



Information Meeting Summary

PLANNING DIVISION		
INFORMATION MEETING PROJECT NO.		IM25-0019
ADDRESS/APN(S):		1690 Via Cancion / 222-041-11-00
DATE OF MEETING:		March 6, 2025
APPLICANT NAME:	[REDACTED] / St. Katherine Orthodox Church	
PROJECT MANAGER	Corina Flores	
Project description on application:	Proposing a new development of an Orthodox Church. The project would consist of multiple structures including the temple, the parish hall, space for administration/ meeting rooms, and associated parking. The concept is to create more usable space on this unique property and provide the community with a beautiful church. The project will require clearing and earthwork preparation for a suitable building pad. RICK engineering will be working on the project to provide their services understanding the civil/environmental requirements.	
Exhibits Reviewed/Date on plan or submitted:	March 5, 2025	
Have all questions identified by applicant on the Information Meeting Application been addressed?		
Development Standards Information:		Relevant SMMC Section/Notes
Zoning Designation	Agriculture - 1 (A-1)	CHAPTER 20.210 - AGRICULTURAL ZONES
Overlay Zone?	Airport Overlay, Ch. 20.265	
Zoning Notes:	Places of assembly for religious purposes shall be allowed, as follows: A CUP shall be required for the establishment of an assembly use in conjunction with a new building (development of the building in conjunction with the use).	
Building Height:		Comply with Standards of Zone District?
Height Maximum	<100 feet from any PL: 35 feet 100 feet+ from any PL: 50 feet	
Minimum Lot Size	Subject to Gross Slope/Acreage Analysis - 17.32% provided by applicant = 2 acre min	Yes
Slope Density Applicable?	No	

Lot Width (newly created)	N/A	
Max. Floor Area Ratio (FAR)	N/A	
Maximum Site Coverage	N/A	
Development Stds. Notes:	Existing parcel - building heights not provided to confirm height compliance	
Minimum Setbacks		Comply with Setbacks? (y/n)
Front PL	35'	Yes
Side Street PL	86'	No
Interior PL, Building	30' - See SMMC 20.400.160	Yes
Interior PL, Parking	N/A	
Rear PL	25'	Yes
PL adjacent to any R Zone	30' - See SMMC 20.400.160	No
Alley PL	N/A	
State Route 78 PL	N/A	
Building Separation:	10'	Yes
Loading Doors/Docks (measured from edge of loading dock)	N/A	
Setback Notes:	Setbacks to be called out & measured on site plan for confirmation	
Parking/Loading Information (Chapter 20.340)		
Required Parking- Number of spaces	TBD	Fixed seating for assembly? Provide detailed breakdown of maximum sf available for assembly at one time to determine
Proposed Parking - Number of spaces	108	
Parking Ratio Required:	Places of Assembly - 1 space/4 fixed seats or 1 space/50 s.f. assembly floor area with no fixed seating Office - 1 space/250 s.f. gross floor area	
Required Loading Spaces:		
Proposed Loading Spaces:		

Additional 20.340 standards/comments:	Bicycle Parking - 1 space/5,000 s.f. gross floor area (25% Class I; 75% Class 2) Provide a statement of operations detailing the hours each building is expected to be occupied. Are multiple buildings being used at the same time? Or, will gathering move from one building to another? Provide office hour details as well Parking lots shall be screened from major public streets and adjacent residential land uses with plants, trees, low walls, fences, berms, or grade changes that are a minimum of forty-two (42) inches in height. Interior property lines between parking lot areas and an existing or proposed residential development shall require a six (6)-foot-high decorative masonry wall or street trees.
Landscaping Standards (min %, CFD, etc)	Comply with SMMC 20.330 + 2015 State of CA Model Water Efficient Landscape Ordinance
Landscape comments:	Landscape Permit Required
Street Trees Required	
Private Open Space	
Common Open Space	
Refuse/Recycle Standards	All new construction within any Zone shall provide adequate space for recycling and refuse receptacles with a dedicated enclosure area, and be consistent with the standards of SMMC Section 20.445.020
Any other relevant Title 20 section/standard that applies to proposed plan?	All areas not devoted to building coverage, walkways, parking, or driveways shall be landscaped Where healthy mature trees exist on a site, maximum effort in site planning and landscape design shall be given for tree retention; trees shall be protected during construction.
City Policy applicable to Project-Identify the Policy	(list single access, neighborhood compatibility, etc.)
San Marcos Municipal Code Sections - Relevant to proposal?	Parking lots shall be required to provide trees for shade at a minimum of one (1) tree for every five (5) parking spaces, in planters or landscaped islands evenly distributed throughout the parking lot. Trees shall be selected from the City's approved planting list, shall be a minimum twenty-four (24)-inch box size, and designed to achieve a goal of fifty percent (50%) shade requirement within fifteen (15) years of planting.
Land Use Standards:	
General Plan Information:	
General Plan Designation	Agricultural/Residential (AG)
General Plan Density Range	N/A

