



DATE: October 22, 2007

TO: Chairman and Members of the Planning Commission

FROM: Community Development Department/Planning Division

SUBJECT: **CONSIDERATION OF A CONDITIONAL USE PERMIT (C-20-07) TO ALLOW FOR THE OPERATION OF AN ADULT DAY CARE CENTER AT 4065 OCEANSIDE BOULEVARD (SUITES E, F, H, AND J) WITHIN THE IVEY RANCH/RANCHO DEL ORO NEIGHBORHOOD – UNYEWAY DAY CARE – APPLICANT: UNYEWAY, INC.**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

- (1) Confirm issuance of a Class one (1), Categorical Exemption “Existing Facilities”; and,
- (2) Adopt Planning Commission Resolution No. 2007-P48 approving Conditional Use Permit (C-20-07) with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Site Review: The subject site is located within Rancho Del Oro Commerce Center West and is part of the Rancho Del Oro Planned Development (PD-1) zone. The establishment of Day Care – General services within the PD-1 zoning district is subject to approval of a Conditional Use Permit.

Surrounding zoning includes PD-1 to the north, east, south, and west. Surrounding land uses include a broad mix of industrial and commercial uses.

Project Description: The project application has one component: a conditional use permit:

Conditional Use Permit C-20-06 represents a request for the following:

a. To establish and operate an adult day care center.

Unyeway, Inc. proposes to operate a Licensed Adult Day Care Program at 4065 Oceanside Boulevard, Suites E, F, H, and J within the Rancho Del Oro Commerce Center West. The aforementioned suites total 5,812 square feet. The center is currently landscaped with shrubs, ground cover, plants and trees. Landscape maintenance is the responsibility of the property owner. No new landscaping is proposed as part of this project.

Unyeway, Inc. intends to provide Adult Day Care services for a maximum of 90 people, over 18 years of age, with developmental disabilities. The proposed hours of operation are Monday through Friday, 8:30 a.m. to 3:30 p.m. Staff hours will be from 8:00 a.m. to 4:00 p.m. Monday through Friday. Attendees of the Unyeway program will typically arrive between the hours of 8:30 and 9:15 a.m. and depart between 2:45 and 3:15 p.m. Modes of transportation for clients include: 1) Unyeway Inc. door-to-door services; 2) private door-to-door transportation funded by the San Diego Regional Center; 3) parent, family-member, or other care-giver drop-off/pick-up; and 4) public transportation.

An Adult Day Care Program is different from an Adult Day Health Care facility. An Adult Day Health Care facility is funded by the federal government and generally specializes in assisting people who are elderly or mentally ill, and who require medical monitoring and care. An Adult Day Care Program, such as the proposed project, provides activities such as daily living training, self-care training, and other training to increase the independence of people with developmental disabilities, while providing supervision. Adult Day Care Programs are funded by the State of California Department of Developmental Services, through the San Diego Regional Center.

The project is subject to the following Ordinances and City policies:

1. General Plan
2. Zoning Ordinance
3. Rancho Del Oro Industrial Master Development Plan

ANALYSIS

KEY PLANNING ISSUES

1. General Plan conformance

The General Plan Land Use Map designation on the subject property is Rancho Del Oro (S-1-84) Industrial. The proposed project is consistent with this designation and the goals and objectives of the City's General Plan as follows:

Land Use Element

Goal 1.11: Balanced Land Use

Objective: To develop and use lands for the long-term provision of balanced, self-sufficient and community.

Policy A: The City shall establish and enforce a balanced distribution of land uses to organize the City in a hierarchy of activity centers and land use so as to foster a sense of neighborhood, community, and regional identity.

Policy B: The City shall analyze proposed land uses for assurance that the land use will contribute to the proper balance of land uses within the community or provide a significant benefit to the community.

Policy C: The City shall continuously monitor the impact and intensity of land use and land use distribution to ensure that the City's circulation system is not overburdened beyond design capacity.

2. Zoning Ordinance and Rancho Del Oro Industrial Master Development Plan Compliance

This project is located in an existing building within the PD-1 zone and complies with the requirements of that zone. The following table depicts the parking data for the existing uses located at 4055 - 4065 Oceanside Boulevard, which will share parking with the proposed adult day care center:

Land Use	Parking Ratios	Building Sq. Ft.	Required Parking
Offices, Business & Professional	1 per 300 sq. ft.	25,506	85
Vacant/Unclassified	1 per 750 sq. ft.	14,203	19
Retail	1 per 200 sq. ft.	10,874	54
Industry, Limited	1 per 750 sq. ft.	10,423	14
Religious Facility	As determined by CUP (1 per 300 sq. ft.)	9,127	30

Land Use	Parking Ratios	Building Sq. Ft.	Required Parking
Offices, Business & Professional (medical)	1 per 200 sq. ft.	8,698	43
Proposed Use – Day Care, General	1 per 7 persons based on max. occupancy (90)	5,812	13
Research and Development	1 per 400 sq. ft.	3,319	8
Food Processing	1 per 1,000 sq. ft.	2,524	2
Personal Services	1 per 250 sq. ft.	1,307	5
Personal Improvement Services	1 per 250 sq. ft.	1,427	5
Totals	--	93,220	278
Existing Parking	---	--	279

DISCUSSION

Issue: Project compatibility with the existing land uses within the center.

Recommendation: The subject property is surrounded by a mix of commercial and light industrial land uses. Approximately 27 percent of the building space at 4055 - 4065 Oceanside Boulevard is used for offices, 11 percent is used for retail, and 9 percent is used as a religious facility. Nearly 15 percent of the building space is currently vacant, and only 11 percent of the building space is used for light industrial uses. The proposed facility will only occupy 6 percent of the building space. Therefore, approval of the Conditional Use Permit to operate an adult day care will not be detrimental to the surrounding environment and will be compatible with the existing land uses in the area.

Issue: Project is a non-industrial use within an industrial zone.

Recommendation: The job to housing ratio in Oceanside is 0.62. Part of the reason behind this is that land zoned for industrial uses is being re-zoned and/or used for housing, churches, schools, and other non-industrial land uses. Currently, in this particular industrial center, there does not appear to be a high demand for industrial land uses. A total of 14, 203 square feet of building space on-site is vacant. Nearly 15 percent of the center could still be utilized by industrial land uses. Furthermore, the applicant has indicated that the majority of the 32 staff positions will be filled by local residents. A time limit could be placed on the Conditional Use Permit if the Planning Commission maintains any land use concerns regarding this proposal.

Issue: *Project impacts to existing parking.*

Recommendation: Rancho Del Oro Commerce Center West has 279 total parking spaces which service four industrial buildings, totaling 93,220 square feet. A parking survey was conducted between May 7 – 11, June 20 – 22 and 25 – 26 of this year. The results of those surveys concluded that on any given day, at any time, an average 79 parking spaces are occupied. Therefore an average 200 parking spaces, or 72 percent of the lot, are left available.

Once the program has grown to its maximum attendance of 90 people, Unyeway will employ 32 staff members. The attendees of Unyeway's day care programs do not drive their own vehicle due to their disabilities and will therefore, not require parking spaces. There will be no parking demands beyond the employees of the day care center and occasional visitors. Therefore, a maximum of 32 parking spaces will be required to service Unyeway's facility.

Pursuant to Article 31 of the Zoning Ordinance, only 13 parking spaces are required for this land use. The property owner has allocated 25 spaces to Unyeway's Adult Day Care. However, 32 parking spaces will be necessary to serve the proposed facility at maximum occupancy. Based on the parking survey, ample surplus parking will be available to accommodate the 7 parking space net difference between allocated parking and necessary parking.

Staff has determined that the proposed Day Care – General land use will not negatively impact the parking for 4055-4065 Oceanside Boulevard.

ENVIRONMENTAL DETERMINATION

The proposed project is categorically exempt pursuant to Article 19 Categorical Exemptions, Section 15301 Existing Facilities, of the California Environmental Quality Act.

PUBLIC NOTIFICATION

Legal notice was published in the North County Times and notices were sent to property owners of record within a 300-foot radius of the subject property, individuals/organizations requesting notification, applicant and their representative, and interested parties. All communication supporting or opposing the request as of October 15, 2007, have been included as attachments to this staff report.

