



PLANNING COMMISSION

May 18, 2020

SAN MARCOS

DISCOVER LIFE'S POSSIBILITIES



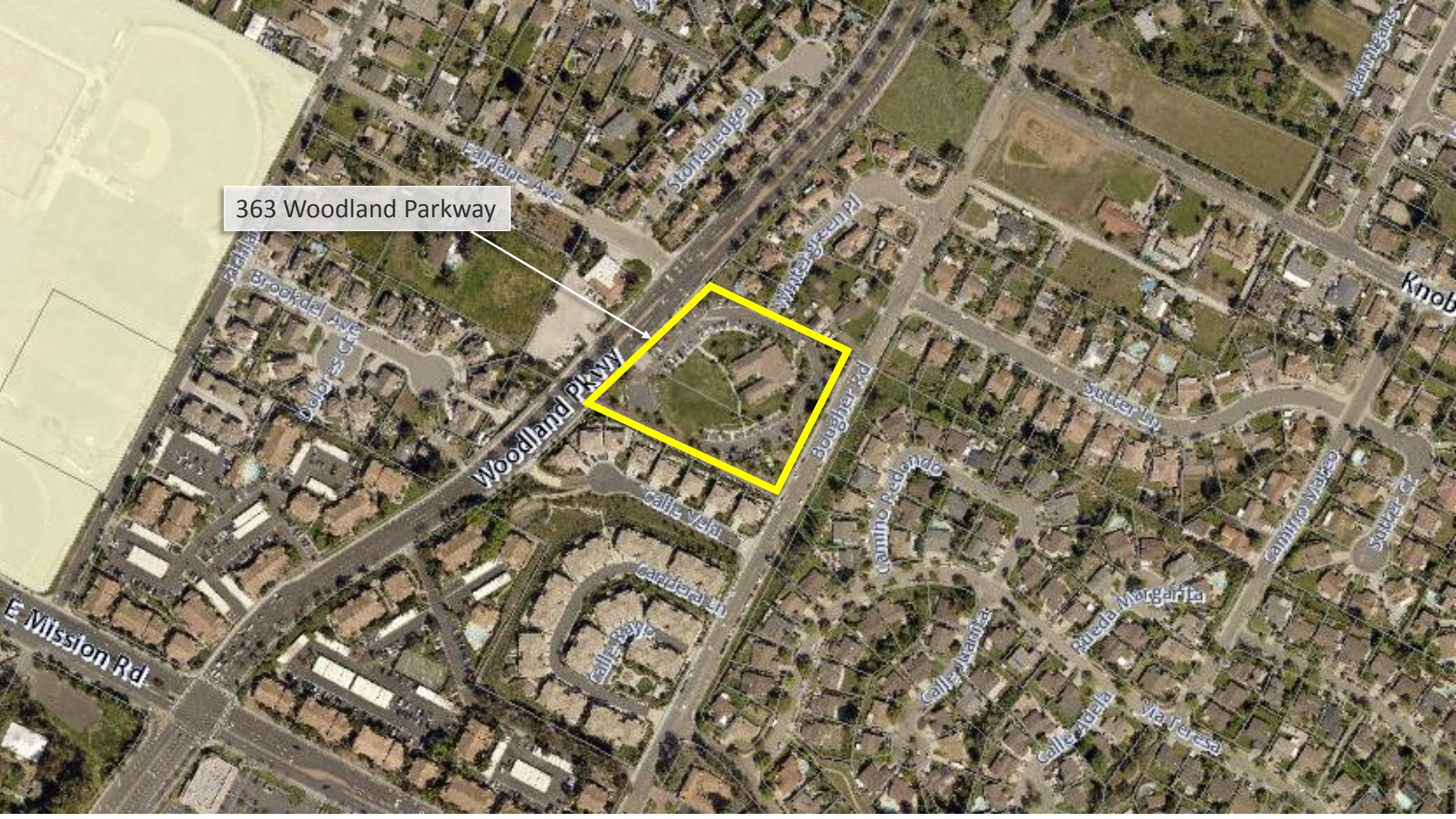
CUP 19-0007

7th Day Adventist Church Preschool

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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

