center currently contains a convenience store, billiards, pizza take-out restaurant, nail salon, spa, copy store, aerobics studio, and a legal, non-conforming hookah lounge. The preschool would operate within an existing set of suites in the commercial center. The site improvements will result in the removal of ten (10) parking spaces to accommodate the proposed playground area and relocation of a trash enclosure.

Preschools are a permitted use within the HOC SPA-C Zone through the approval of a Conditional Use Permit. This approval process assures that the project proposal complies with the development standards of the Heart of the City Specific Plan and is compatible with other uses within the commercial center. The preschool will operate Monday through Friday, 6:45 a.m. to 6 p.m. Drop-off and pick-up of children will be staggered through the morning from 6:45 a.m. to 9 a.m. and the afternoon from 3:30 p.m. to 6 p.m. No operations are proposed on weekends. Other uses in the center such as the pizza restaurant, billiard hall, and hookah lounge tend to have more customer traffic in the evenings and on weekends when the preschool will be closed, thus making the preschool use compatible with other uses in the commercial center.

The proposed project will be contained within an existing set of suites in the commercial center; therefore, alteration to the architectural style of the building is not proposed. Through issuance of a building permit, the project will convert the existing two suites into one 4,436 square-foot suite for the preschool. In order to accommodate the proposed playground, an on-site trash dumpster will be relocated to a new trash enclosure in the center of the parking lot. The new trash enclosure will match the current one in block type and trellis cover and a concrete pad will be installed at the new location in the driveway aisle. The existing trash enclosure will remain in place and will be used for storage of the playground toy bins. The playground improvements will include the installation of a rubber surface material over a 2,015 square-foot area of the parking lot surrounded by tubular steel fencing, and a built-in concrete planter which will separate the playground area from the adjacent parking spaces. Landscaping consistent with the existing plant palette of the commercial center will be installed in the planter. The playground will include playground equipment, shade canopies, and a sandbox. The playground will primarily be screened from view from N. Twin Oaks Valley Road by the existing building. The location of the playground area complies with the minimum building setback of ten (10) feet from Richmar Avenue per Variance 03-70 which was approved when the existing commercial development was approved. The floodway for San Marcos Creek runs along the eastern edge of the parking lot, and will not impact the playground or relocated trash enclosure as these will be located outside of the floodway limit.

The proposed preschool will be directly accessible from Richmar Avenue or through the commercial center from N. Twin Oaks Valley Road. The Parking Ordinance (SMMC § 20.340) requires a parking ratio of 1 space per 10 children for the proposed use. The preschool would have a maximum enrollment of sixty (60) children resulting in a required six (6) parking spaces. An additional 3 spaces adjacent to the suite would be allocated for drop-off and pick-up of children for a total of nine (9) required spaces for the preschool. Signage will be posted indicating the drop-off/pick-up spaces are reserved for use by the preschool when operating. In addition, eight (8) parking spaces would be removed for installation of the proposed playground as well as two (2) spaces for the trash enclosure relocation. In accordance with the Parking Ordinance, the other businesses in the commercial center require a minimum of 79 parking spaces for

customer and employees. Retail and office uses typically require 1 parking space for every 250 square feet of area. A ratio of 1 space per 100 square feet of area is used for restaurants such as the pizza take-out. There are 103 existing parking spaces on site, of which ten (10) parking spaces will be removed for the preschool improvements. As a result, the remaining 93 parking spaces will provide adequate parking for the preschool and the other existing uses in the commercial center with an extra five (5) spaces above the Parking Ordinance requirements.

Environmental Review

In accordance with the California Environmental Quality Act (CEQA), the proposed CUP is deemed Categorically Exempt (EX19-022) pursuant to Section 15301 Class 1, in that this is an existing facility with no expansion.

Public Comment

No comments were received from the public.