SUMMARY

The Conditional Use Permit, as proposed and conditioned, is consistent with the requirements of the Zoning Ordinance, the Rancho Del Oro Industrial Master Development Plan, and the land use policies of the General Plan. The project has been conditioned to meet or exceed all applicable development standards. As such, staff recommends that the Planning Commission approve the project based on the findings and subject to the conditions contained in the attached Resolution. Staff recommends that the Planning Commission:

- Adopt Planning Commission Resolution No. 2007-P48 approving Conditional Use Permit C-20-07 with findings and conditions of approval attached herein.

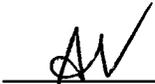
PREPARED BY:


Sally Schifman
Planner II

SUBMITTED BY:


Jerry Hittlerman
City Planner

REVIEWED BY:


Amy Volzke, Principal Planner

JH/SS/fil

Attachments:

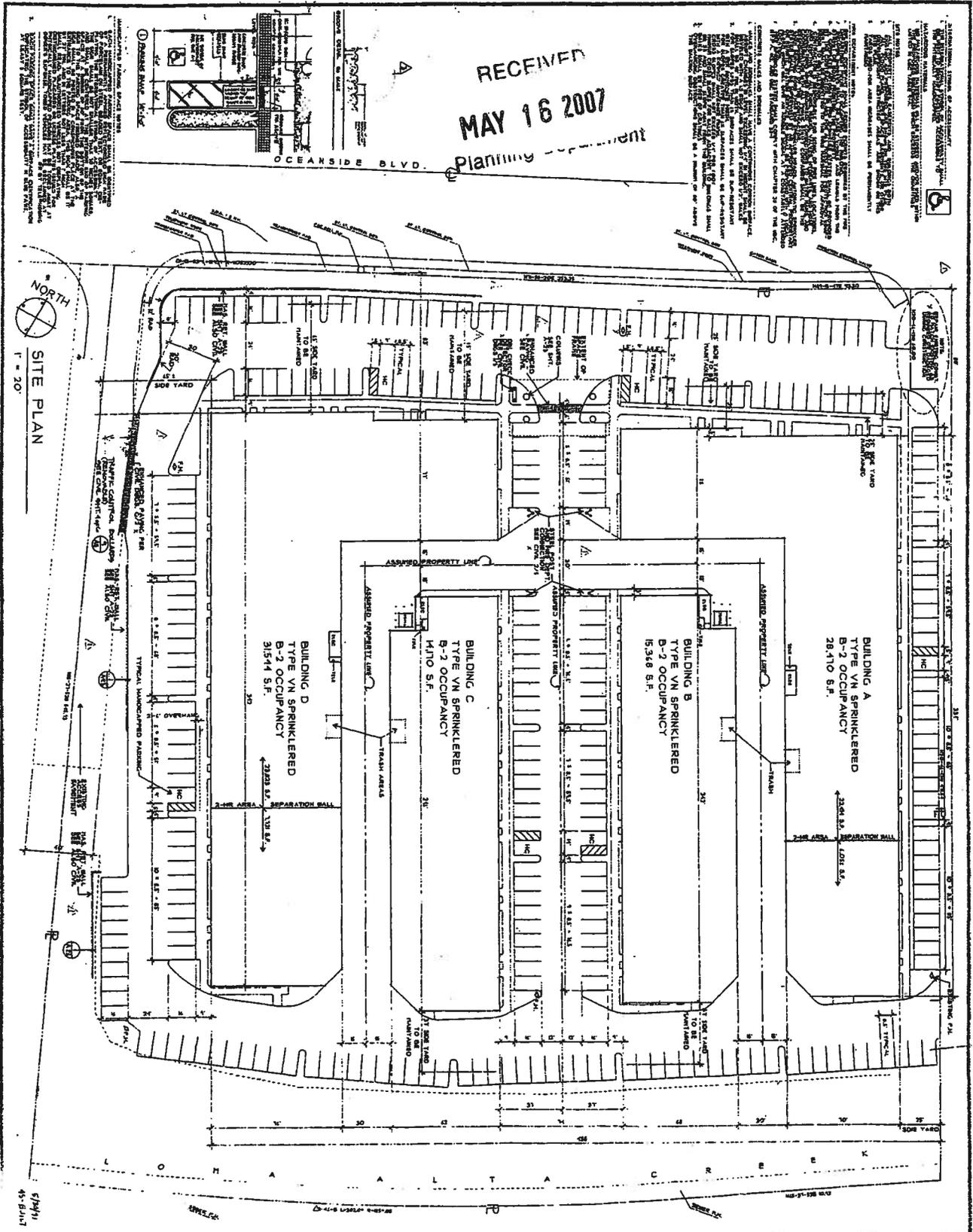
1. Floor/Elevation/Site Plans
2. Planning Commission Resolution No. 2007-P48
3. Comment Letters

Unyeway, Inc.

CUP - Day Care - General

Unyeway, Inc. - Adult Day Care
4065 Oceanside Blvd.-Suites E,F,H, & J
Oceanside, CA 92056
619562-6330

Site Plans

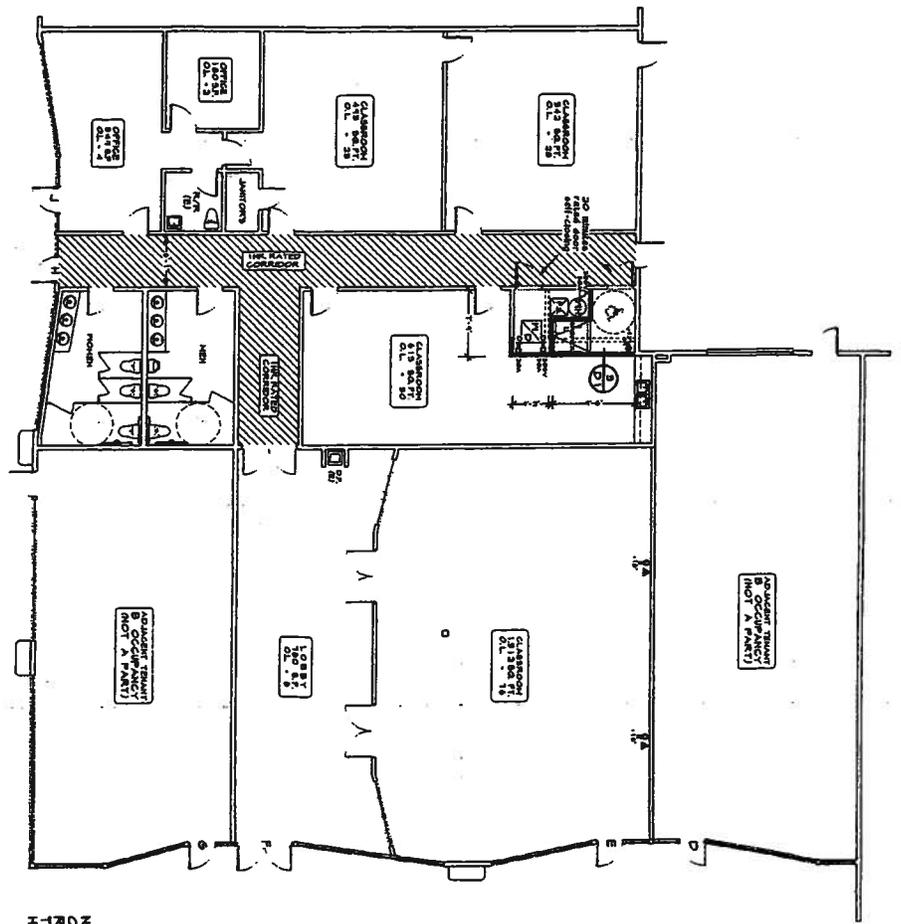


RECEIVED
MAY 16 2007
Planning Department

NORTH
SITE PLAN
1" = 20'

	PROJECT TITLE RANCHO DEL ORO COMMERCE CENTER PHASE 2	4747 OCEANSIDE BLVD. SUITE L OCEANSIDE, CA 92056 PHONE (619) 945-3600
	DATE: 5/15/07 DRAWN BY: JAC CHECKED BY: JAC PROJECT NO.: 07-001	SHEET TITLE Site Plan SHEET NO. 1 OF 1

PROPOSED FLOOR PLAN
 SCALE: 1/8" = 1'-0"



CSH GENERAL, INC.
 LICENSE # 881064

PERMANENT MECHANICAL
 LICENSE # 248819

LEGEND

- EXISTING PARTITION (TO REMAIN)
- DEMOLITION/NOB SHARING WALLS
- ▬ NEW INTERIOR PARTITION (IF N.T.)
- PROPOSED OUTLET (DUP L.S.X)
- ⊕ NEW OUTLET (DEDICATED)
- ⊖ PROPOSED ELECT. DISCONNECT
- ▲ PROPOSED PHONE/DATA

