



# 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 19<sup>th</sup>. 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