



CUP 19-0004

California Allstars

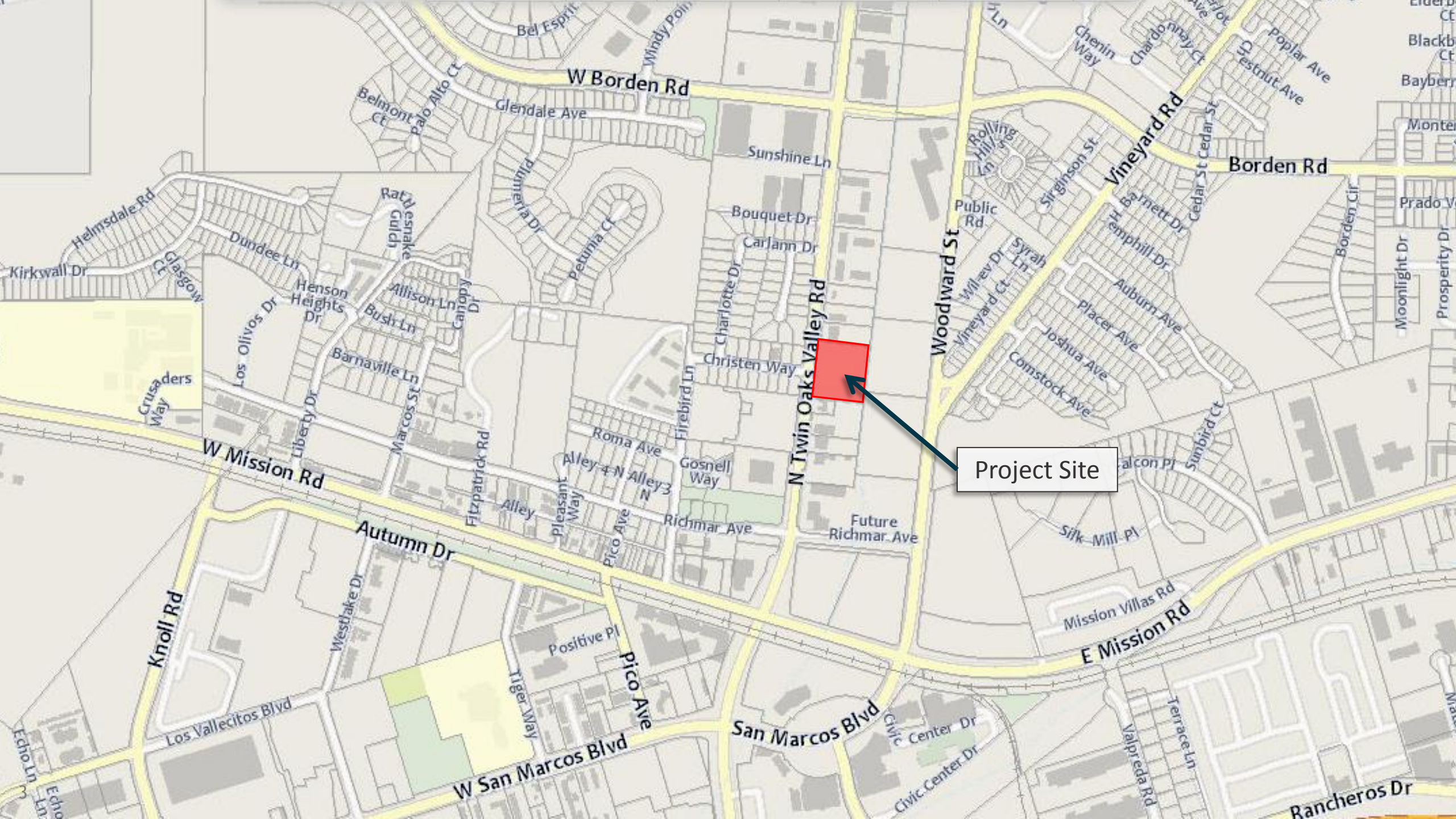
SAN MARCOS

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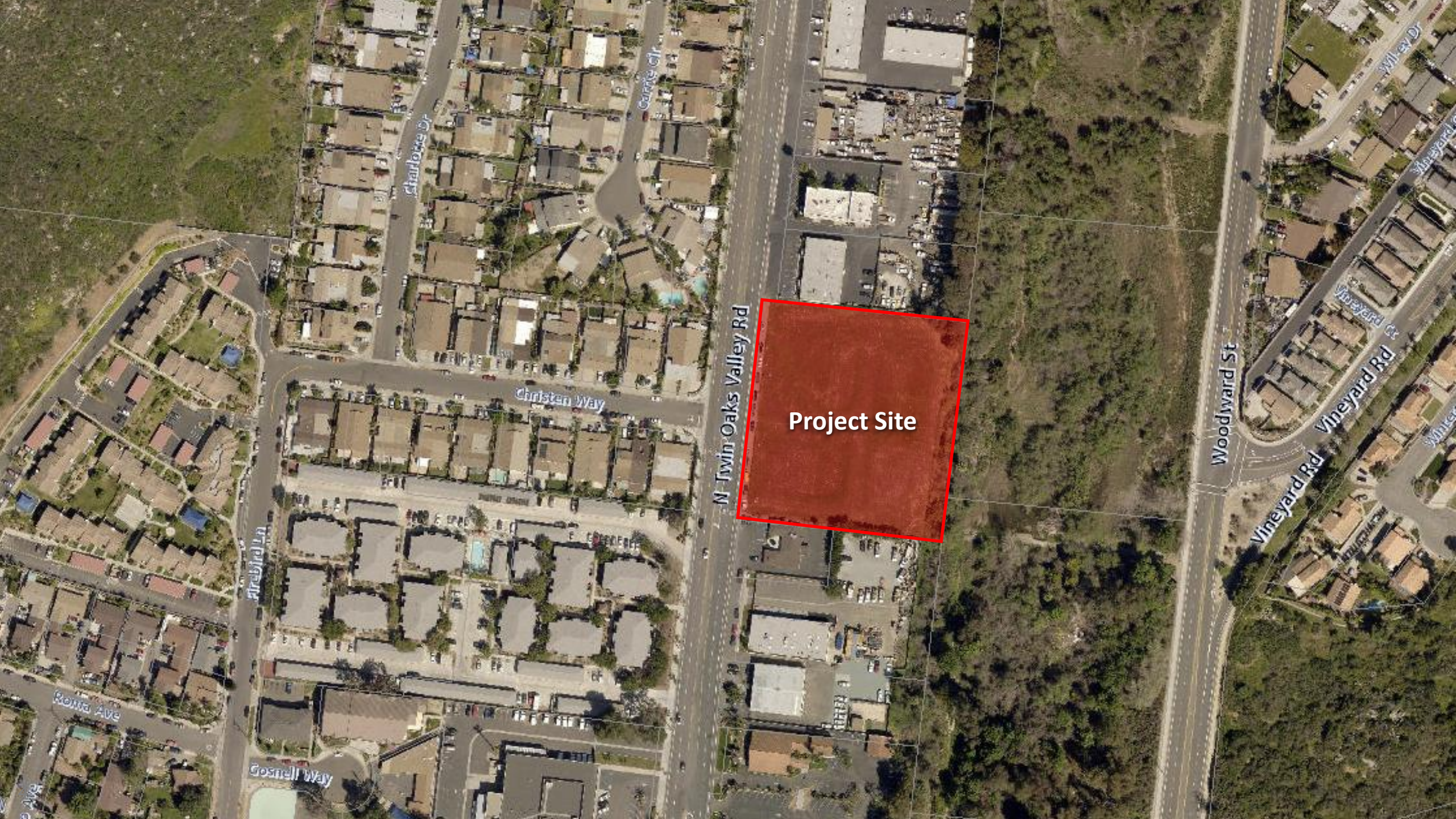
# Request

- **A Conditional Use Permit (CUP)** for the development of an 18,873 square foot building for a cheerleading school (instructional; personal service), a 9,060 square foot future office/warehouse building and site improvements consistent with the Industrial (I) zoning designation; and
- **Tentative Parcel Map (TPM)** to allow the subdivision of an existing 2.14 acre parcel into two new parcels.



