



CUP 19-0006

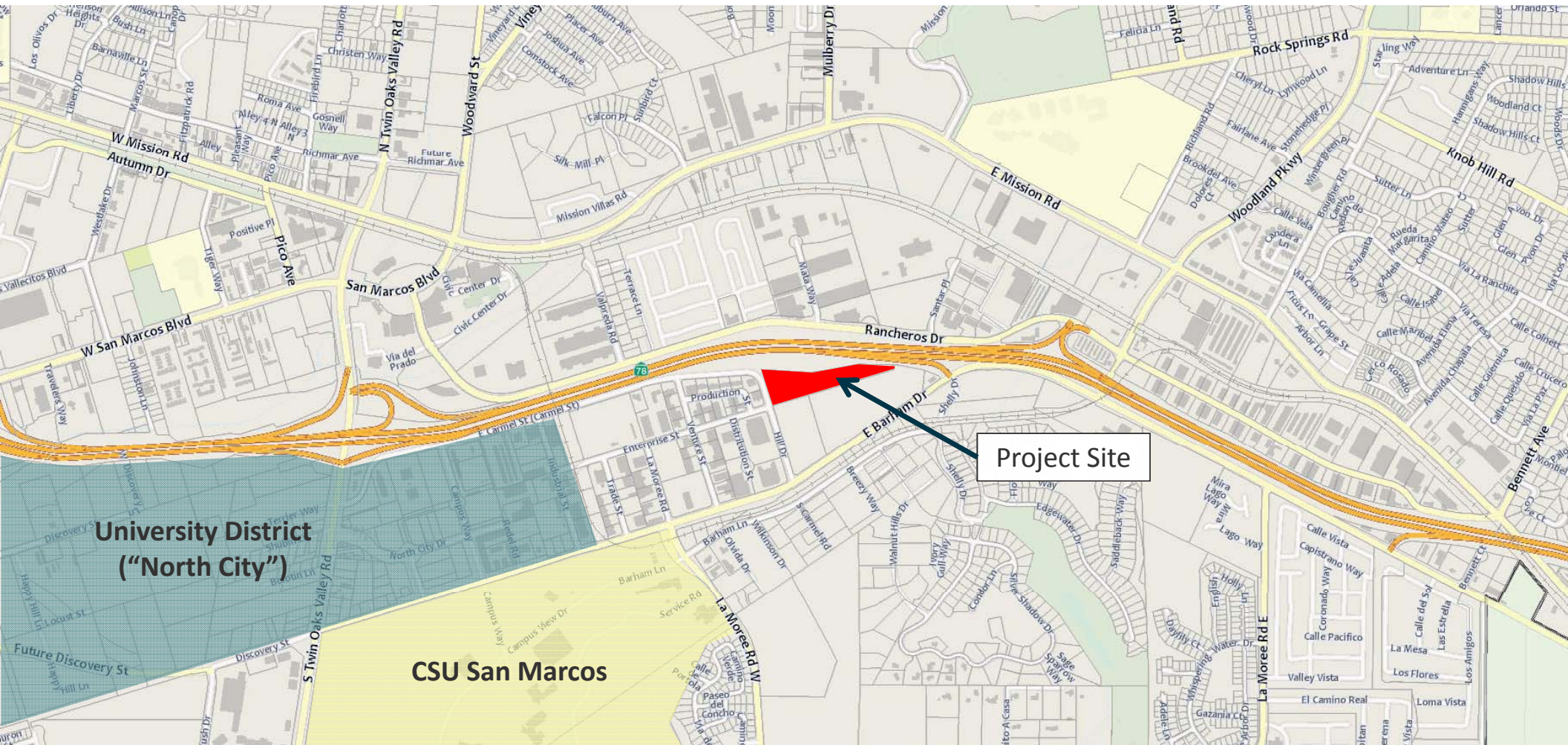
Baypoint Preparatory Academy

**SAN MARCOS**  
DISCOVER LIFE'S POSSIBILITIES

# Request

- **A Conditional Use Permit (CUP)** to allow the operation of a charter school from a 25,610 square foot portion of an existing 41,830 square foot industrial building on a 4.93 acre site with a fence height of up to eight feet.