ALL NEW ROOMS SHALL BE MINIMUM SIZE OF 3'-0" x 3'-0" UNLESS OTHERWISE NOTED

HANNA PLUMBING
 LICENSE # 708140

PERMANENT ELECTRICAL
 LICENSE # 820124

Unyeway, Inc.
CUP - Day Care - General
Floor Plans

RECEIVED
 MAY 16 2007
 Planning Department

UNYEWAY ADULT DAY CARE
 4065 OCEANSIDE BLVD. * E,F,H & J
 OCEANSIDE CALIFORNIA

DATE	APPROVED
BY	DATE
REVISIONS	
NO.	DATE
1	AS NOTED
PROJECT: UNYEWAY ADULT DAY CARE	
DRAWN BY: [Signature]	
CHECKED BY: [Signature]	
SCALE: AS NOTED	
SHEET: A1	



Cal COMMERCIAL CONTRACTOR
 LIC. 881064
 808 THIRD AVENUE VALLEY RD
 SAN MARCOS CA 92064
 (760) 731-1188 FAX (760) 731-1189
 WWW.CALGENERALINC.COM

PROJECT INFORMATION

CLIENT AND NOTES

DATE AND TIME

PROJECT INFORMATION

CLIENT AND NOTES

DATE AND TIME

LABELED ACCESS REQUIREMENTS

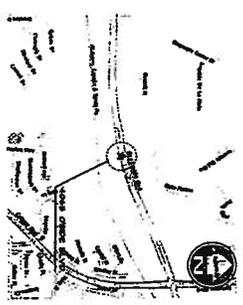
GENERAL ACCESS AND EGRESS... ACCESS TO THE BUILDING... ACCESS TO THE AREA OF DISASTER... ACCESS TO THE AREA OF DISASTER...

GENERAL CONSTRUCTION NOTES

- 1) THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE 2001 EDITION OF THE CALIFORNIA BUILDING CODE (TITLE 24)
2) THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE 2001 EDITION OF THE CALIFORNIA BUILDING CODE (TITLE 24)
3) THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE 2001 EDITION OF THE CALIFORNIA BUILDING CODE (TITLE 24)...

PROJECT DIRECTORY

- GENERAL CONTRACTOR: JAMES W. BROWN, INC. 800 TOWN CENTER BLVD. SUITE 100, OCEANSIDE, CA 92054
ARCHITECT: JAMES W. BROWN, INC. 800 TOWN CENTER BLVD. SUITE 100, OCEANSIDE, CA 92054
STRUCTURAL ENGINEER: JAMES W. BROWN, INC. 800 TOWN CENTER BLVD. SUITE 100, OCEANSIDE, CA 92054...



VICINITY PLAN

Table with columns for 'NO', 'DATE', 'BY', 'REVISION' and rows for '1', '2', '3'.

UNYEMWAY ADULT DAY CARE
4065 OCEANSIDE BLVD. # EFH 4 J
OCEANSIDE CALIFORNIA

CSJ ORNL INCORPORATED
1000 TOWN CENTER BLVD. SUITE 100, OCEANSIDE, CA 92054
TEL: 760-434-2000
WWW.CSJORNL.COM

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1 PLANNING COMMISSION
2 RESOLUTION NO. 2007-P48

3 A RESOLUTION OF THE PLANNING COMMISSION OF THE
4 CITY OF OCEANSIDE, CALIFORNIA APPROVING A
5 CONDITIONAL USE PERMIT ON CERTAIN REAL
6 PROPERTY IN THE CITY OF OCEANSIDE

6 APPLICATION NO: C-20-07
7 APPLICANT: Unyeway, Inc.
8 LOCATION: Oceanside Boulevard

9 THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA DOES
10 RESOLVE AS FOLLOWS:

11 WHEREAS, there was filed with this Commission a verified petition on the forms
12 prescribed by the Commission requesting a Conditional Use Permit under the provisions of
13 Articles 11 and 41 of the Zoning Ordinance of the City of Oceanside to permit the following:

14 to establish and operate an adult day care center;
15 on certain real property described in the project description.

16 WHEREAS, the Planning Commission, after giving the required notice, did on the 22nd
17 day of October, 2007 to conduct a duly advertised public hearing as prescribed by law to consider
18 said application.

19 WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State
20 Guidelines thereto; this project is categorically exempt from CEQA per Article 19, Section 15301
21 Existing Facilities;

22 WHEREAS, the documents or other material which constitutes the record of
23 proceedings upon which the decision is based will be maintained by the City of Oceanside
24 Planning Division, 300 North Coast Highway, Oceanside, California 92054.

25 WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes
26 effective 10 days from its adoption in the absence of the filing of an appeal or call for review;

27 WHEREAS, studies and investigations made by this Commission and in its behalf reveal
28 the following facts:

29 ////////////////

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1 FINDINGS:

2 For the Conditional Use Permit:

- 3 1. That the proposed location of the use is in accord with the objectives of the Zoning
4 Ordinance and the purposes of the district in which the site is located.
- 5 2. That the proposed location of the conditional use and the proposed conditions under
6 which it would be operated or maintained will be consistent with the General Plan; will
7 not be detrimental to the public health, safety, welfare of persons residing or working in
8 or adjacent to the neighborhood of such use; and will not be detrimental to properties or
9 improvements in the vicinity or to the general welfare of the City.
- 10 3. That the proposed conditional use will comply with the provisions of the Zoning
11 Ordinance, including any specific condition required for the proposed conditional use
12 in the district in which it would be located.

13 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
14 approve Conditional Use Permit (C-20-07) subject to the following conditions:

14 Building:

- 15 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for
16 Building Department plan check.
- 17 2. The granting of approval under this action shall in no way relieve the applicant/project
18 from compliance with all State and Local building codes.
- 19 3. Site development, parking, access into buildings and building interiors shall comply with
20 the State's Disabled Accessibility Regulations.
- 21 4. The building plans for this project are required by State law to be prepared by a licensed
22 architect or engineer and must be in compliance with this requirement prior to submittal
23 for building plan review.
- 24 5. This is a change in use as defined in the California Building Code (CBC) from A3/B2 to
25 E-3/B. Prior to Occupancy, the building must comply with all CBC requirements for the
26 new use, and a new Certificate of Occupancy (C of O) must be issued by the Building
27 Department. In order for a new C of O to be issued, a licensed architect or engineer must
28 submit an analysis to the Building Department showing the status of the building with
29 respect to the code requirements for the new use. If the building does not currently
comply with the requirements for the new use, a permit will be necessary for the work

1 necessary to bring the building into compliance, and the C of O will be issued upon
2 completion of the permit.

3 6. Compliance with the Federal Clean Water Act (BMP's) must be demonstrated on the
4 plans.

5 7. The developer shall monitor, supervise and control all building construction and supporting
6 activities so as to prevent these activities from causing a public nuisance, including, but not
7 limited to, strict adherence to the following:

8 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00
9 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for work
10 that is not inherently noise-producing. Examples of work not permitted on
11 Saturday are concrete and grout pours, roof nailing and activities of similar noise-
12 producing nature. No work shall be permitted on Sundays and Federal Holidays
13 (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day,
14 Christmas Day) except as allowed for emergency work under the provisions of the
15 Oceanside City Code Chapter 38 (Noise Ordinance).

16 b) The construction site shall be kept reasonably free of construction debris as
17 specified in Section 13.17 of the Oceanside City Code. Storage of debris in
18 approved solid waste containers shall be considered compliance with this
19 requirement. Small amounts of construction debris may be stored on-site in a neat,
20 safe manner for short periods of time pending disposal.

21 8. Tenant Improvements or other construction to the existing building requires permits
22 (including all required Inspections and approvals, and Issuance of Certificate of
23 Occupancy) from the Building Division.

24 9. Occupancy Separations must be shown to comply with Chapter 5 of the UBC.

25 **Engineering:**

26 10. Design and construction of all improvements shall be in accordance with standard plans,
27 specifications of the City of Oceanside and subject to approval by the City Engineer.

28 **Fire:**

29 11. Fire extinguishers are required and shall be included on the plans submitted for plan
check.