Attachment(s)

Adopting Resolution:

1. Resolution PC 19-4793 (Conditional Use Permit 19-0005) – A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN MARCOS APPROVING A CONDITIONAL USE PERMIT TO ALLOW FOR A 4,436 SQUARE FOOT PRESCHOOL WITHIN AN EXISTING COMMERCIAL CENTER IN THE HEART OF THE CITY SPECIFIC PLAN AREA- COMMERCIAL (SPA-C) ZONE

- A. Vicinity Map
- B. Requested Entitlements
- C. Site & Project Characteristics
- D. Site and floor plan


Prepared by:


Norm Pedersen, Associate Planner

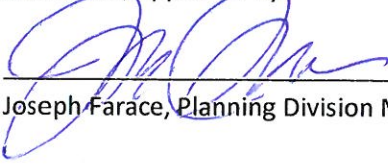
Reviewed by:


Saima Qureshy, AICP, Principal Planner

Reviewed by:


Peter Kuey, Principal Civil Engineer

Submitted/Approved by:



Joseph Farace, Planning Division Manager

RESOLUTION PC 19-4793

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN MARCOS APPROVING A CONDITIONAL USE PERMIT TO ALLOW FOR A 4,436 SQUARE FOOT PRESCHOOL WITHIN AN EXISTING COMMERCIAL CENTER IN THE HEART OF THE CITY SPECIFIC PLAN AREA- COMMERCIAL (SPA-C) ZONE

CUP19-0005

Vision Trilingual Preschool

WHEREAS, on April 9, 2019 the City received an application from Vision Trilingual Preschool requesting a Conditional Use Permit to allow for a 4,436 square-foot preschool within an existing commercial center, including a 2,015 square-foot fenced playground on the south side of the parking lot, located at 403 N. Twin Oaks Valley Road in the Heart of the City Specific Plan Area- Commercial (SPA-C) Zone in the Richmar Neighborhood more particularly described as:

Brief Legal Description: That portion of Lot 1 in Block 51 and 60 of Rancho Los Vallecitos De San Marcos, in the City of San Marcos, County of San Diego, State of California, according to Map thereof No. 806 as filed in the Office of the County Recorder of said county, December 21, 1985.

Assessor's Parcel Number(s): 220-050-45-00; and

WHEREAS, the Development Services Department did study said request, and recommends approval of said request; and

WHEREAS, on August 5, 2019, the Planning Commission held a duly noticed public hearing in the manner prescribed by law to consider said request; and

WHEREAS, the Planning Commission did review and consider a Categorical Exemption EX19-022 pursuant to the California Environmental Quality Act (CEQA) Section 15301, Class 1 (Existing Facility with No Expansion); and

WHEREAS, the subject property has been annexed into Community Facility District (CFD) 98-01: Improvement Area 1, Police Only; CFD 98-02: Lighting, Landscape and Street Maintenance; CFD 2001-01: Fire and Paramedic; and CFD 2011-01: Congestion Management.

NOW, THEREFORE, the Planning Commission does hereby resolve as follows:

- A. The foregoing recitals are true and correct, and are hereby incorporated by reference into this Resolution.

- B. The Planning Commission hereby approves this Conditional Use Permit per the submitted plans date stamped April 9, 2019 (4,436 square-foot preschool within an existing commercial center, including a 2,015 square foot fenced playground) except as modified herein, and subject to compliance with the conditions of approval in Exhibit A attached hereto and incorporated by reference and made a part of this Resolution as though fully set forth herein.
- C. The Planning Commission's decision is based on the following findings and determinations:
1. Approval of the Conditional Use Permit would not result in detrimental impacts to adjacent properties or the character and function of the neighborhood, in that all business activities will take place inside the building (except for the outdoor fenced playground), adequate parking is provided onsite to accommodate the use, and the facility complies with all relevant provisions of the San Marcos Municipal Code, California Building Code, and California Fire Code.
 2. The design, development, and conditions associated with the Conditional Use Permit are consistent with the goals, policies, and intent of the General Plan, the purpose and intent of the applicable Zone and the character of any applicable Specific Plan, in that the operation of a preschool in the existing commercial center 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 land use allowed in conjunction with the Conditional Use Permit is compatible with the existing and future land uses of the applicable Zone, and the general area in which the proposed use is to be located, in that it is an existing commercial center with retail, office, restaurant, and service uses.
 4. All requirements of CEQA have been met, in that the proposed project is Categorical Exempt from environmental review pursuant to CEQA Section 15301, Class I (Existing Facility with No Expansion) in that this is an existing facility with no expansion.
- D. This Conditional Use Permit is Categorical Exempt (EX19-022) from environmental review pursuant to CEQA Section 15301, Class 1 (Existing Facility with No Expansion).
- E. 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.

