

**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.



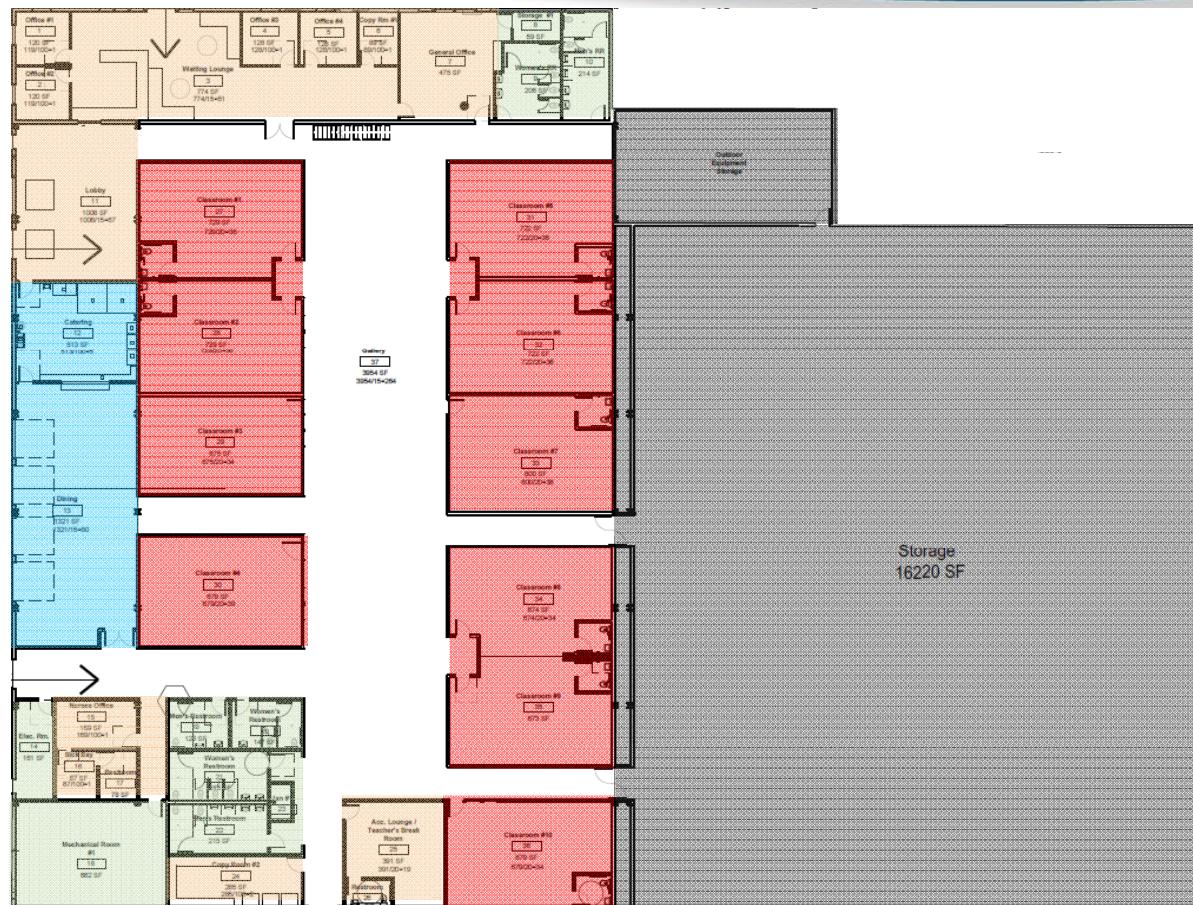
**SAN MARCOS**  
DISCOVER LIFE'S POSSIBILITIES