12. A fire alarm system shall be provided as required per C.F.C. Article 10 and N.F.P.A. 72.

- 1 13. Multi-tenant buildings require identification on the rear exit doors with individual suite
2 numbers or letters.
- 3 14. Plans shall be submitted to the Fire Prevention Bureau for plan check review and
4 approval prior to the issuance of building permits. A site plan indicating the fire access
5 and hydrant locations must also be submitted on CD Rom.
- 6 15. Buildings shall meet Oceanside Fire Department's current codes at the time of building
7 permit application.

8 **Planning:**

- 9 16. This Conditional Use Permit shall expire on October 22, 2009, unless implemented as
10 required by the Zoning Ordinance or unless the Planning Commission grants a time
11 extension.
- 12 17. This Conditional Use Permit approves only the operation of an adult day care center,
13 servicing up to 90 people, in an existing building as shown on the plans and exhibits
14 presented to the Planning Commission for review and approval. No deviation from these
15 approved plans and exhibits shall occur without Planning Division approval. Substantial
16 deviations shall require a revision to the Conditional Use Permit or a new Conditional Use
17 Permit.
- 18 18. The applicant, permittee or any successor-in-interest shall defend, indemnify and hold
19 harmless the City of Oceanside, its agents, officers or employees from any claim, action or
20 proceeding against the City, its agents, officers, or employees to attack, set aside, void or
21 annul an approval of the City, concerning Conditional Use Permit (C-20-07). The City
22 will promptly notify the applicant of any such claim, action or proceeding against the
23 City and will cooperate fully in the defense. If the City fails to promptly notify the
24 applicant of any such claim action or proceeding or fails to cooperate fully in the
25 defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold
26 harmless the City.
- 27 19. Prior to the transfer of ownership and/or operation of the site, the owner and/or operator
28 shall provide a written copy of the application, staff report and resolution for the project to
29 the new owner and/or operator. This notification provision shall run with the life of the
project and shall be recorded as a covenant on the property.

1 20. Failure to meet any conditions of approval for this development shall constitute a violation
2 of the Conditional Use Permit.

3 21. Unless expressly waived, all current zoning standards and City ordinances and policies in
4 effect at the time building permits are issued shall be met by this project. The approval of
5 this project constitutes the applicant's agreement with all statements in the Description and
6 Justification and other materials and information submitted with this application, unless
7 specifically waived by an adopted condition of approval.

8 22. This Conditional Use Permit shall be called for review by the Planning Commission if
9 complaints are filed and verified as valid by the Code Enforcement Office concerning the
10 violation of any of the approved conditions or assumptions made by the application.

11 23. The applicant shall be responsible for trash abatement on the site, and shall keep the site
12 free of litter, trash and other nuisances.

13 24. A covenant or other recordable document approved by the City Attorney shall be prepared
14 by the applicant and recorded prior to the issuance of any business license. The covenant
15 shall provide that the property is subject to this resolution, and shall generally list the
16 conditions of approval.

17 25. The hours-of-operation shall be limited to 8:00 a.m. to 4:00 p.m. Monday thru Friday, but
18 may be further limited by the Planning Commission when valid issues or complaints
19 pertaining to the hours-of-operation arise.

20 26. The facility shall be limited to a maximum of 90 clients, over 18 years of age, who have
21 developmental disabilities.

22 27. No outdoor facilities, i.e. playgrounds, work areas, storage areas, shall be permitted.

23 28. Unyeway staff shall be responsible for supervising all clients during hours-of-operation. At
24 least one member of the staff shall supervise the loading and unloading of clients during
25 the following peak changeover periods: 8:30 a.m. to 9:45 a.m.; and 2:45 p.m. to 3:30
26 p.m.

27 29. Any client outings shall include a minimum of one staff member to every three people
28 with disabilities.

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1 **Water Utilities:**

2 30. The property owner will maintain private water and wastewater utilities located on
3 private property.

4 PASSED AND ADOPTED Resolution No. 2007-P48 on October 22, 2007 by the
5 following vote, to wit:

6 AYES:

7 NAYS:

8 ABSENT:

9 ABSTAIN:

10
11 _____
Dennis Martinek, Chairman
Oceanside Planning Commission

12 ATTEST:

13
14 _____
15 Jerry Hittleman, Secretary

16 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
17 this is a true and correct copy of Resolution No. 2007-P48.

18
19 Dated: October 22, 2007
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29

ESSEX

Essex Realty Management, Inc.

RECEIVED

JUL 30 2007

Planning Department

July 25, 2007

Ms. Carrie Hancock
Unyeway, Inc.
11440 Riverside, Dr., Suite D
Lakeside, CA 92040

Re: Licensed Adult Daycare
4065 Oceanside Blvd, Suites E, F, H & J, Oceanside CA

Dear Carrie:

Thank you for requesting usage approval from the Board of Directors at the Rancho Del Oro Technology Park to operating a licensed adult daycare at the above referenced address. Per Article 104 – Permitted Uses, paragraph 1, of the Master Development Plan for Rancho Del Oro Business & Industrial Park, “.permitted uses shall include all uses allowed by the City of Oceanside Zoning Regulations for the Light Industrial (M-1) Zone, as amended from time to time,..”, since the due diligence report indicated this location was approved for your use, this usage is permitted.

Since you are currently in the process of applying for a conditional use permit from the City of Oceanside, the request has been approved. This approval is conditioned upon approval from the City traffic department.

If you have any questions, or if I can be of any further assistance, please do not hesitate to give me a call at (760) 761-4884.

Very truly yours,



Stacey Hansen
Senior Property Manager
Essex Realty Management
for RDO Tech Park Association



7-Eleven Stores
2121 - South Central San Diego
DBA 7-Eleven Store No. 26651

Steven and Robin Menefee
Franchise Owners

10195 Riverford Road
Lakeside, CA 92040
(619) 448-3816
Email: steven02@7-11.com

July 5, 2007

To Whom It May Concern:

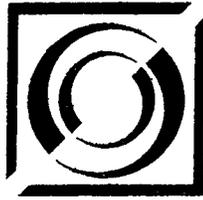
This letter is in reference to Unyeway, Inc. I am the owner of a 7-Eleven store that is just outside of the Unyeway Inc Lakeside complex. Unyeway's staff and clients bring a lot of business into the area. The clients are well supervised when purchasing items from my store. I am impressed by the compassion and professionalism of the staff when they are supervising their clients. Unyeway provides a great service to their clients. We have never had any problems with Unyeway. They are excellent neighbors.

Sincerely,

Steven Menefee
7-Eleven Stores

RECEIVED
JUL 18 2007
Planning Department

~~RECEIVED
JUL 12 2007
Planning Department~~



THE JOSEPHO GROUP

"Giving a home to industry since 1955"

RECEIVED

JUL 18 2007

Planning Department

MAJ Holdings, L.P.

MAJ Investors, L.P.

MWJ Holdings, L.P.

Ganatol Land Co., LLC

June 25, 2007

Ms. Sally Schifman
Planner II
300 N. Coast Highway
Oceanside, CA. 92054

RE: Uneway, Inc.

Dear Sally:

I would like the City of Oceanside Planning Department to be aware that I fully support the project that Uneway, Inc. has proposed for our property located at Rancho Del Oro Commerce Center, 4065 Oceanside Boulevard, Suites E, F, H, J, Oceanside, CA. 92056. Not only has Uneway provided me with outstanding references from their landlords in Lakeside, they have also proposed to bring new employment opportunities to Oceanside in an arena which seeks to assist an underserved population. I believe what Uneway is doing to help prepare developmentally disabled adults to live in our community is to be commended and encouraged.

I have been in contact with the owners of the property Uneway, Inc. currently leases from Hamann Properties in

Marc A. Josepho

Mary Wallace Josepho

Stevan M. Josepho

Dr. Carolyn Adele Josepho

Holiday C. Geiger

Jean A. Josepho

Jennifer L. Stridsberg

John G. Josepho

3122 San Luis Rey Road
Oceanside, CA 92054-1222

(760) 967-4000

fax (760) 967-4094

Lakeside, California. Uneway, Inc. has operated a Licensed Adult Day Care at this location for 14 years. It is the same type of program they are proposing to operate Rancho Del Oro Commerce Center. Hamann Properties has recommended them as good, responsible neighbors in their large mixed-use complex which very similar in nature to the Rancho Del Oro Commerce Center located at 4055-4065 Oceanside Blvd Oceanside, CA. 92056.

Unyeway Inc. intends to include letters of recommendation from their neighbors in the Lakeside complex located at 11440 Riverside Dr. Lakeside, CA. 92040 in their response information to the planning department.