- F. This Conditional Use Permit shall expire on August 5, 2029. Any request for permit extension shall be applied for by the permittee no later than 120 days prior to the expiration date.
- G. 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.
- H. 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 20.505 of the San Marcos Municipal Code (SMMC).
- I. The applicant/developer shall comply with all provisions and requirements set forth in the San Marcos Municipal Code, and all City ordinances, resolutions, policies and procedures, and as authorized by the Heart of the City Specific Plan, and with all applicable state and federal regulations, as may be amended from time to time, whether or not such provisions or requirements have been specifically set forth in these conditions, all of which are now incorporated by reference and made a part of this Resolution with the same force and effect as though fully set forth herein.
- J. 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, or equipment needed, and the hiring of local residents to stimulate the San Marcos economy to the greatest extent possible.
- K. To the extent permitted by law, the applicant/developer shall defend and hold the City of San Marcos, 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 applicant/developer or its contractors, subcontractors, agents, employees or other persons acting on applicant/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. The applicant/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, APPROVED AND ADOPTED by the Planning Commission of the City of San Marcos, California, at a regular meeting thereof, held on this 5th day of August, 2019, by the following roll call vote:

AYES: COMMISSIONERS:

NOES: COMMISSIONERS:

ABSENT: COMMISSIONERS:

APPROVED:

Kevin Norris, Chairman

ATTEST:

Gina Henderson, Senior Office Specialist

ATTACHMENT(S):

EXHIBIT A – Conditions of Approval

EXHIBIT A
RESOLUTION PC 19-4793
CUP19-0005
Conditions of Approval

- A. Reliance on this Conditional Use Permit shall comply with the following operational standards:
1. Operation of the facility is not allowed on site until occupancy has been approved by the Building Division.
 2. The applicant/developer shall maintain a City Business License for the duration of the business operations.
 3. The operator shall comply with all rules, regulations, and requirements of the State of California, Department of Social Services, Community Care Licensing Division, during the operation of the facility.
 4. Trash dumpsters shall be kept within the enclosure(s) on site, and gates shall be closed to screen the dumpsters from view. When not in use, dumpster lids shall remain closed in order to prevent rainfall from entering the dumpsters in compliance with the City's Storm Water Management requirements.
 5. The facility must comply with all applicable provisions of San Marcos Municipal Code (SMMC) Chapter 14.15 (Storm Water Management and Discharge Control) and other State and regional permits/standards for the protection of storm water quality.
 6. Non-storm water discharge into the City's storm drain conveyance system is considered an illicit discharge and is prohibited during construction, operation and maintenance of the business in accordance with SMMC Chapter 14.15.
 7. The building address and suite number must be clearly labeled at the front and rear doors for day- and night-time emergency responses. In addition, adequate lighting must be provided to deter potential criminal activities (i.e.: vehicle burglaries, prowlers, loitering, etc.).
 8. A separate permit will be required for any new signage, including temporary signs. Signage must comply with the approved Comprehensive Sign Program for the commercial center.
 9. Use of the site must 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.

10. Outdoor storage shall be prohibited on site.
11. All on-site operations of the preschool facility shall occur within the building, except for the outdoor playground area.
12. Normal hours of operation of the preschool facility shall be limited to Monday through Friday, 6:45 AM to 6:00 PM, unless modified by the Planning Division Manager.
13. The preschool facility shall not exceed sixty (60) clients on site at any one time, unless an increase is approved by the Planning Division Manager.
14. Number of employees shall be limited to eight (8) on-site at any one time, unless an increase is approved by the Planning Division Manager.
15. Passenger loading/unloading shall occur only within the three (3) designated parking spaces as shown on the approved site plan. No drop-off or pick-up of students shall occur within the driveway aisle. Said parking spaces shall be designated with signage for drop-off/pick-up during the operation hours of the preschool.
16. When students arrive, the parent or guardian shall escort the student into the school. At the end of the school day, students shall remain within the building until picked up by their parent or guardian. The preschool staff shall strictly supervise the arrival and departure of students.
17. Drop-off and pick-up of students shall occur at staggered times.
18. Preschool staff shall strictly supervise students crossing the driveway aisle to and from the playground area.
19. The applicant/developer shall comply with any and all Federal, State, County and City rules, regulations, and requirements for a preschool facility. The applicant/developer shall submit to the City a copy of any applicable Federal, State or County permit(s) required to operate the business.
20. Outdoor storage shall not be permitted on site.
21. No outdoor PA (public address) system/loudspeakers or bells shall be permitted.
22. Special events (i.e.: performances, graduations, etc.) may be permitted on site on occasional basis. However, if complaints are received regarding availability of parking, the applicant shall be required to take corrective action to respond to such complaints (i.e.: reduce number of visitors, change time of event, etc.) as determined by the Planning Division Manager.

