



Public Comment: Please complete a "Request to Speak" form located at the entrance of the Council Chambers in order to address the Planning Commission on any agenda item. Comments are limited to three minutes, unless you have registered your organization with the City Clerk. If you wish to speak on an item not on the agenda, you may do so under "Oral Communications." Any member of the public may address the Commission on items on the Consent Calendar. Please complete a "Request to Speak" form as noted above and indicate which item number you wish to address.

Meeting Schedule: Regular Planning Commission meetings are generally held on the first and third Mondays of each month at 6:30pm in the Council Chambers. The Agenda's are posted on the City website at: www.sanmarcos.net. Please note, meetings may be added or cancelled as necessary and will be posted on the City's website calendar.

Agendas: Agenda packets are available for public inspection 72 hours prior to scheduled meetings at the Counter I Development Services Department located on the first floor of City Hall, 1 Civic Center Drive, San Marcos, during normal business hours. Any agenda-related writings or documents provided to a majority of the Planning Commission after distribution of the agenda packet are available for public inspection at the same time at the Counter I Development Services Department located on the first floor of City Hall, 1 Civic Center Drive, San Marcos, during normal business hours.

Oral and Written Communications: Persons wishing to submit comments on a matter not on the agenda may be heard by the Commission at this time; however, no action will be taken until placed on a future agenda. Please submit your comments via email to gjackson@san-marcos.net.

CALL TO ORDER

ROLL CALL

PUBLIC COMMENT

SPEAKERS ARE LIMITED TO THREE MINUTES. PLEASE COMPLETE A "REQUEST TO SPEAK" FORM AND PLACE IN BASKET PROVIDED.

CONSENT CALENDAR

1. [TMP-2263](#) DRAFT 03/17/2025 PLANNING COMMISSION MINUTES

Recommendation: APPROVE Draft 03/17/2025 Planning Commission Minutes

Attachments: [Draft 03.17.25 Planning Commission Minutes](#)

PUBLIC HEARING

2. [TMP-2246](#) BAYPOINT PREPARATORY ACADEMY REQUEST FOR A CONDITIONAL USE PERMIT TO ALLOW THE CONTINUED OPERATION OF A 200-STUDENT CHARTER SCHOOL IN A 25,610 SQUARE FOOT PORTION OF AN EXISTING INDUSTRIAL BUILDING LOCATED WITHIN THE MULTIFAMILY RESIDENTIAL (R-3-10) ZONE.

LOCATION/APN:

520 E. CARMEL STREET / APN: 220-250-16-00

CASE NUMBER:

CONDITIONAL USE PERMIT (CUP24-0003) AND CATEGORICAL EXEMPTION (EX) 25-031

Recommendation: ADOPT AND APPROVE the following in the order set forth below:

1. ADOPT Notice of Exemption (EX 25-031); and
2. APPROVE Resolution No. PC 25-5147 (Conditional Use Permit CUP24-0003) to allow the continued operation of a 200-student charter school in a 25,610 square foot portion of an existing industrial building located in the Multifamily Residential (R-3-10) Zone.

Attachments: [DRAFT Reso](#)

[CUP 24-0003 Staff Report Attach A - Vicinity Map](#)

[CUP 24-0003 Staff Report Attach B - Requested Entitlements](#)

[CUP 24-0003 Staff Report Attach C - Site and Project Characteristics](#)

[CUP 24-0003 Staff Report Attach D - Operations and Management Plan](#)

[CUP 24-0003 Staff Report Attach E - Notice of Exemption](#)

[CUP 24-0003 Staff Report Attach F - Project Plans](#)

PLANNING DIRECTOR COMMENTS**PLANNING COMMISSIONER COMMENTS****ADJOURNMENT**

STATE OF CALIFORNIA)
COUNTY OF SAN DIEGO) SS.
CITY OF SAN MARCOS)

I, GINA JACKSON, COMMISSION SECRETARY OF THE CITY OF SAN MARCOS PLANNING COMMISSION, HEREBY CERTIFY THAT I CAUSED THE POSTING OF THIS AGENDA IN THE GLASS DISPLAY CASE AT THE NORTH ENTRANCE OF CITY HALL AND ON THE CITY'S WEBSITE ON APRIL 14, 2025, 5:30 P.M.

DATE: APRIL 14, 2025

GINA JACKSON, PLANNING COMMISSION SECRETARY