In order to address the parking concern you have stated in your letter dated June 16, 2007, I proposed to Unyeway, Inc. that we allocate 25 spaces in the far rear of the complex, particularly the 21 spaces in the south-west end of the complex that are furthest from any of the retail commercial businesses. This area is rarely used by any of the businesses within the complex during the weekdays, when Unyeway, Inc. intends to operate. They have agreed to this proposal, and assure me that they are willing to adjust their parking location to meet the needs of any businesses within the complex. These newly allocated spaces are at the far back of 4055 Oceanside Blvd. The tenants closest to this area located in suites N-S lease 10,964 of square feet in this building, the tenants within these suites utilize parking only during the weekends, when they are open to provide services. Additionally, 9,588 square feet of space is used by two other companies within 4055 Oceanside Boulevard for light industrial business use. The tenants in these suites have ample parking directly in front of their

businesses and do not utilize the parking in this rear corner of the building. In fact, all of the businesses within the complex have ample open parking within this complex. Parking just has never been an issue. I drive by there regularly to check on the parking situation because it is in no one's interest to stress the parking. Unyeway, Inc. will utilize only 7 spaces of adjacent parking directly in front of the suites they are leasing. Please note that the complex located at 4055-4065 Oceanside Blvd. is truly a mixed-use complex, mostly comprised of light industry/commercial businesses with very little parking and traffic demands. The office/retail uses that take place within the complex do not face any shortage of parking.

It should be noted that Unyeway, Inc. employees will be patronizing local businesses, such as the restaurants, gas stations, convenience stores, grocery store, etc..., which will help the surrounding businesses within neighboring complexes increase their sales. Furthermore with the opening of the new Sprinter Line located just one complex away we anticipate that many of the employees of Unyeway, Inc. will use the Sprinter as well as the bus. Carpooling will also be encouraged.

To address the matter of outside space, Unyeway, Inc. has stated that they do not utilize outdoor space at the Adult Day Care program they have operated for the past 14 years in Lakeside, California. Outdoor space is not required for Adult Day Care facilities, it is only required for facilities which provide services to children. Unyeway, Inc. is a day program exclusively for Adults with

Developmental Disabilities; they do not provide day program services to any person under the age of 18 years.

I hope this letter alleviates any concerns you may have regarding parking within the complex located at 4055-4065 Oceanside, Blvd Oceanside, CA. 92056.

If you have any further concerns please contact me.

Thank you.

Sincerely,

A handwritten signature in black ink that reads "Jean Josepho". The signature is written in a cursive style with a large initial "J".

Jean Josepho
MAJ Investors
(760)967-4000 p.

References from the Lakeside Complex Owner and Neighbors at our Lakeside Licensed Adult Day Care Program

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JUL 13 2007

Planning Department

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~~Planning Department~~



Real Estate Development
Property Management

LIC # 373142

1000 PIONEER WAY, EL CAJON, CA 92020
PHONE: 619-440-7424 FAX 619-440-8914

June 20, 2007

To Whom It May Concern,

Please allow this letter to act as confirmation of Unyeway Inc. being a tenant of ours in a Lakeside mixed-use park located at 11440 Riverside Drive.

They have occupied space here since 1996, and have grown to a size of approximately 18,000 sf at this location.

We have provided them with expansion opportunities whenever possible as we consider them to be great tenants who successfully and professionally manage a difficult operation.

If you have any specific questions regarding our involvement with Unyeway Inc. you can call me directly.

Respectfully,

Steve Pharr

A handwritten signature in black ink, appearing to read "S Pharr", written over a horizontal line.

Chief Operating Officer
Hamann Property Management

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Planning Department

LAKE SIDE UNION SCHOOL DISTRICT



LAKE SIDE FARMS SCHOOL
A California Distinguished School
11915 Lakeside Ave.
Lakeside, CA 92040
Ph. 619-390-2646
Fax 619-390-2648

June 18, 2007

To Whom It May Concern:

This letter is in reference to our neighbors, Unyeway Inc. Unyeway Inc. is located directly adjacent to our school, which is located at 11915 Lakeside Ave. The staff and people at Unyeway are accommodating, and I consider them to be a model next-door neighbor. During my two years as Principal at Lakeside Farms, we have had no problems with Unyeway.

Respectfully,

A handwritten signature in black ink, appearing to read "Scott Goergens".

Scott Goergens
Principal

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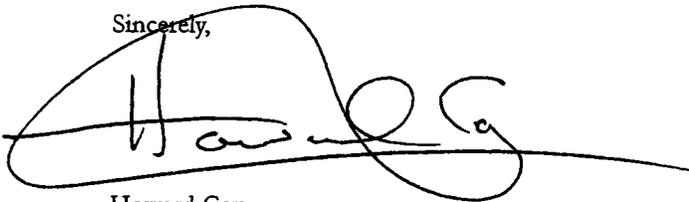
**5 STAR AUTOMOTIVE CENTER, Inc
10197 RIVERFORD ROAD
SUITE J
LAKESIDE, CA 92040**

June 20, 2007

To whom it may concern:

I have owned 5 Star Automotive Center at 10197 Riverford Road Suite J Lakeside, California for 11 years. The group known as Unyeway has been my neighbor all of those years. They employ an excellent group of people who manage their charges with the up most professionalism. I have not once had any issues with Unyeway and/or their people. You will find that they provide a tremendous service for the community. Please feel free to call me with any questions that you may have. 619-258-5775.

Sincerely,

A handwritten signature in black ink, appearing to read "Howard Coy", with a long horizontal flourish extending to the right.

Howard Coy
5 Star Automotive Center, Inc.

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Planning Department

QUALITY RECYCLING



10197 Riverford Road
(619)596-2267
Fax (619)596-5407

10027 Vine Street
(619)938-0694
Fax (619)938-9983

Lakeside, CA 92040

June 26, 2007

To Whom It May Concern:

Our business operates in the same commercial compound as Unyeway. We have operated there since 1990. We have never had a problem with them and have never heard anyone else in the compound complain. They provide a wonderful service to the community.

Sincerely,

A handwritten signature in black ink that reads "Brent Reynolds". The signature is written in a cursive, flowing style.

**Brent Reynolds
Owner**

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Discount R.V. Inc.

10197 Riverford Rd. Suites F and G, Lakeside, CA 92040

Tel: (619) 448~6242 Fax: (619) 448~6253

Friday, June 22, 2007

To Whom It May Concern:

We are writing in regards to our neighbors, Unyeway Inc. who is located in the same business community as us, which is located at 11440 Riverside Drive, Lakeside, CA 92040. They have been very reasonable neighbors for the last seven years. We have not had any issues with Unyeway during our time here.

Respectfully,

6-22-07

Randy Lektorich

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Planning Department

Copy Corral, LLC
11440 Riverside Drive, Suite H
Lakeside, CA 92040
619-562-3660

June 20, 2007

To: Unyeway, Incorporated

This is to inform you that we do not have any problems with Unyeway as neighbors.

Please feel free to contact if you have any questions or concerns.

Thank you,



Dave Boggs
Owner

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Planning Department

DEPARTMENT OF SOCIAL SERVICES

Community Care Licensing Division
7575 Metropolitan Drive, Suite 109
San Diego, CA 92108

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Planning Department

Oceanside City Planning Department
300 N. Coast Hwy
Oceanside, Ca 92054

Date: September 14, 2007
RE: Applicant Name: Unyeway, Inc.
Facility Name: Unyeway, Inc.-Oceanside
Facility Address: 4065 Oceanside Blvd E,F,H,J
Oceanside, Ca 92056
Facility Type: Adult Day Program
Facility Number: 374602624
Requested Capacity: 0090



Dear Planning Department,

This office has received an application for a license to operate a residential care facility referenced by Health and Safety Code, Section 1520.5.