- B. Any modifications, alterations, expansions or other changes must require the modification to this Conditional Use Permit and may necessitate the issuance of Building Permits and reissuance of a Certificate of Occupancy from the Building Division.
- C. Prior to issuance of any building permit, the applicant/developer shall comply with the following conditions:
 - 1. The applicant/developer must obtain written approval from the Planning Division that the modifications proposed under any Building Permit will be in substantial conformance with this adopted Conditional Use Permit.
 - 2. 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 SMMC Section 17.08.030 (Section 105.10), the tenant must obtain written permission from the building or property owner that the applicant/developer is authorized to proceed with the proposed construction.
 - 3. All rooftop mechanical units, vents, ducts, etc. shall be screened by parapet walls or other architectural features from street grade view and adjacent properties as approved by the Planning Division Manager. A roof plan and cross sections showing lines of sight shall be submitted with construction drawings illustrating that roof equipment will be screened. Screening plan shall be approved by the Planning Division prior to issuance of a building permit.
 - 4. 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.
 - 5. Building plans and instruments of service submitted with a building permit application shall be signed and sealed by a California licensed design professional as required by the State Business and Professions Code.
 - 6. The City is located in Seismic Design Category "D." Buildings and structures shall be designed to adequately transmit the dynamic lateral forces in accordance with the requirements of the latest adopted California Building Code.
 - 7. The handling, storage, use and disposal of hazardous, toxic or flammable materials shall be clearly indicated on all floor plans submitted for a building permit and shall be in compliance with any and all Federal, State, County and City rules, regulations, and requirements for hazardous waste control, including but not limited to the Hazardous Waste Control Act of 1973 (HWCA) (Health & S C §25100 *et seq.*), as may be amended from time to time, whether or not such provisions or requirements have been specifically set forth in these conditions, all of which are now incorporated by reference and made a part hereof with the same

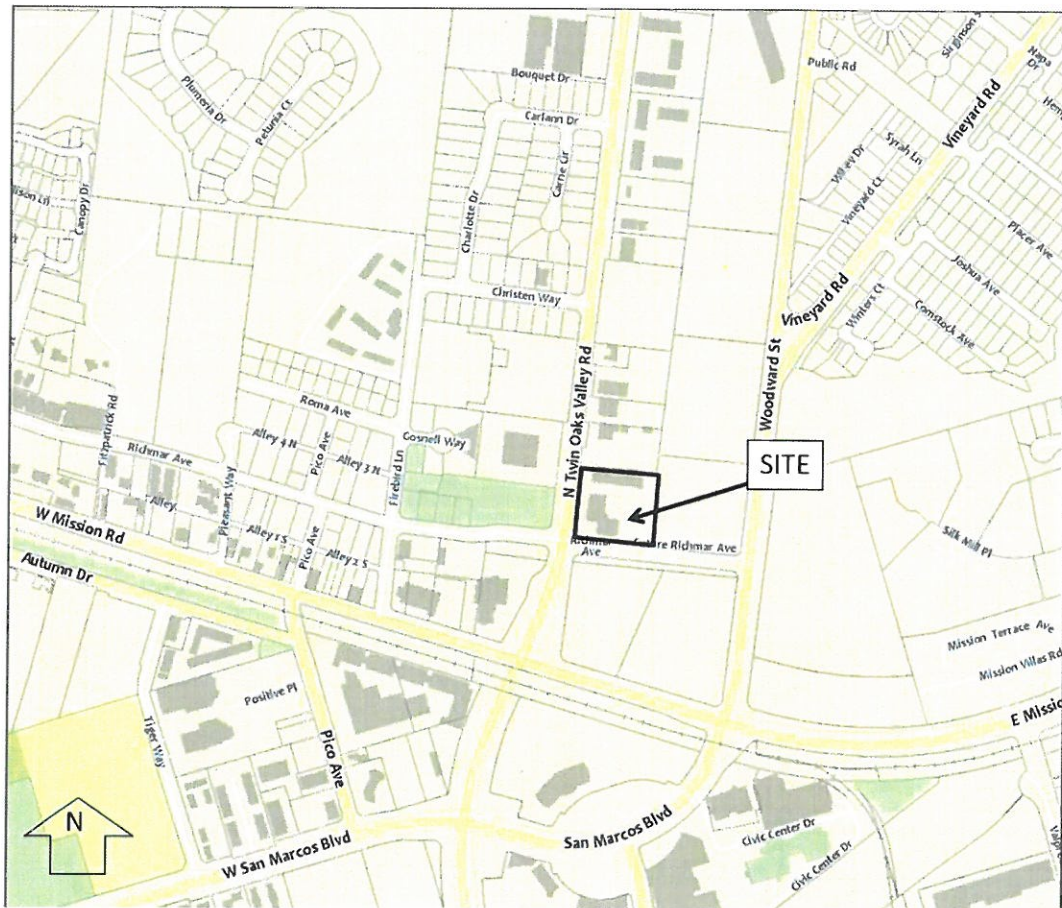
force and effect as though fully set forth herein.

