File #: TMP-2279

PLANNING COMMISSION MEETING DATE:
MAY 19, 2025

SUBJECT:
DRAFT 04.21.2025 PLANNING COMMISSION MINUTES

APPROVE Draft 04.21.2025 Planning Commission Minutes

Attachment(s)

Draft 04.21.2025 Planning Commission Minutes

Prepared by: Gina Jackson, Senior Office Specialist
Reviewed by: Joseph Farace, Planning Division Director
Submitted by: Gina Jackson, Senior Office Specialist

MINUTES

Regular Meeting of the Planning Commission

MONDAY, APRIL 21, 2025
City Council Chambers
1 Civic Center Drive, San Marcos, CA 92069

CALL TO ORDER
At 6:30 p.m. Planning Commission Chair Rios called the meeting to order.

PLEDGE OF ALLEGIANCE
Commissioner Saulsberry led the Pledge of Allegiance to the Flag.

ROLL CALL
The Secretary called the roll:

PRESENT: COMMISSIONERS: BARNETT, CAVANAUGH, SAULSBERRY, RIOS, RICO, KILDOO, NORRIS

ALTERNATE COMMISSIONERS IN AUDIENCE: MARCINKO

ABSENT COMMISSIONERS: CARROLL,

Also present were: Planning Division Director Joe Farace; Associate Planner Sam Dominguez; Principal Planner Scott Nightingale; Deputy City Attorney Punam Prahalad; Senior Office Specialist Gina Jackson.

ORAL AND WRITTEN COMMUNICATIONS
None

CONSENT CALENDAR

1. APPROVAL OF MINUTES, 03/17/2025

Action:
COMMISSIONER RICO MOVED TO APPROVE CONSENT CALENDAR ITEM #1 AS PRESENTED; SECONDED BY COMMISSIONER KILDOO. MOTION CARRIED BY THE FOLLOWING VOTE.

AYES: COMMISSIONERS: BARNETT, CAVANAUGH, SAULSBERRY, RIOS, RICO, KILDOO
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: CARROLL
ABSTAIN: COMMISSIONERS: NORRIS

PUBLIC HEARING

2. **Project No:** CUP24-0003
   Applicant: Frank Ogwaro for Baypoint Preparatory Academy
   Request: A Conditional Use Permit to allow for 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.
   Recommendation: Staff recommends approval

Associate Planner Sam Dominguez: gave staff presentation.

Applicant Frank Ogwaro of Baypoint Preparatory Academy: gave applicant presentation.

OPEN PUBLIC COMMENTS
None

Planning Commissioners Discussions: Zoning with new location; great job staff for setting this up; operation growth; growing past 200 students; population service; thank you for the presentation; thank you for giving students the opportunity and your passion.

Applicant response: We started out as Independent Study, but we are a hybrid program. We want to look at expanding to allow more students. We don't mirror San Marcos Unified District with the demographics, so our students are from San Marcos and surrounding cities.

Planning Director comments: Assemblies for schools are required to obtain a Conditional Use Permit. If there is an expansion to add additional students, then future action will be necessary.

Action:
COMMISSIONER KILDOO MOTIONED TO APPROVE PC25-5147 FOR CUP24-0003 AND SECONDED BY COMMISSIONER SAULSBERRY. MOTION CARRIED BY THE FOLLOWING VOTE.

AYES: COMMISSIONERS: BARNETT, CAVANAUGH, SAULSBERRY, RIOS, RICO, KILDOO, NORRIS
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: CARROLL
ABSTAIN: COMMISSIONERS: NONE

CLOSED PUBLIC COMMENTS

PLANNING DIVISION DIRECTOR COMMENTS: The AT&T site appeal will be heard at City Council tomorrow night and will report back regarding the outcome. There will likely be two items coming to Planning Commission on May 19th. Tentatively we will have a site plan project and have an update on the Creek Specific Plan.

PLANNING COMMISSIONERS COMMENTS: The Public Workshop for the Creek Specific Plan Update was successful with great community engagement.

ADJOURNMENT

At 6:54 p.m. Chair Rios adjourned the meeting.

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FATIMA RIOS, CHAIRPERSON
CITY OF SAN MARCOS PLANNING COMMISSION

ATTEST:

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GINA JACKSON, SENIOR OFFICE SPECIALIST
CITY OF SAN MARCOS PLANNING COMMISSION