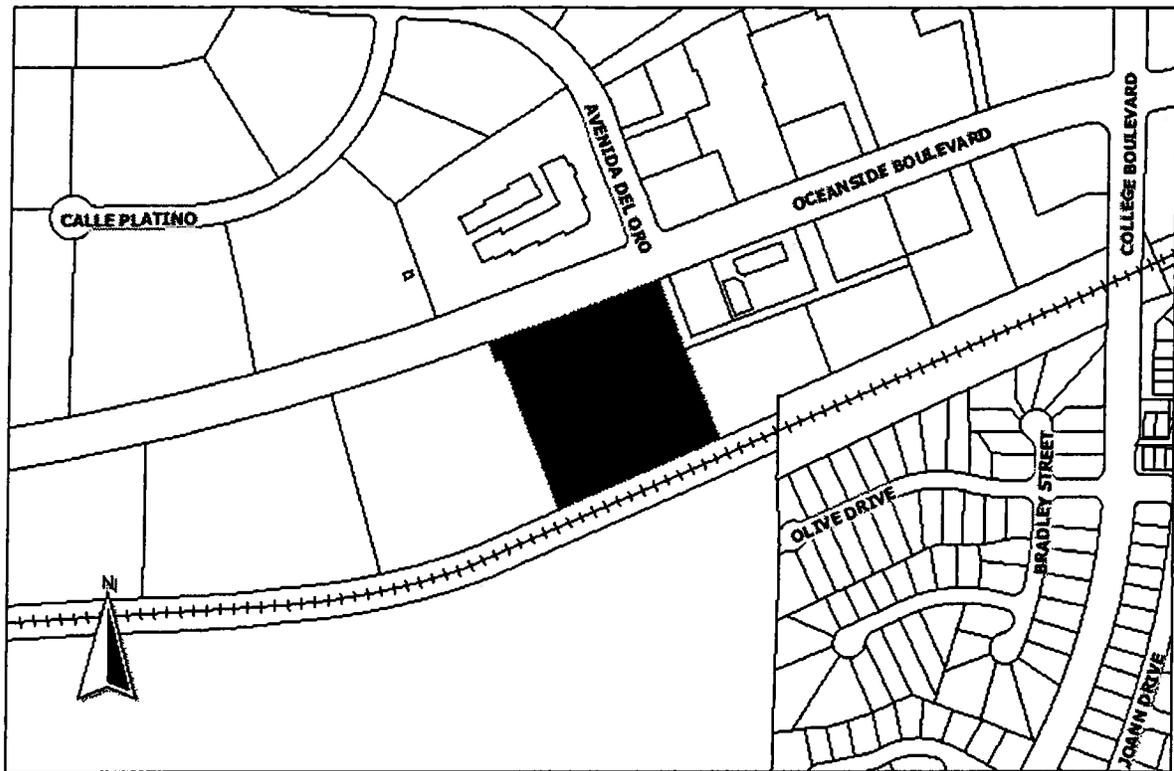
This code section sets forth the State's policy and requirements regarding the overconcentration of residential care facilities. It defines overconcentration as "facilities which are separated by a distance of 300 feet or less, as measured from any point upon the outside walls of the structures housing such facilities." The law requires the Director of the Department of Social Services to deny an application for license if the proposed facility is 300 feet or less from another residential facility unless approval is obtained from the city or county in which the facility will be located. The law also requires the Department of Social Services to notify the local agency 45 days in advance of approving an application for license. The local agency may request denial based upon overconcentration.

- We have determined that the proposed facility is more than 300 feet from any other licensed residential home as defined by the Health and Safety Code. Therefore, should the referenced applicant meet other requirements for licensure, we will approve the application. Should your agency's review determine that the proposed facility is 300 feet or less from another residential facility, please notify us within 45 days.
- We have determined that the proposed facility is 300 feet or less from an existing facility. We remind you of your option to approve an exemption from the existing requirement based upon local needs and conditions. If you do not approve this exemption within 45 days, we will deny the application without further review.

Please include the above facility identifying information in any correspondence regarding this subject. If this agency does not monitor over concentration of six (6) or fewer bed facilities, please consider this an Informational notice only as Health and Safety Code, Section 1520.5 requires Community Care Licensing to notify, in writing, the city or county planning authority in which the facility will be located, of the proposed location of the facility. Thank you for your attention to this matter. If you have any questions please call (619) 767-2300.

Sincerely,


JAMES WALLACE
Local Unit Manager



File Number: C-20-07

Applicant: Unyeway, Inc.

Description:

CONDITIONAL USE PERMIT (C-20-07) for the operation of an adult day care center located at 4065 Oceanside Boulevard, Suites E, F, H, and J. The project site is zoned PD-1 (Rancho Del Oro Planned Development) and is situated within the Ivey Ranch/Rancho Del Oro Neighborhood. – UNYEWAY DAY CARE

Environmental Determination:

The project is exempt from the California Environmental Quality Act.

City of Oceanside, Planning Division
300 N. Coast Highway
Oceanside, CA 92054 (760) 435-3520

Application For Planning Commission Hearing				STAFF USE ONLY	
Planning Department (760) 435-3520 Oceanside Civic Center 300 North Coast Highway Oceanside, California 92054-2885 Please Print or Type All Information				ACCEPTED	BY
PART I - APPLICANT INFORMATION 1. APPLICANT Unyeway, Inc. Kim Elaine Metli, Executive Director				HEARING	
				2. STATUS Lessee	
3. ADDRESS 2330 Main Street, Suite E Ramona, CA 92065		4. PHONE/FAX 760-789-5960 760-789-8156		GPA MASTER/SP.PLAN ZONE CH. TENT. MAP PAR. MAP DEV. PL. C.U.P. C-20-07	
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) Carrie Louise Hancock				VARIANCE COASTAL O.H.P.A.C.	
6. ADDRESS 11440 Riverside Dr., Ste. D Lakeside, CA 92040		7. PHONE/FAX 619-562-6330 619-562-6547			
PART II - PROPERTY DESCRIPTION 8. LOCATION 4065 Oceanside Bld (Southside) Ste E, F, J, H CA 92056 Betwn: College Blvd (E) & El Camino Real (W)				9. SIZE 5,812 sq ft of Leased Space	
10. GENERAL PLAN S.1.84	11. ZONING PD1	12. LAND USE Commercial/Industrial	13. ASSESSOR'S PARCEL NUMBER 162-111-15		
PART III - PROJECT DESCRIPTION 14. GENERAL PROJECT DESCRIPTION CUP to operate a Licensed Day Care-general, utilizing existing offices & classrooms of Suites E, F, H & J at 4065 Oceanside Blvd					
15. PROPOSED GENERAL PLAN N/A	16. PROPOSED ZONING N/A	17. PROPOSED LAND USE Day Care-General	18. NO. UNITS N/A	19. DENSITY N/A	
20. BUILDING SIZE 5812 sq ft of Leased Space	21. PARKING SPACES 279 Existing	22. % LANDSCAPE 20% Existing	23. % LOT COVERAGE 35% Existing		
PART IV - ATTACHMENTS					
ALL APPLICATIONS			DEV. PLANS, C.U.P.s & TENT. MAPS		
<input checked="" type="checkbox"/> 24. DESCRIPTION/JUSTIFICATION	<input checked="" type="checkbox"/> 25. LEGAL DESCRIPTION	<input checked="" type="checkbox"/> 30. FLOOR PLANS AND ELEVATIONS			
<input checked="" type="checkbox"/> 26. 300-FT. RADIUS MAP	<input checked="" type="checkbox"/> 27. PROPERTY OWNERS' LIST	31. CONSTRUCTION SCHEDULE			
<input checked="" type="checkbox"/> 28. ENVIRONMENTAL ASSESSMENT	<input checked="" type="checkbox"/> 29. PLOT PLANS	32. OTHER			
PART V - SIGNATURES THE APPLICANT OR HIS/HER REPRESENTATIVE MUST BE PRESENT AT THE HEARING. FAILURE TO BE PRESENT MAY RESULT IN DENIAL OF THE APPLICATION.					
33. APPLICANT OR REPRESENTATIVE (Print): Carrie Hancock for Unyeway Inc		34. DATE 5/14/07			
Sign: <i>[Signature]</i> for Unyeway, Inc.		37. OWNER (Print) MAS INVESTORS L.P.		38. DATE 5-16-07	
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.		Sign: by Stevan Josepho & Trust dated 12/10/96 <i>[Signature]</i> Co-Trustee			
35. APPLICANT (Print): Kim Metli for Unyeway Inc.		36. DATE 5/15/07		39. OWNER (Print): Sign:	
Sign: <i>[Signature]</i> Kim Metli for Unyeway, Inc.					