Woodland PKWY



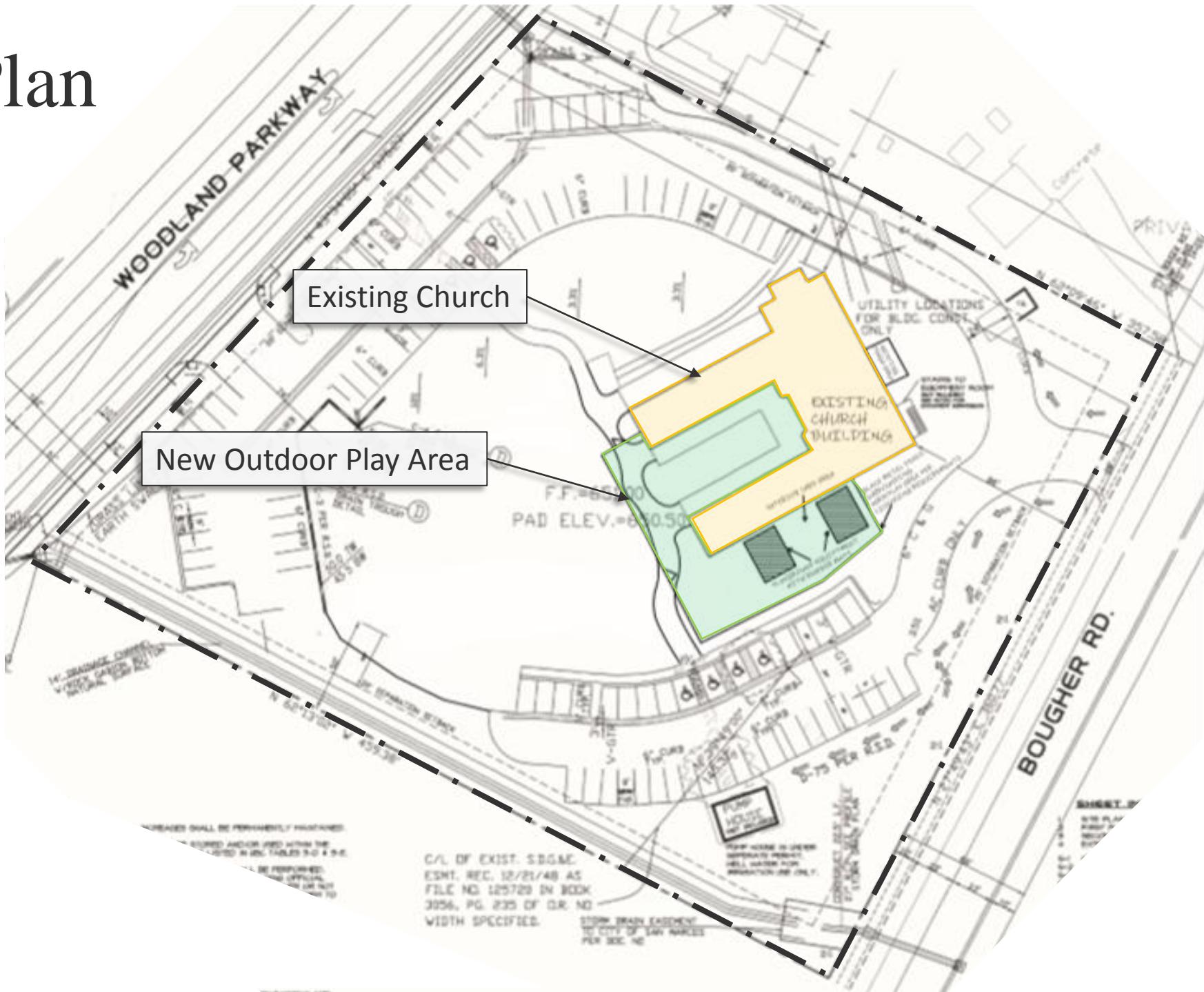
Background

- 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

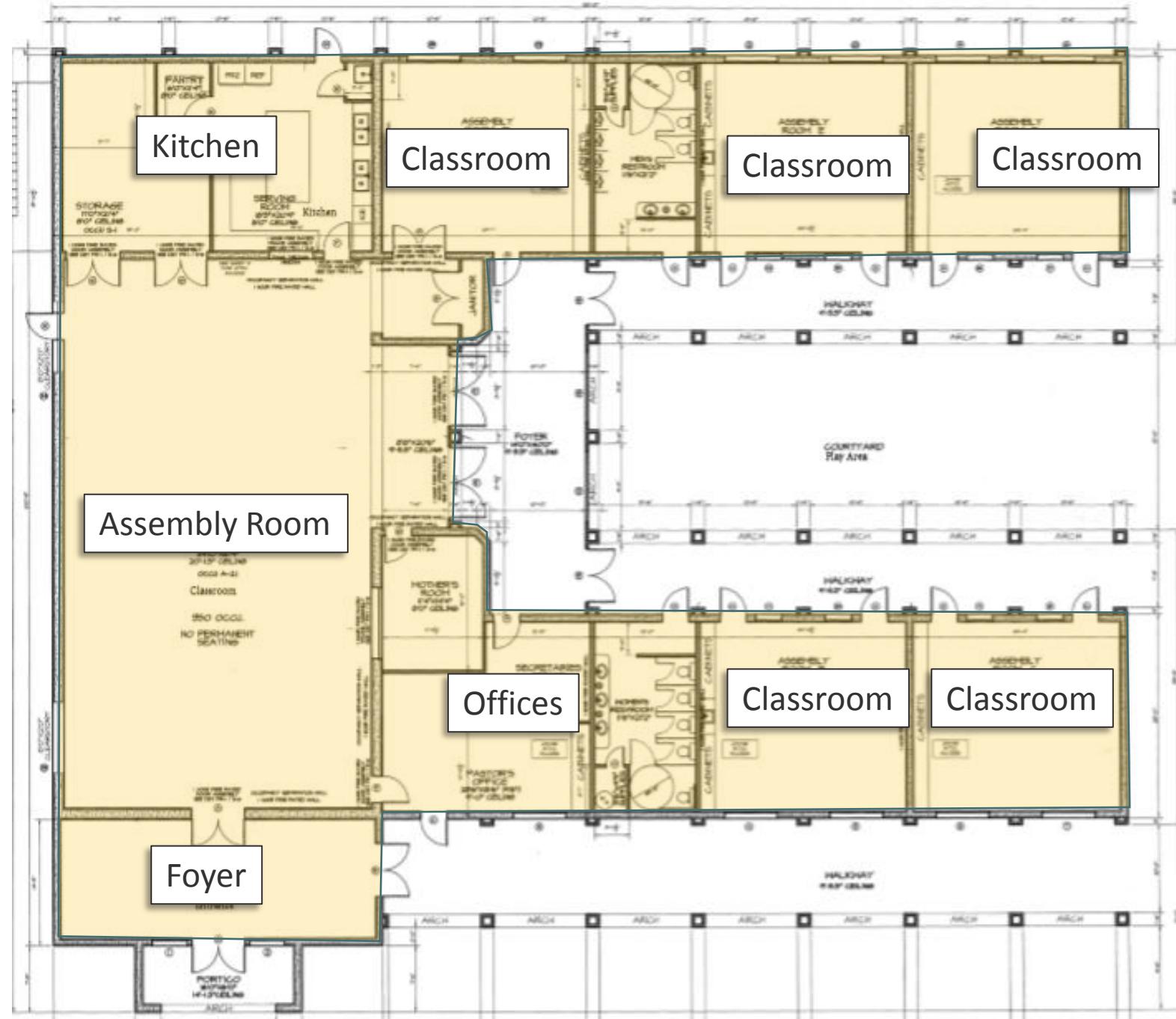
Project Description

- 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

<div[](SitePlanImage.jpg)



<div[](FloorPlanImage.jpg)



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)