8. The project shall comply with the latest Federal Law, Americans with Disabilities Act, and State Law, California Code of Regulations, Title 24, for accessibility standards.
9. The project is subject to the approval of the applicable water/sewer district(s) for water and sewer services and all applicable fees and charges shall be paid to the satisfaction of the water/sewer district(s) prior to issuance of building permit.
10. The project shall include an automatic fire extinguishing system in accordance with the latest adopted California Building Code, California Residential Code and/or San Marcos Fire Code Ordinance. Fire suppression systems shall conform to the standards adopted by the National Fire Protection Association and the San Marcos Fire Marshal.
11. An automatic fire alarm that initiates the occupant notification signal utilizing an emergency voice/alarm communication system shall be installed in accordance with CFC 907.2.3 and NFPA 72.
12. Changes to the fire sprinkler system shall comply with CFC and NFPA 13.
13. Carbon monoxide detection shall be installed in accordance with CFC 915.2.3.
14. Playground structures, storage containers, and playground surface in the floodplain shall be anchored to the ground to the satisfaction of the City Engineer so as to avoid flotation during a flood event
15. Playground surface in the playground area in the floodplain shall be constructed out of flood-resistant materials outlined in Federal Emergency Management Agency (FEMA) Technical Bulletin #2 where feasible.
16. Playground surface shall be impervious unless otherwise approved by the City Engineer.
17. The project boundaries have been reviewed and deemed by the City's Floodplain administrator as falling within the FEMA special flood hazard area. No encroachment of the development shall be allowed within this area unless approved by the City's Floodplain Administrator. The applicant/developer shall design the site to be compliant with the provisions outlined in SMMC Chapter 20.255. For designs not specified by the San Marcos Municipal Code (SMMC), applicant/developer shall seek guidance from the Department of Homeland Security Federal Emergency Management Agency's (DHS-FEMA) technical memoranda on design.

18. Building plans shall include a landscape detail showing the proposed in-ground landscape planter along the north side of the playground area. Said detail shall indicate the proposed plant material and irrigation. Plant material shall be consistent with the existing plant palette on site. Six (6) inch high concrete curb shall separate the paved parking area from the landscape area.
 19. Building plans shall include a detail of the proposed tubular steel or wrought iron fencing for the playground area. Fencing shall not exceed six (6) feet in height.
 20. The proposed playground canopy shade structure(s) shall be complimentary in color to the building color scheme, and the fabric shall be a high quality UV/fade resistant material. Canopy design and a material sample(s) shall be submitted to the Planning Division for review and approval prior to issuance of building permit.
 21. Building plans shall include details of the proposed playground equipment and surface.
 22. The trash enclosure (minimum dimensions of fourteen (14) feet wide by ten (10) feet deep by six (6) feet high) for trash and recycling containers shall be constructed to match the existing trash enclosures in color, texture, and trellis roof. In addition, the enclosure shall have solid view-obscuring, double swinging gates; must have a flat impervious, concrete slab designed not to allow run-on from adjoining areas; contain attached lids on all trash and recycling containers; and a roof to minimize direct precipitation.
- D. During the construction phase, the applicant/developer shall comply with the following conditions:
1. Dust and dust producing materials shall 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 shall 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 and 6:00 PM on Monday through Friday, and on Saturday between 8:00 AM and 5:00 PM. No work shall be conducted on Sundays or Holidays observed by the City. Failure to comply will result in the issuance of STOP WORK NOTICES, REVOCATION OF PERMITS and the issuance of citations and fines as appropriate. Citation for hours of work violations requires a mandatory court appearance in North County Superior Court.