**SAN MARCOS**  
Discover Life's Possibilities



# Floor Plan

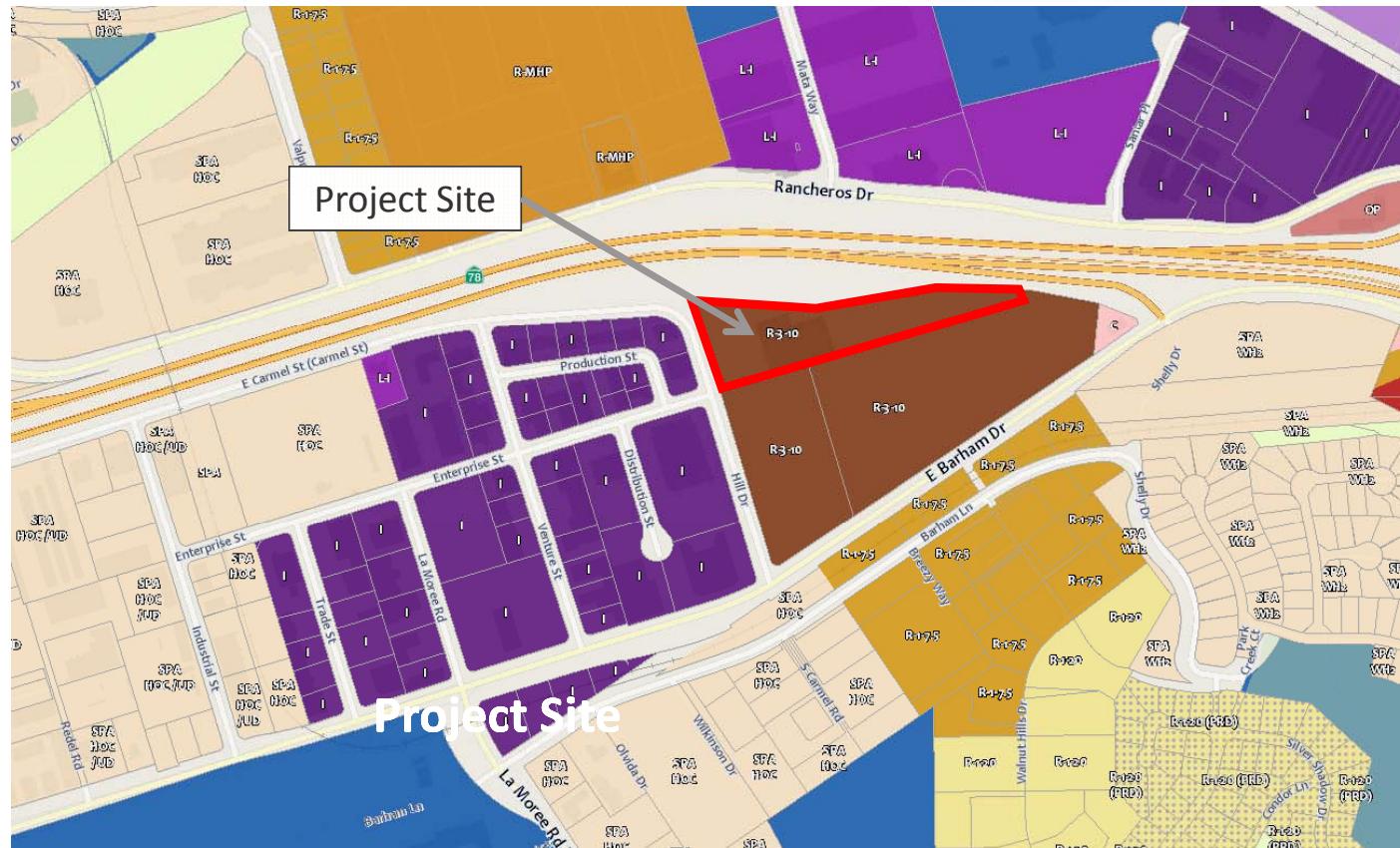


- Classrooms
  - Cafeteria
  - Administrative
  - Restroom/Mechanical
  - Storage