Exit:

RIGHT  
TURN  
ONLY



APN: 220-250-16-00

PROPOSED SCOPE OF WORK  
TENANT RENOVATION OF AN EXISTING NONCONFORMING INDUSTRIAL  
BUILDING W/ USE CHANGE TO (E) EDUCATIONAL OCCUPANCY. SCOPE TO  
INCLUDE NEW DEMISING WALLS, RESTROOMS, WARMING KITCHEN,  
CLASSROOMS & MULTI-PURPOSE SPACES & ADA PARKING IMPROVEMENTS.  
EXISTING NON CONFORMING R-3(10) MULTIFAMILY RESIDENTIAL IN AN INDUSTRIAL  
USE ZONE / PROPOSED EDUCATIONAL USE

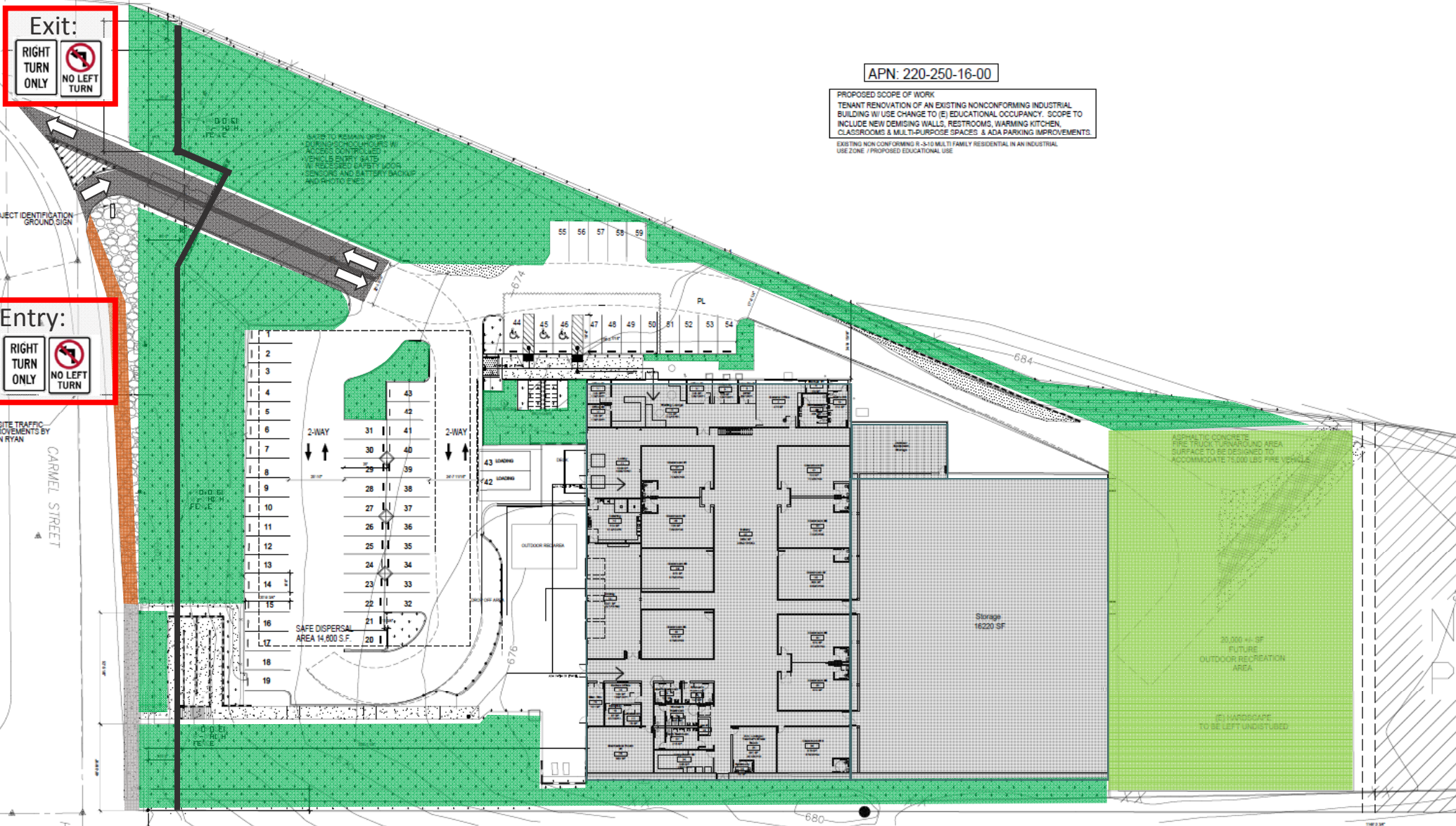
Entry:

RIGHT  
TURN  
ONLY



OPPOSITE TRAFFIC  
IMPROVEMENTS BY  
CHEN RYAN

CARMEL STREET



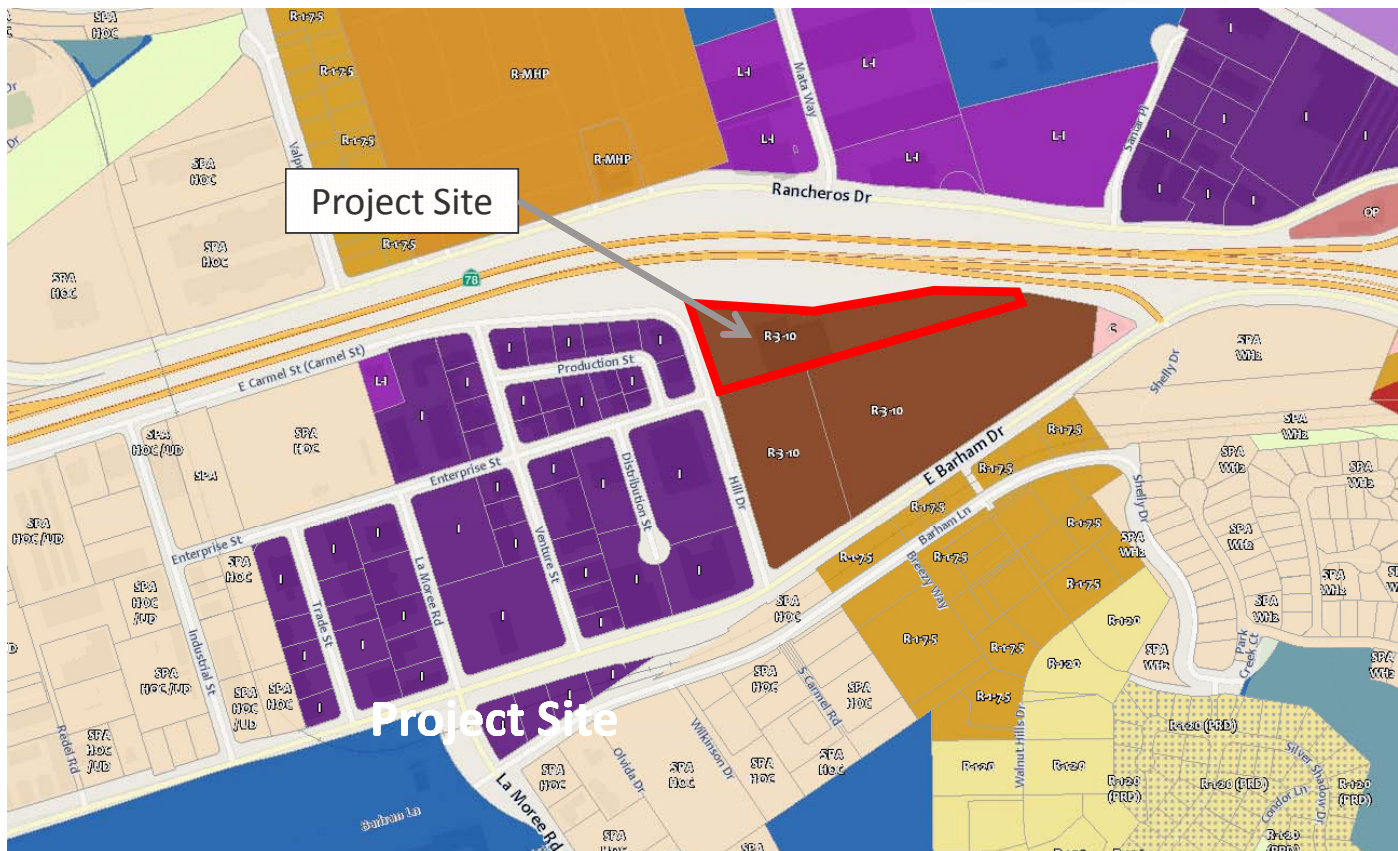
# Floor Plan



- Classrooms
- Cafeteria
- Administrative
- Restroom/Mechanical
- Storage