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Planning Department

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Project Description and Management Plan:

**Unyeway, Inc.: Day Care - General,
Conditional Used Permit Application**

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Location

Unyeway, Inc. is applying for a Conditional Use Permit to operate a Licensed Adult Daycare (Day Care – General) at 4065 Oceanside Boulevard, Suites E, F, H, & J Oceanside, CA. 92056, located in the Rancho Del Oro Commerce Center. The suites to be leased are equipped with fire sprinklers throughout. The building is located on the south-side of Oceanside Blvd, west of College Boulevard and east of El Camino Real. Unyeway, Inc. intends to lease four suites, which will total 5,812 square feet. The site is zoned PD-1 (Planned Development 1 – Rancho Del Oro Special Plan, S-1-84).

Services Provided

Unyeway, Inc. intends to provide Adult Daycare service for up to 90 people, over 18 years of age, who have a developmental disability. Included in the floor plan for the Adult Daycare are classrooms for assisting people in learning to become more independent in the areas of activities of daily living and self-care skills. Also included on the floor plans are restrooms, a wheelchair accessible shower, a laundry room, a storage area, a lobby, and two offices. The shower and laundry room (shown on the floor plans) will be installed by the building's owner following receipt of the Conditional Use Permit to operate an Day Care – General. The suites being leased are ADA compliant. Unyeway's Adult Daycare will operate Monday through Friday, 8:30 a.m. to 3:30 p.m. Staff hours will be 8:00 a.m. to 4:00p.m. Monday through Friday.

Experience

Unyeway, Inc. currently provides Adult Daycare services in Lakeside, California to 224 people with developmental disabilities. Our Lakeside Adult Daycare (usually referred to as a day program or program) has operated out of our Lakeside location since 1990. Unyeway, Inc. also provides community employment services, for people with developmental disabilities in the East County, with offices located in Ramona and Santee. People who attend an Adult Daycare have some form of developmental disability (Down's Syndrome, Autism, Mild - Profound Mental Retardation, etc...) that requires staff supervision and continuing training. Unyeway, Inc. has been operating in East County since 1977, initially as a MAAC Project. In 1983, Unyeway, Inc. became an independent California non-profit corporation.

Need for Service

In September 2006, Unyeway, Inc. answered a Request for Proposal (RFP), put out by the State of California Department of Developmental Services, through the San Diego Regional Center. The RFP's stated purpose was to open a Licensed Adult Daycare in the North County Coastal area (preferably Oceanside) to address the overwhelming need for Adult Daycare services for people with developmental disabilities in this regional area. The community of Oceanside would benefit from an Adult Daycare Program to address the needs of its most vulnerable citizens.

After leaving school (mandated at age 22), people with developmental disabilities, who are not able to be employed, are entitled to attend an Adult Daycare. Currently, there are few available options for the citizens of Oceanside who have developmental disabilities. Only one Licensed Adult Daycare program exists in Oceanside and that Adult Daycare is fully occupied and has a waiting list.

Please Note - The Adult Daycare Program is different from an Adult Day Health Care facility. An Adult Day Health Care facility, funded by the federal government, generally specializes in assisting people who are elderly or mentally ill, and who require medical monitoring and care. On the other hand, an Adult Daycare Program (which is the type of program provided by Unyeway, Inc.) provides activities such as daily living training, self-care training, and other training to increase the independence of people with developmental disabilities, while providing supervision. The Adult Daycare Programs are funded by the State of California Department of Developmental Services, through the San Diego Regional Center. Unyeway, Adult Daycare programs are licensed by the State of California Community Care Licensing, in a manner similar to a licensed daycare facility for children.

Unyeway, Inc. was selected, through the RFP process, to open a new branch of our Adult Daycare Program services in the North County Coastal area. We were encouraged by the San Diego Regional Center to open our program in Oceanside, due to the excessive need in Oceanside's region. The building located at 4065 Oceanside Boulevard is very similar to our facility located in Lakeside, both being located in commercial/industrial centers with retail and light industrial businesses within the complex. The building appears to be an excellent fit for our needs.

Landscaping

The Rancho Del Oro Commerce Center is currently landscaped with scrubs, ground cover, plants and trees. The grounds maintenance is the responsibility of the owner of the Rancho Del Oro Commerce Center, Jean Josepho of MAJ Investors.

Parking and Traffic

Unyeway, Inc. will be located in the Rancho Del Oro Commerce Center. This center has 279 parking spaces total. Seventeen spaces are specifically assigned to our Adult Daycare. Additional parking within the center will be accessible by utilizing the available, unassigned parking within the complex. The assigned parking is allotted by the owner based upon 1 space per each 320 square feet leased. Spaces not assigned are available on an as needed basis.

Unyeway, Inc. will employ a maximum of 32 staff when the program has grown to its maximum attendance capacity of 90 people with developmental disabilities. The people with developmental disabilities who attend our Adult Daycare programs do not drive their own vehicles due to their disabilities. The nature of their disabilities precludes them from getting a driver's license. Unyeway, Inc. conducted a parking survey, from May 7, 2007 through May 11, 2007, to ensure that adequate parking would be available. The survey revealed that there are 279 parking spaces within the Rancho Del Oro Commerce Center. The survey also revealed that, at 8:00 a.m. and 12:00 p.m. (noon), between 176 spaces (63%) and 232 spaces (83%) were unoccupied and available. Since our Adult Day Program requires only 32 spaces, the location at Rancho Del Oro Commerce Center more than meets our parking needs. Our staffing estimate of 32 employees is based on the maximum 1:3 ratio provided by the Adult Daycare Program of 1 staff person to every 3 people with disabilities (30 staff), plus two managers.

The people who attend our program will arrive between the hours of 8:30a.m.- 9:15a.m., and depart between the hours of 2:45 p.m. – 3:30 p.m. The people who attend our Oceanside Adult Daycare will generally arrive in one of four ways. First, Unyeway, Inc. Adult Daycares provide door-to-door transportation to and from our Adult Daycare Program. Second, there is a company several buildings over within the same complex at 4059 Oceanside Boulevard, *Partnerships with Industries (PWI)*, which employs many people with developmental disabilities in their workshop. People with disabilities who work for *PWI* take door-to-door transportation by a private transportation company. This private transportation company specializes in transportation for people with developmental disabilities, and is funded by the San Diego Regional Center. The majority of people who attend our program are likely to share this private door-to-door transportation, creating no new traffic or parking demands at this location. Third, occasionally a parent, family member, or residential provider of a person who attends our Adult Daycare program, may choose to drop-off or pick-up a person at the daycare. Fourth, a person who attends our Adult Daycare may live independently in the community or with a paid roommate, they may in that case, arrive at the Daycare via public transportation. There are public bus stops within walking distance of the 4065 Oceanside

Boulevard building. Again, none of the people who attend our Adult Day Care Program have driver's licenses. The people who attend our program will be dropped off and picked up at the Day Care Program. There will be no parking demands beyond the employees of the Day Care Program and occasional visitors.

Security

Unyeway, Inc. is a Day Care program for Adults with developmental disabilities who require supervision, training, and care to increase their level of independence. All visitors will be directed to sign in at the front office. All employees of the facility have fingerprint print and criminal background clearance issues by the State of California. All staff are trained in accordance with California Community Care Licensing Regulations and the State of California's Department of Developmental Services. People who attend the Adult Day Care Program are under direct supervision at all times. The Adult Daycare Program is open from 8:00 a.m. to 4:00 p.m. Monday through Friday. We are closed nights, weekends, and most major holidays. Following the receipt of a conditional use permit to operate a Day Care - General, a security alarm will be installed to provide 24 monitoring. Currently, Tri-City Patrol monitors the Rancho Del Oro Commerce Center at 4065 Oceanside Blvd. Oceanside, CA. 92056.

Regarding Other Locations

Dear Sally,

In September 2006, Unyeway, Inc. answered a Request for Proposal (RFP), put out by the State of California Department of Developmental Services, through the San Diego Regional Center. The RFP's stated purpose was to open a Licensed Adult Day Care in the North County Coastal area (preferably Oceanside) to address the overwhelming need for Adult Day Care services for people with developmental disabilities in this regional area. Currently, people with developmental disabilities and their families who live in Oceanside, California only have one choice of licensed adult day care programs. That program is full at this time.

The RFP's goal was to have a program operating within 6 months, but due to the permit process required by the City of Oceanside, the San Diego Regional Center was willing to push back the deadline for the RFP, due to the need for quality adult day care options in the Oceanside area. It is important for people with developmental disabilities and their families to have choice regarding the location and quality of program services that they receive. While agencies do not directly compete with one another, each program's quality of services increases when people with developmental disabilities and their families have choices as to the quality and types of services offered. Since the City of Oceanside only has one Adult Day Care Program option, which has no openings, there are no choices available to the citizens of Oceanside and their families. Unyeway, Inc. was selected as the best respondent to fill the need for a good quality program option in the Oceanside region and has a reputation for providing good quality services.