# SAN MARCOS

DISCOVER LIFE'S POSSIBILITIES

# Land Use Compatibility

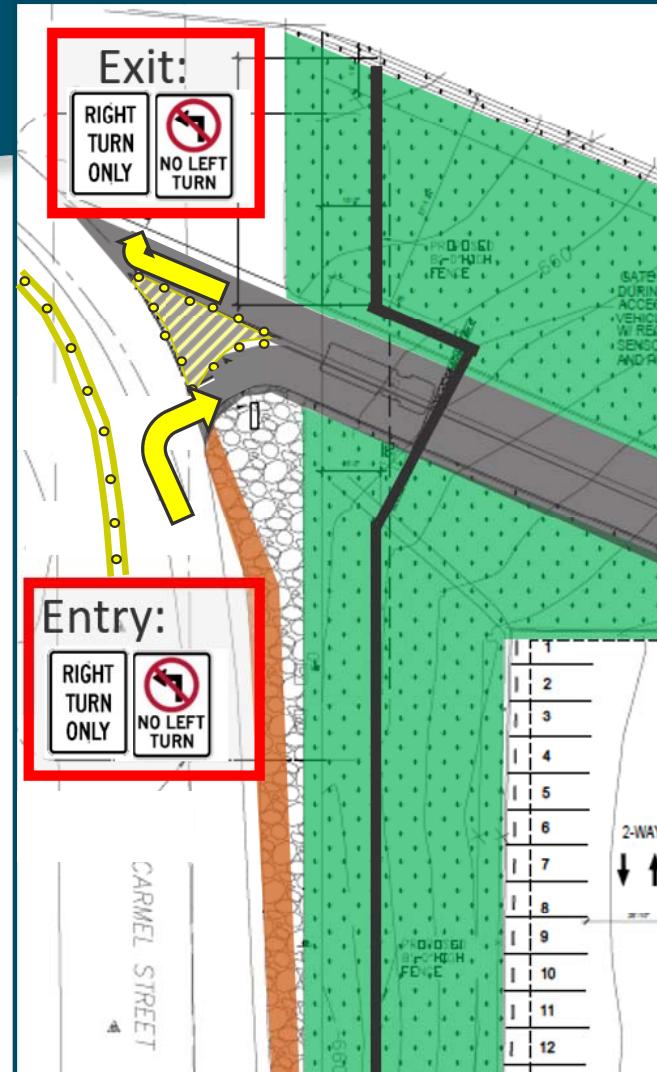


- Project Multifamily Residential 3 (R-3-10) zone
  - School land uses allowed in the R-3-10 Zone with a CUP
  - Surrounding land uses are: industrial, multifamily residential, and State Route 78

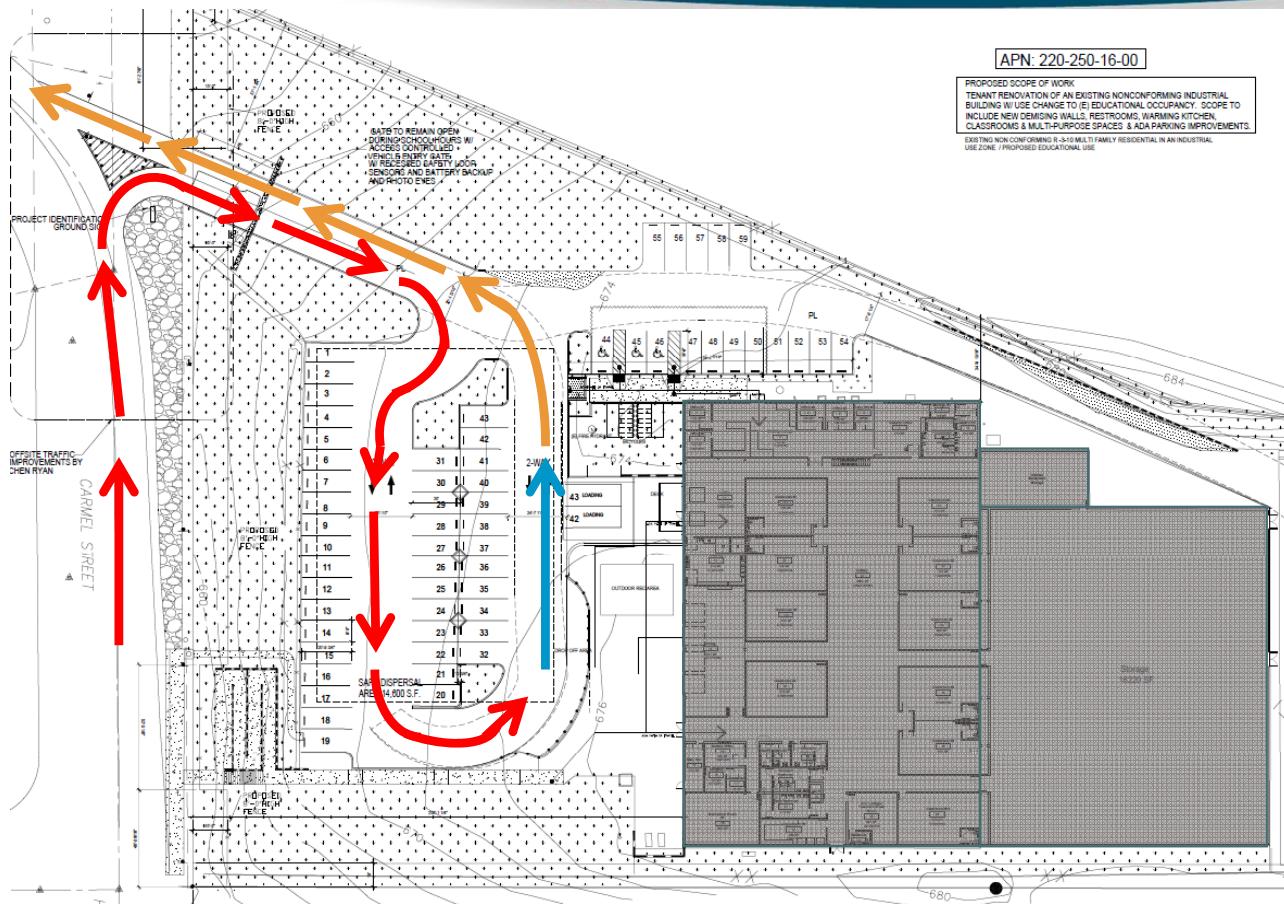
**SAN MARCOS**  
DISCOVER LIFE'S POSSIBILITIES