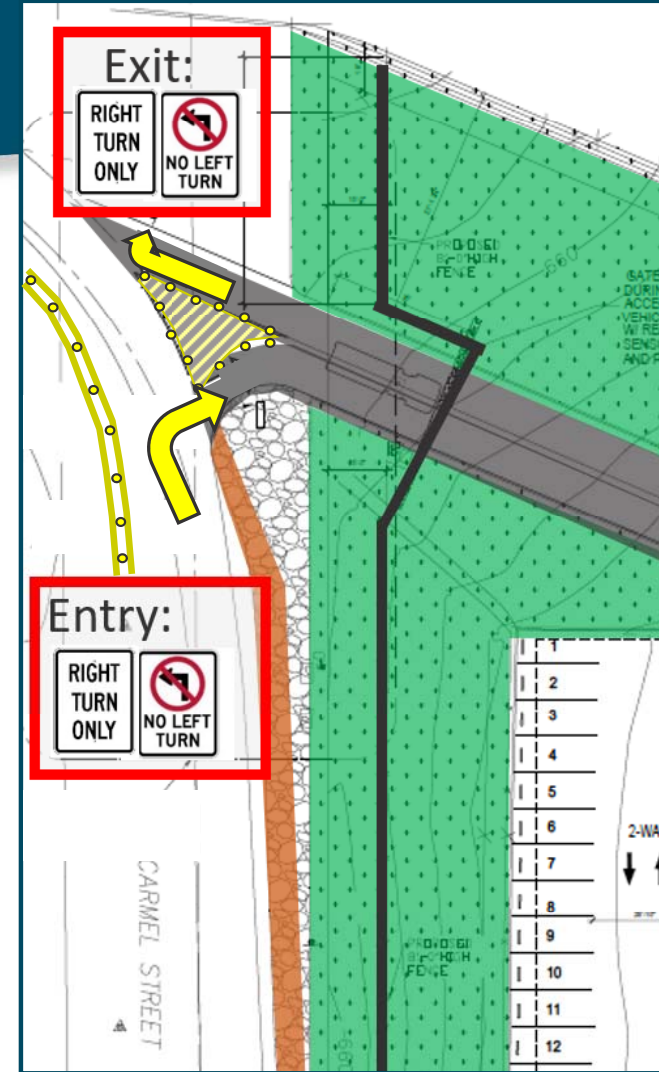
# Land Use Compatibility



- Project Multifamily Residential 3 (R-3-10) zone
- School land uses allowed in the R-3-10 Zone with a CUP
- Surrounding land uses are: industrial, multifamily residential, and State Route 78