Project Site

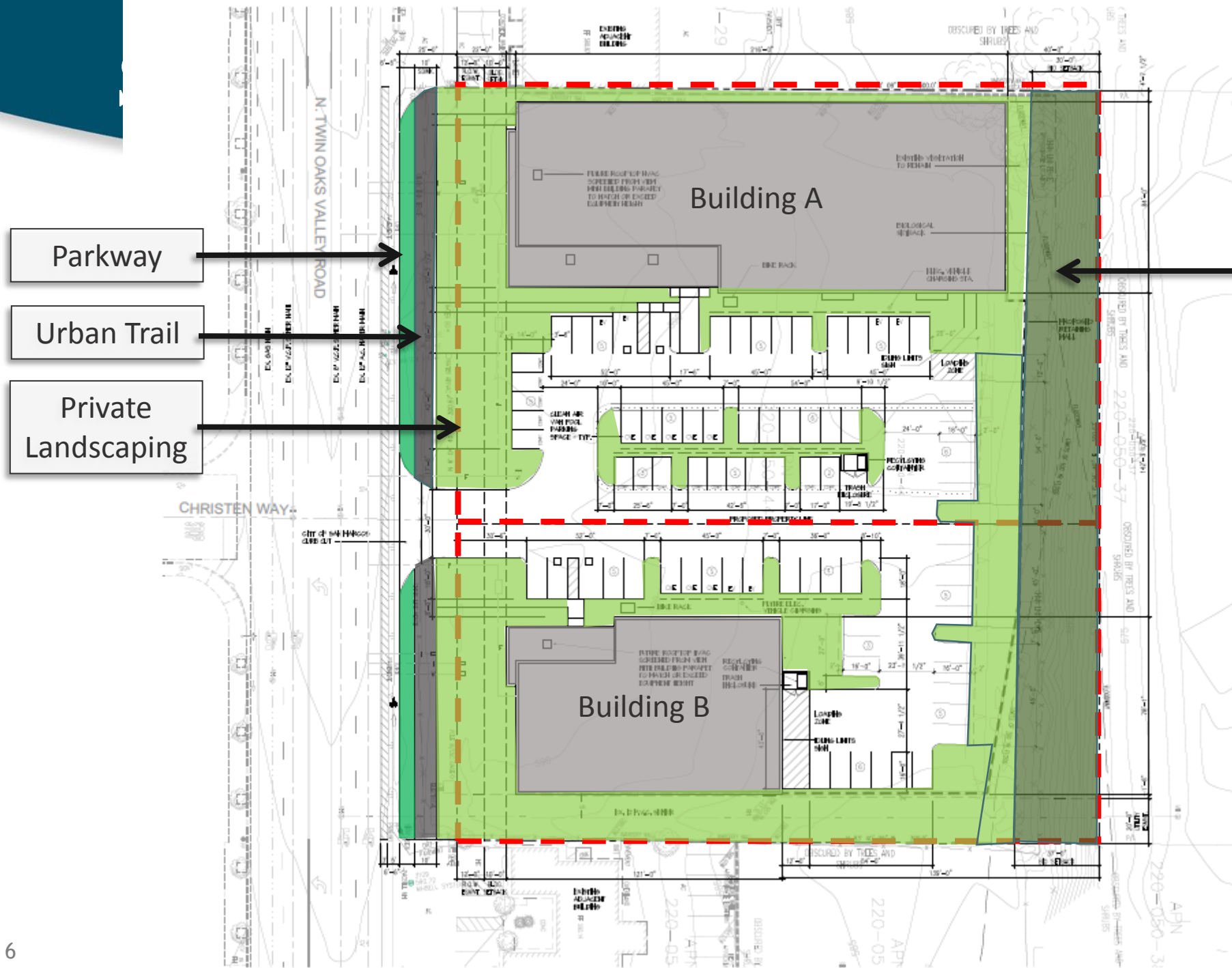




Project Site







Parkway

Urban Trail

Private Landscaping

Open Space

# Elevations (Building A)



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



# Elevations (Building B)



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

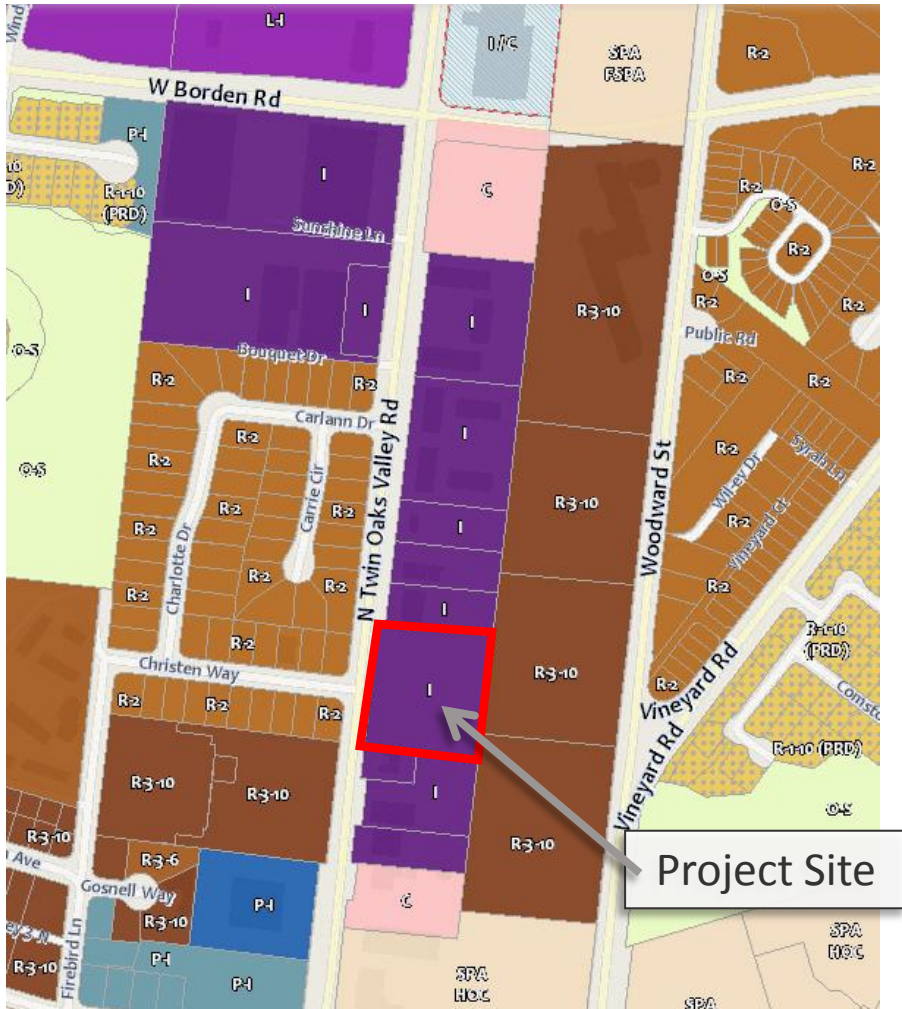


# Project Rendering





# Land Use Compatibility



- Project area in the Industrial (I) zone (dark purple)
- Personal Service; Instructional land uses allowed in the Industrial Zone with a CUP
- Surrounding land uses are Industrial (purple) and Multifamily Residential (brown)





# Development Standards

- **Minimum Lot Size 10,000 sq.ft. (0.23 acres)**
  - Parcel A - 1.23 acres
  - Parcel B - 0.91 acres
- **Minimum Front Setback 10 ft.**
  - Parcel A & B - 22 ft.
- **Minimum Landscaping 10%**
  - Parcel A - 28%
  - Parcel B - 52%
- **Maximum Floor Area Ratio (FAR) 0.5**
  - Parcel A - 0.33
  - Parcel B - 0.24



# Environmental Review (CEQA)

- Biological Resource Report Prepared
- Project avoids impacts to habitat and will create open space along the eastern side of the property
- Project Conditions Include:
  - Tribal monitoring of grading required
  - Migratory Birds Treaty Act
- “In-Fill Development Project” CEQA Exemption (CCR § 15332)

# Public Comment

- No written comments were received regarding the project



# Recommendation

Approval of the following:

- **Tentative Parcel Map (TPM) 18-0003**  
with resolution no. PC 20-4856
- **Conditional Use Permit (CUP) 19-0004**  
with resolution no. PC 20-4855





# PLANNING COMMISSION

April 20, 2020

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