3. During construction the applicant/developer shall 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.
- E. Prior to occupancy, the applicant/developer shall comply with the following conditions:
1. Prior to a final inspection or issuance of a Certificate of Occupancy, the proposed development must satisfy the conditions of approval prior to the occupancy. The applicant/developer must obtain approval from all City departments and other agencies before requesting a Certificate of Occupancy from the Development Services Department.
 2. All rooftop mechanical units, vents, ducts, etc. shall be screened from view from street grade & adjacent properties. Said screening mechanism shall be inspected by the Planning Division, and if determined necessary, additional screening may be required, as determined acceptable by the Planning Division Manager.
 3. The applicant/developer shall have completed the installation of the playground equipment in accordance with the manufacturer's standards. The applicant/developer shall submit a letter by the installation contractor indicating that the playground equipment has been installed per the manufacturer's specifications.
 4. Landscaping and irrigation for the in-ground landscape planter along the north side of the playground area shall be installed, and inspected and approved by the Planning Division. The applicant/developer shall be responsible to contact the Planning Division for inspection.

ATTACHMENT A Vicinity Map



Project No.: CUP19-0005

Location: 403 N Twin Oaks Valley Road

APN: 220-050-45-00

ATTACHMENT B
Requested Entitlements

- Conditional Use Permit (CUP 19-0005) to allow for the operation of a 4,436 square-foot preschool within an existing commercial center in the Heart of the City Specific Plan Area-Commercial (SPA-C) Zone.