# 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



# SAN MARCOS

Discover Life's Possibilities

# 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

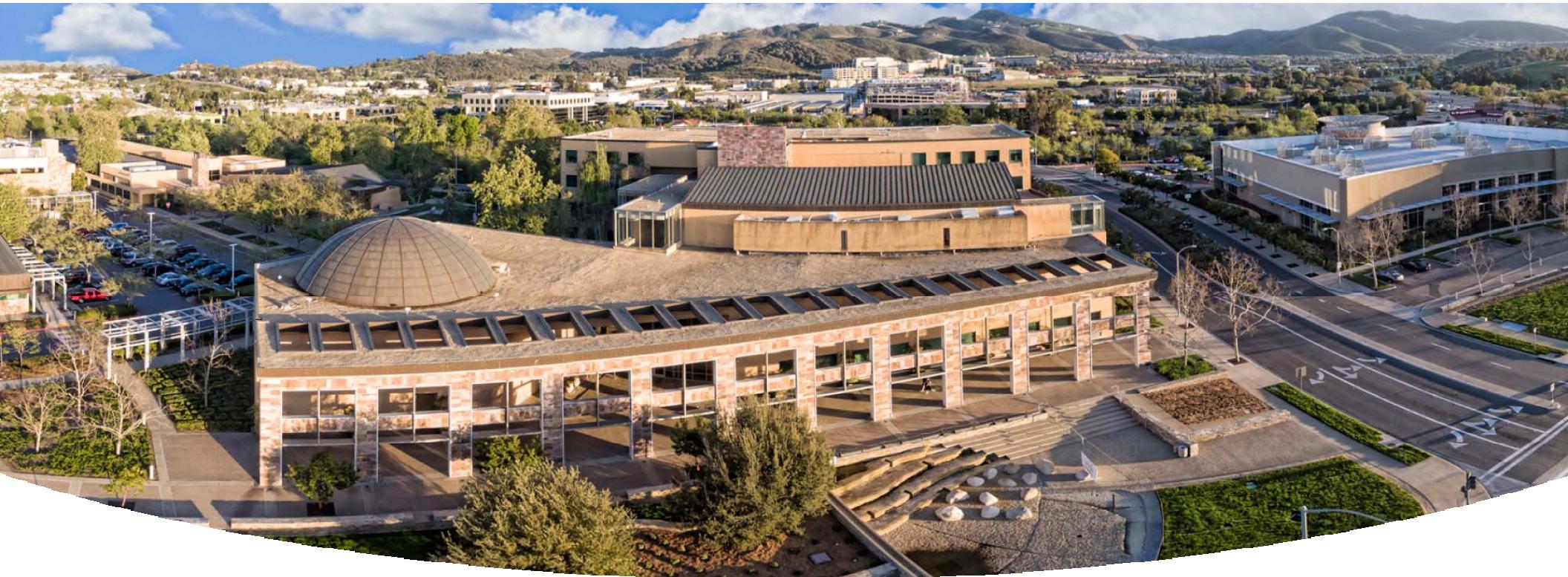
- Received two letters from businesses and a call from a resident of the adjacent multifamily residential property
- Both letters and the call indicated concerns related to traffic impacts, offsite parking during student pick-up and drop-off, and land use compatibility
  - Traffic impacts are less than 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