



# PLANNING COMMISSION

May 18, 2020

SAN MARCOS

DISCOVER LIFE'S POSSIBILITIES



CUP 19-0007

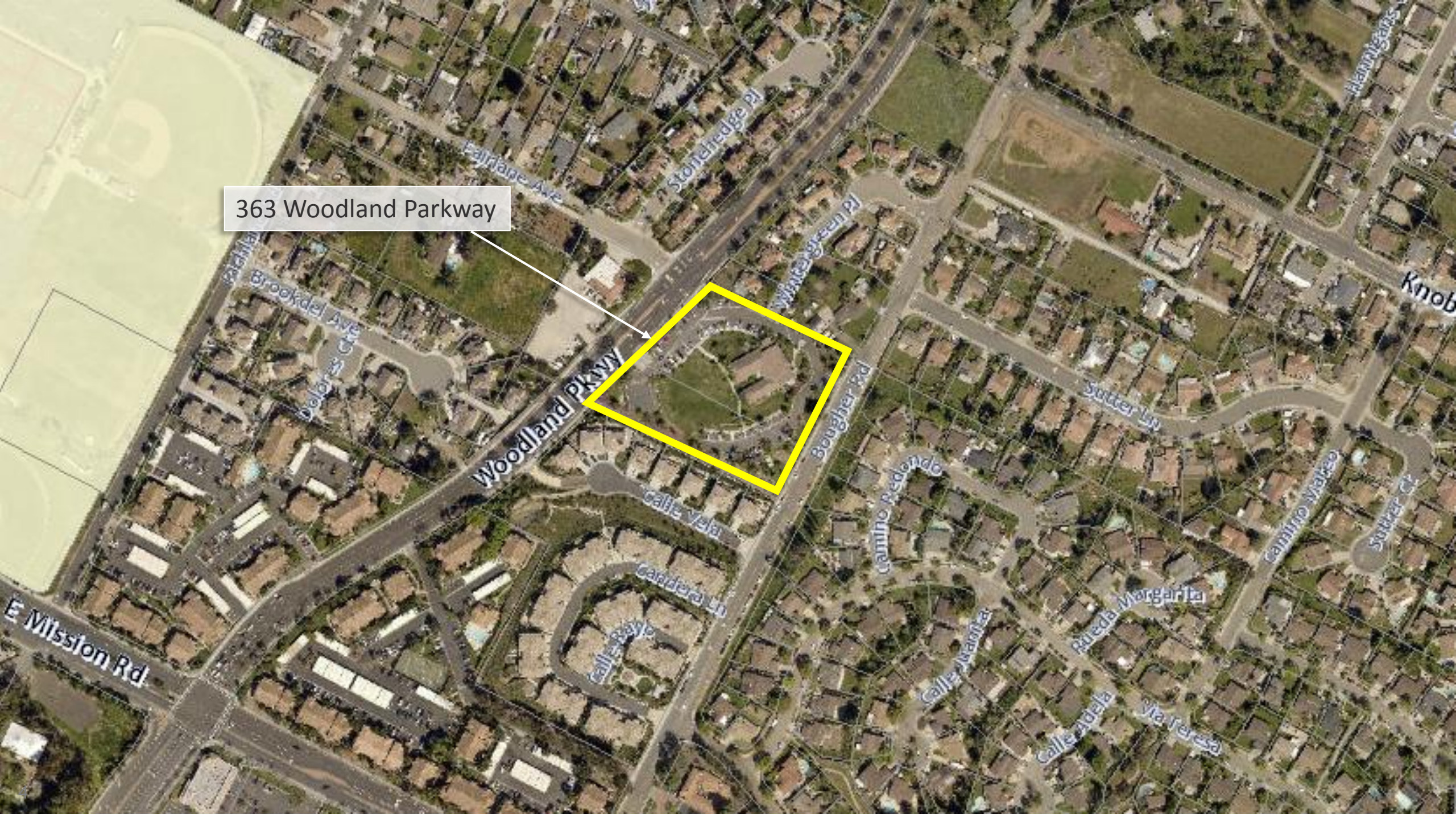
7<sup>th</sup> Day Adventist Church Preschool

**SAN MARCOS**  
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# Request

- Conditional Use Permit modification to allow for the operation of a preschool in conjunction with an existing church