General Plan Notes:	Proposed land use compliant with land use designation - no residential proposed	
Relevant General Plan Elements:	Goal/Policy:	Comments:
Land Use and Community Design	Consistent with Goal LU-1 Achieve a balanced distribution and compatible mix of land uses to meet the present and future needs of all residents and the business community.	
Mobility		
Open Space & Conservation		
Parks, Recreation & Community Health		
Safety		
SMFPD Community Hazard Zone?	High	Additional fire code requirements may apply based on formal plan submittal
Fuel Management Zone		
Noise		
Housing Element		
Is Inclusionary Housing Required?		
Climate Action Plan Compliance - Appendix E (Provide handout)		
Application/Fee Information:		
Entitlements Required based on proposed development	Fee Amount (Adopted By City Council in Feb. 2002)	Level of Decision (Administrative, Planning Commission, City Council); Highest Level based on proposed entitlements
Conditional Use Permit (CUP)	\$7,300	Planning Commission
Public Notice Package	\$260 + cost of mailing	
Additional Notes:	a Class 32 (In-Fill Development Projects) exemption from the California Environmental Quality Act (CEQA) is anticipated to apply to the project. However, an analysis by a third-party qualified CEQA consultant from the City's approved list, is required in order to make this determination.	
Environmental (CEQA)		
Initial CEQA determination based on information on IM application/site plan:	Categorical/Statutory Exemption	
Technical Studies That May be Required:	analysis by a third-party qualified CEQA consultant from the City's approved list, is required in order to make this determination.	

State & County Filing Fees	CEQA Environmental Document Filing Fees	
Native American Tribal Consultation Required?	N/A	
Is Site a Farmland Mapping and Monitoring designated farmland:	N/A	
Additional CEQA Comments:		
Water/Sewer Information:		
Water District	Vallecitos Water District (VWD)	Note: Please contact applicable water district for additional development related requirements. VWD typically requires a Water/Sewer study for new development
Additional Comments: Water District:		
Sewer District	Vallecitos Water District	Note:
LAFCO Annexation Required? (Service Provider and/or Boundary)		
Additional Comments:		
Public Notice Package Requirements:		
Standard Requirement: 500' radius	Yes	
On-site posting of Notice of Application Sign	Required after entitlement project intake	
Site Design Standards		
Does the proposed plan comply with development standards of Zone (i.e., height, setbacks, FAR, density, etc.)?	Minimal information provided - interior property line setbacks require 30'	
Utilities		
Visual Corridor?		
Architectural comments:	Building elevations not provided for review	
Additional Comments:		
Previous Entitlements on same site (applicable):		
General Comments:		

Any existing SMMC Code Violations known to staff		
N/A		
Potential Workshop (Required for Rezone/General Plan Amendments)		
Handouts provided:	Yes/No; or Resource Link:	
Building Division Comments		
Fire Department/Fire Marshal		
City Dept/Division Handouts:		
Comments from other agencies (as applicable)		
Resources:		
Development Services Fee Schedule (adopted 2/2002)	http://www.san-marcos.net/home/showdocument?id=11148	
Planning Application	https://www.san-marcos.net/departments/development-services/planning/applications-forms-fees	
Public Facilities Fee Schedule	http://www.san-marcos.net/home/showdocument?id=1045	
City Website:	http://www.san-marcos.net/	
City General Plan:	San Marcos, CA : General Plan	
City Zoning Ordinance (Title 20)	http://www.san-marcos.net/home/showdocument?id=11357	
Other References:		
State Water Resources Control Board Geotracker	GeoTracker	
Dept of Toxic Substance Control:	Envirostor	
San Marcos Unified School District Development Fees:	Facilities Planning and Development / Developer Fee	
Attendees:		
Project Manager- Planning		
Project Manager - Land Dev		
Applicant		

Applicant Representative(s)	
Any follow up action items required by staff:	
Disclaimer: The applicant/owner hereby acknowledges and agrees that any staff discussions about the proposed application/site plan are preliminary only, and are not final, nor are they specific conditions or demands required to gain approval of the application. Staff comments are subject to change based on the site plan/development proposal I have read and understand the above Disclaimer: Applicant's signature: _____ Date: _____ Staff signature: _____ Date: _____ Staff signature: _____ Date: _____	
<u>Meeting Notes:</u>	