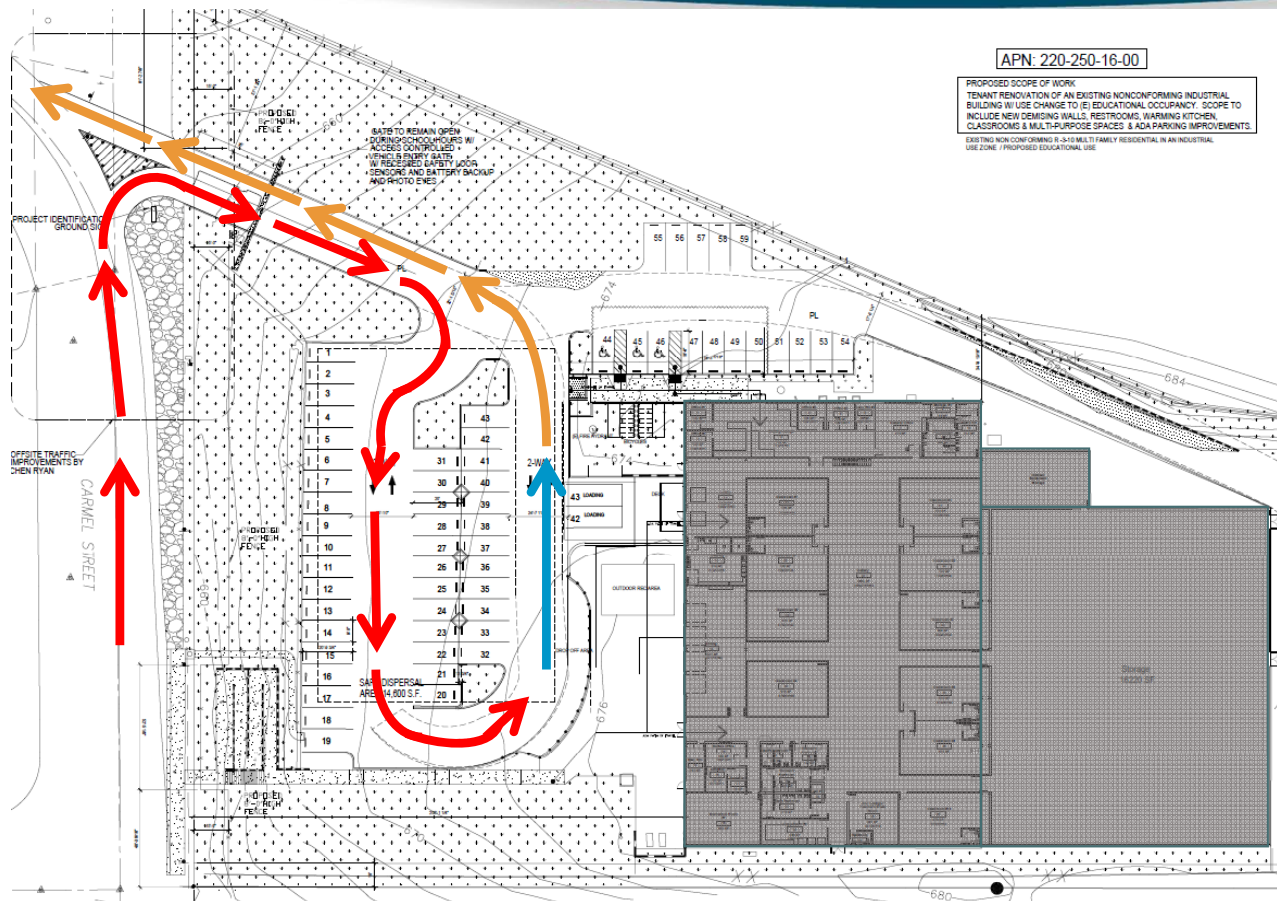
# Traffic

- Right in/right out only. Driveway improvements prevent left turns in and out of the project site
- No significant traffic impacts with proposed programmatic controls.
  - 200 student limit on enrollment
  - "6 AM to 6 PM" program
  - Staggered start and end times for grades reduce trips during both AM and PM peak
- No change to Level of Service. Hill Drive and Barham still operate at the current LOS





# Student Loading and Unloading



# Environmental Review (CEQA)

- Noise Study and Traffic Memo prepared for project
- No significant impacts determined
- “In-Fill Development Project” CEQA Exemption (CCR § 15332)



# Public Comment

- Received two letters from businesses and a call from a resident of the adjacent multifamily residential property
- Both letters and the call indicated concerns related to traffic impacts, offsite parking during student pick-up and drop-off, and land use compatibility
  - Traffic impacts are less than significant
  - Implementation of “6 to 6” program, 200 student capacity, and staggered start and end times of grades
  - Offsite parking during student pick-up and drop-off prevented with requirement of the onsite curbside pick-up program
  - Industrial land uses are not allowed in the Multifamily Residential 3 (R-3-10) Zone

# Recommendation

- ADOPT CEQA Exemption (EX) 20-071, and
- APPROVE a Conditional Use Permit (CUP) 19-0003 with Resolution No. PC 20-4885





# PLANNING COMMISSION

July 6, 2020

**SAN MARCOS**   
DISCOVER LIFE'S POSSIBILITIES