363 Woodland Parkway





San Marcos Fire Station No. 3

Single Family Residential

Single Family Residential

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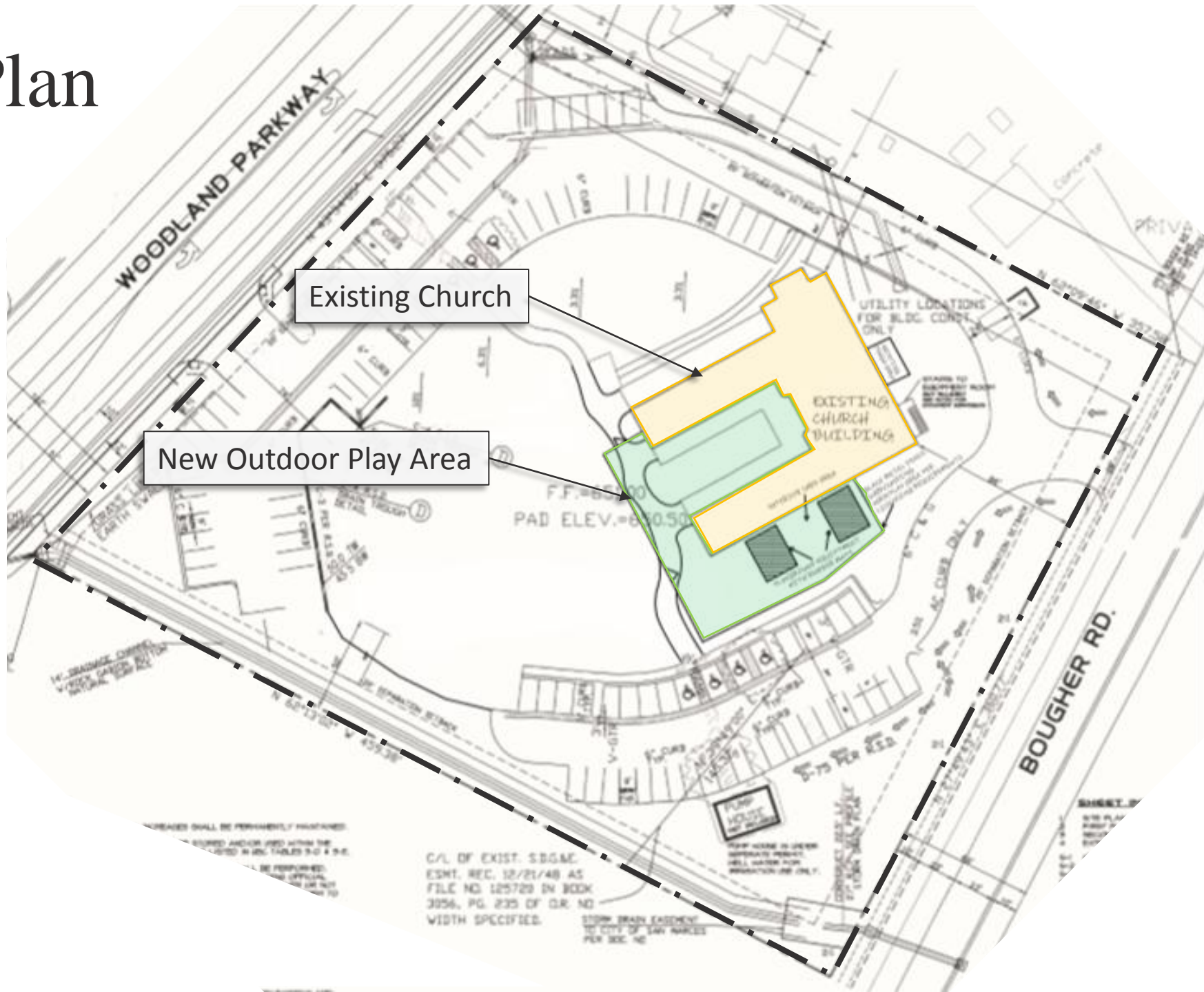
# Background

- Current Entitlement
  - Conditional Use Permit (CUP) 00-443
  - 17,377 SF church building
  - Parking Area
- Phased Development
  - Phase 1: 9,437 SF main building, parking area, two (2) driveways
  - Phase 2: Additional 7,940 SF of main building space
- Only Phase 1 completed