ATTACHMENT C

Site & Project Characteristics

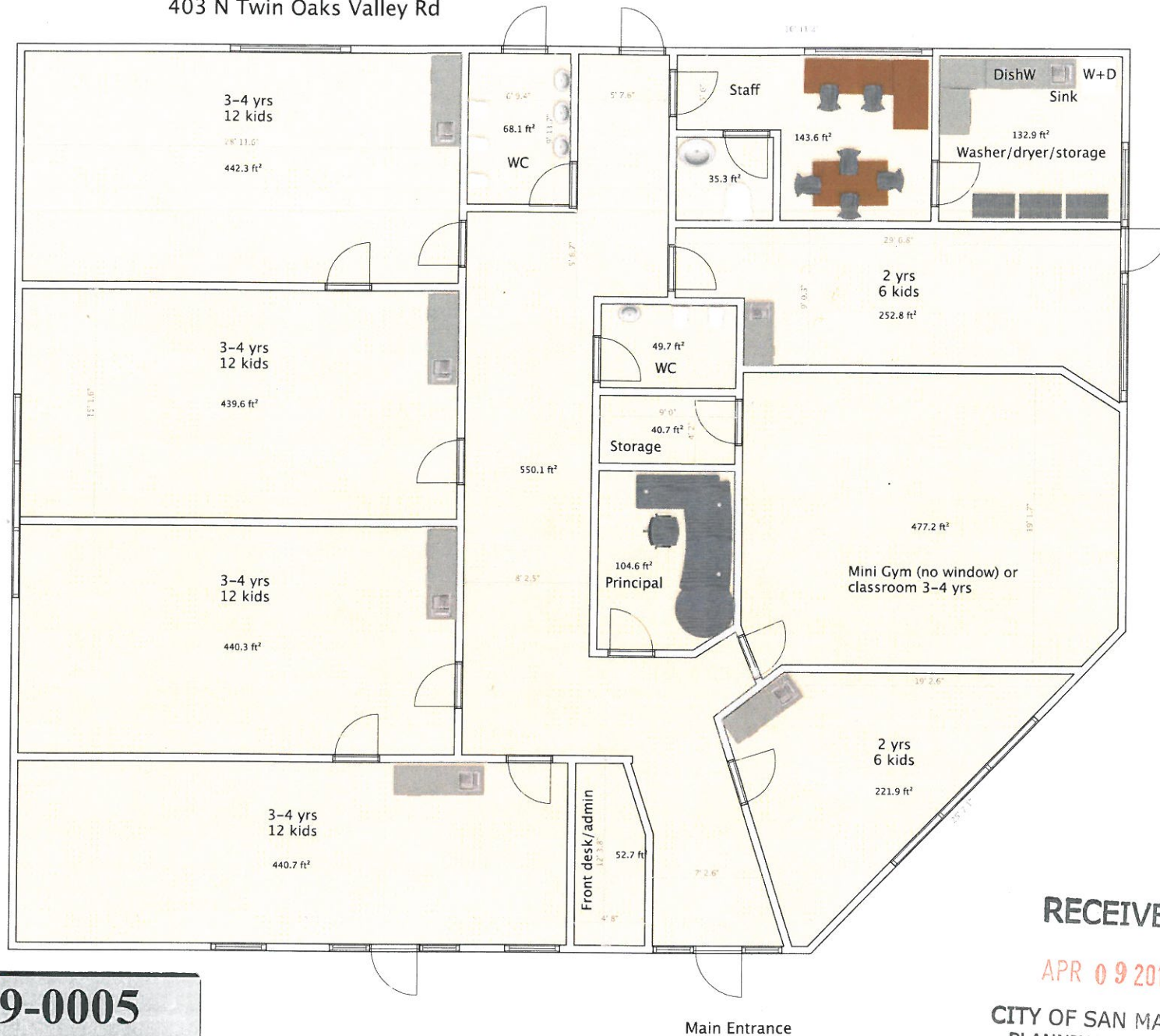
<u>Property</u>	<u>Existing Land use</u>	<u>Zoning</u>	<u>General Plan Designation</u>
Subject	Commercial Center	SPA-C	Heart of the City Specific Plan Area
North	Commercial Center	C	Commercial
South	Vacant	SPA-C	Heart of the City Specific Plan Area
East	San Marcos Creek	SPA-C	Heart of the City Specific Plan Area
West	Richmar Park	SPA	Heart of the City Specific Plan Area

Flood Hazard Zone	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no
Sewers	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no
Septic	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no
Water	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no
Gen. Plan Conformance*	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no
Land Use Compatibility	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no

*With CUP approval.

Exhibit - Conceptual Floor

403 N Twin Oaks Valley Rd



CUP19-0005

Vision Trilingual Preschool
403 N. Twin Oaks Valley Rd.

RECEIVED

APR 09 2019

**CITY OF SAN MARCOS
PLANNING DIVISION**

PC AGENDA ITEM #2

N Twin Oaks Valley Rd



Richmar Av.

General Plan land use and Zone:
Heart of the City SPA- Commercial

Lot size: 4.83 acres
Commercial Center: 1.95 acres
Total building surface: 21,390 sq ft

PARKING SPACES

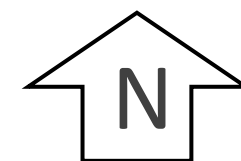
Existing: 99 standard + 4 ADA
Total = 103 spaces

Spaces to be removed:

- Trash: -2
 - Playground/planters: -8
- Total = -10 spaces

PRESCHOOL REQUIRES:

- 6 spaces
- 3 drop-off/pick-up spaces



Notes:

- 1- Concrete planters will be connected to irrigation system
- 2- All toys will be stored in bins at the end of each day
- 3- No concrete or asphalt will be removed to build playground

Existing light post
(sufficient)

Path

(ADA accessible)

20'

Gate

58.5'

Concrete Planters
(in ground)

Rubber Surfacing
(ADA accessible)

Gazebo

Play module
(wood plastic)

2,015 sq ft

38.5'

16.5'

6.5'

8'

10.5'

Storage shed for toy bins
(existing trash enclosure structure)

Sandbox
(plastic box)

Tubular Steel

48.5'

Plant

Turf