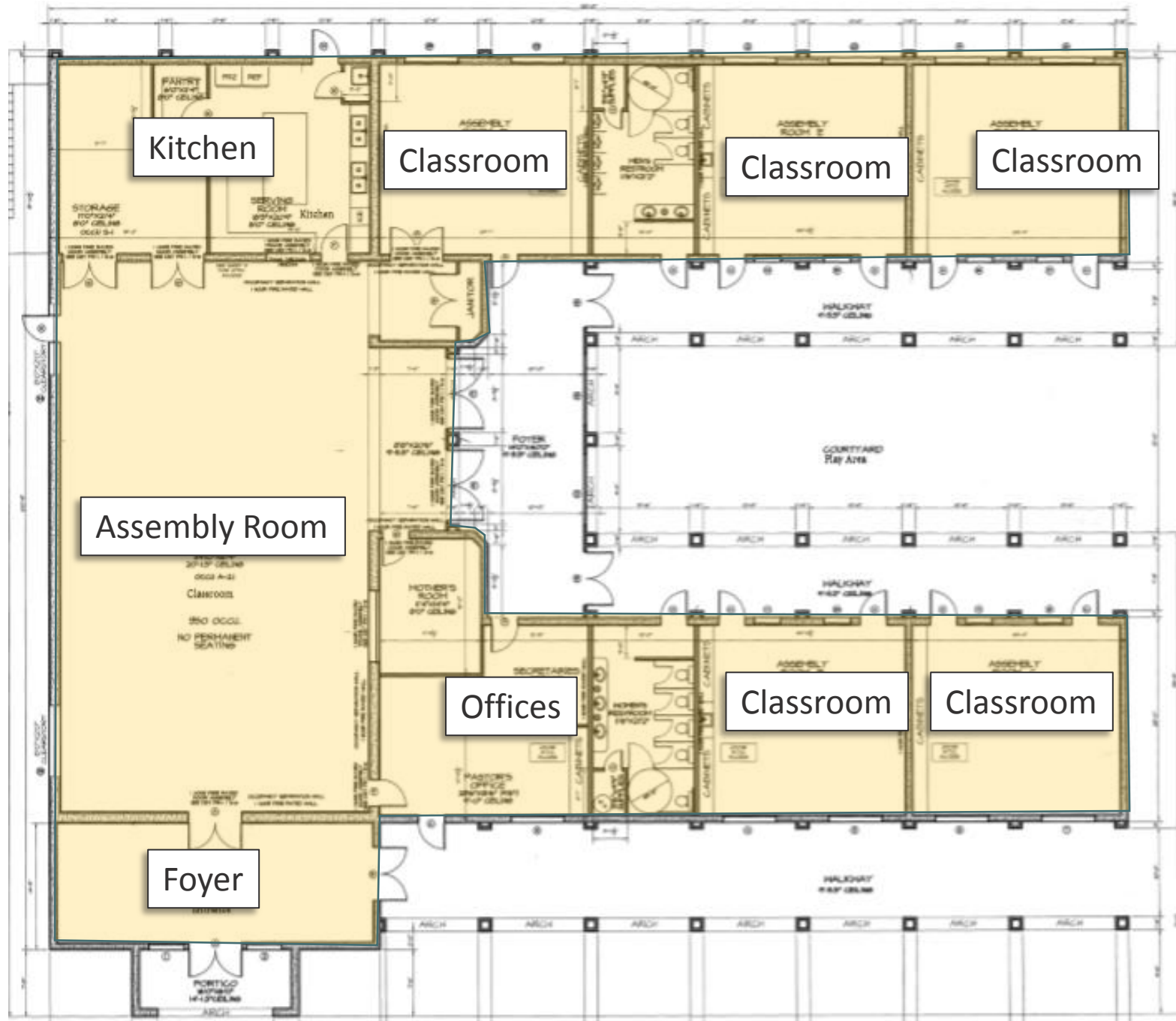
# Project Description

- Operate preschool inside existing church
- Co-use existing classrooms, assembly room, foyer, and the kitchen
- Monday through Friday, from 6:30 am - 6:30 pm
- 85 children and 12 staff

# Site Plan



# Floor Plan



# Analysis

- Noise
  - Outdoor play area analyzed
  - Found to comply with City's Noise Ordinance
- Traffic:
  - Site sufficient to handle pick up and drop off volume
  - Traffic Impact Study not warranted due to low ADT

# Conditions

- Outdoor play area shall not be utilized before 7:00 am or after 6:30 pm
- Preschool must be inspected and approved by the City's Building Division and Fire Department

# Recommendation

Staff recommends:

- Adopt Categorical Exemption pursuant to California Environmental Quality Act (CEQA) Section 15303, Class 3 (New Construction and Conversion of Small Structures)
- Approve Conditional Use Permit Modification (CUP 19-0007)