Unyeway, Inc. utilized Adam Molnar, Senior Vice President and Partner of Coldwell Banker Commercial, to locate suitable existing buildings, which met all of the physical requirements of an adult day care program according to the State of California Community Care Licensing.

Adam was able to find only two options in the region. One was the building located at 4065 Oceanside Suites E, F, J, H. Oceanside, CA. 92056. The other site was located immediately adjacent to this location at 4095 Oceanside, Blvd., Oceanside, CA. 92056.

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We commissioned a due diligence report from Patrick R. Richardson, AICP for these locations and the report indicated that these locations were permitted and appropriate for our use.

It is my understanding that the owner of the building located at 4095 Oceanside Blvd. was not willing to wait for the CUP process to be completed for our usage. On the other hand the owner of the building at 4065 Oceanside Suites E, F, J, H. Oceanside, CA. 92056, is extremely supportive of our Adult Day Care Program. The location at 4065 Oceanside Blvd, fortunately meets all of our needs and requirements perfectly, the owner is wonderfully supportive of our Adult Day Care Program Projects, and it is so similar to our other location in Lakeside that we are confident this location will be an excellent fit for years to come. One of the many key factors that make a location appropriate is our ability to access public transportation. The 4065 Oceanside Blvd building is located within walking distance of essentially a transportation hub, including many bus routes and soon the sprinter. We encourage all of our staff and consumers who are able to utilize public transportation and to car pool. The location at 4065 Oceanside, Blvd Suites E, F, H, J Oceanside, CA. is the only viable option at this time. Fortunately, it is ideally located and suited for our needs and the needs of the community.

Sincerely,

Carrie L. Hancock, Director

Unyeway, Inc.

Regarding Outdoor Space

Dear Sally,

Attached you will find a site plan for our Licensed Adult Day Care in Lakeside California. We have operated our Licensed Adult Day Care out of this site since 1993. I have attached a copy of our License for this Lakeside location. As you can see by the site plan, our facility in Lakeside, California is located in a mixed-use (light industrial and retail) complex, which is very similar to the complex located at 4065 Oceanside Blvd, Suite E, F, H, and J, Oceanside CA. 92056.

As you can see by the site plan there is no outdoor space at the complex that we have operated from successfully since 1993. Outdoor space is not required for Adult Day Care Facilities. I have attached the only Community Care Licensing regulation that speaks to Outdoor Space for Adult Day Care Programs. This regulation gives standards, ***IF*** a program has outdoor space. Most ***Adult Only*** Day Care programs do not have outdoor space, unless they also provide child or adolescent day care. Unyeway Inc. only provides Adult Day Care Programs, we do not provide services for children or adolescents.

Adult programs are encouraged to provide instruction and recreation in natural settings. An example of this may be that a staff and a person or persons with developmental disabilities may go and purchase lunch at a restaurant or shop at a store, "natural activities for adults in natural settings". Activities outside of the facility are meant to build natural skills, community supports, and build independence. If a person with a developmental disability is interested in exercise, then we work on finding a gym or adult education classes for them to participate in. Most of what we teach is appropriate daily living skills and independent living skills, which can be accomplished within the facility itself.

I hope this information helps to you to understand more about the Adult Day Care Programs. Please feel free to contact me if you need additional information. Outdoor space for Unyeway, Inc., which only provides services to adults with developmental disabilities, is not a consideration.

Sincerely,

Carrie L. Hancock, Director
Unyeway, Inc.

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ADDITIONAL GENERAL NOTES:

- ALL PROPERTY LINES, EXISTING AND PROPOSED, ARE SHOWN ON THIS SITE PLAN.
- EXISTING TO REMAIN FACILITY SHALL HAVE A SERVICE WITHIN THEIR SYSTEM THAT IS IDENTIFIED BY A NUMBERED CIRCLE ON THIS PLAN.
- ALL BUILDING FOOTPRINTS SHALL BE IDENTIFIED BY A NUMBERED CIRCLE ON THIS PLAN.
- NO CHANGING PERMITS IS REQUIRED FOR THIS PROJECT.
- SEWERAGE WATER SHALL DRAIN AWAY FROM THE PROJECT.
- REGULATIONS.

WORK TO BE DONE:

- PRINT & HAVE SIGNED COPY RETURNED TO PROJECT MANAGER.
- CONTRACT & NEW PERMITS.
- CONTRACT & NEW PERMITS.

LOT AREA	TOTAL AREA
11,894.2	21,361
BUILD A	BUILD C
11.4	B.2
2,548	5,312
1/2000	1/2000
160	160

LOT AREA	TOTAL AREA
14,772.8	21,361
BUILD B	BUILD C
11.4	B.2
2,548	5,312
1/2000	1/2000
160	160

NOTE TO BE DONE:

- PRINT & HAVE SIGNED COPY RETURNED TO PROJECT MANAGER.
- CONTRACT & NEW PERMITS.
- CONTRACT & NEW PERMITS.

AREA OF IMPROVEMENT

EL NOPAL (PRIVATE STREET)

UNIVERSITY

COPY

CORRAL

BIKEWAY

LOT AREA	TOTAL AREA
11,894.2	21,361
BUILD A	BUILD C
11.4	B.2
2,548	5,312
1/2000	1/2000
160	160

WORK TO BE DONE:

- PRINT & HAVE SIGNED COPY RETURNED TO PROJECT MANAGER.
- CONTRACT & NEW PERMITS.
- CONTRACT & NEW PERMITS.

AREA OF IMPROVEMENT

EL NOPAL (PRIVATE STREET)

UNIVERSITY

COPY

CORRAL

BIKEWAY

LOT AREA	TOTAL AREA
11,894.2	21,361
BUILD A	BUILD C
11.4	B.2
2,548	5,312
1/2000	1/2000
160	160

WORK TO BE DONE:

- PRINT & HAVE SIGNED COPY RETURNED TO PROJECT MANAGER.
- CONTRACT & NEW PERMITS.
- CONTRACT & NEW PERMITS.

AREA OF IMPROVEMENT

EL NOPAL (PRIVATE STREET)

UNIVERSITY

COPY

CORRAL

BIKEWAY

LOT AREA	TOTAL AREA
11,894.2	21,361
BUILD A	BUILD C
11.4	B.2
2,548	5,312
1/2000	1/2000
160	160

WORK TO BE DONE:

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AREA OF IMPROVEMENT

EL NOPAL (PRIVATE STREET)



State of California
Department of Social Services

Facility Number: 370808372
Effective Date: 12/06/93 Total Capacity: 224

In accordance with applicable provisions of the Health and Safety Code of California, and its rules and regulations; the Department of Social Services hereby issues **CAPACITY CHANGE EFFECTIVE DATE: 10/01/01**

this License to

UNYEWAY, INC.

to operate and maintain a **ADULT DAY PROGRAM**

Name of Facility

UNYEWAY, INC.-ADULT DEVELOPMENT CENTER
11440 RIVERSIDE DRIVE, STE A-F
LAKESIDE CA 92040

This License is not transferable and is granted solely upon the following:

FACILITY SERVES DEVELOPMENTALLY DISABLED ADULTS, AGES 18-59; 32 OF WHOM MAY BE NON-AMBULATORY.

Client Groups Served: D.D.

Complaints regarding services provided in this facility should be directed to:

SD. CAL SC/RES DISTRICT OFFICE (619) 767-2300

Jo Frederick

Deputy Director,
Community Care Licensing Division

Authorized Representative
of Licensing Agency

04/26/01

ADULT DAY PROGRAMS REGULATIONS

- Health Related Services – Section 82075
 - At least 1 full-time staff who has certificate in Cardiopulmonary Resuscitation (CPR), in addition to First Aid, is present during operating hours
 - ADP shall notify the family/care provider and/or physician of any significant changes in the client's physical, emotional, or cognitive condition

- Automated External Defibrillators (AEDS) – Section 82075.2
 - Must comply with this section if AED is being maintained for use.

ADULT DAY PROGRAMS REGULATIONS

- Personal Services – Section 82077
 - Information and referral services shall be available to the clients and their families
 - ADP shall establish linkages with other community agencies and instructions to staff to coordinate services



ADULT DAY PROGRAMS REGULATIONS

- Planned Activities – Section 82079
 - Provide opportunities for and encourage participation in activities
 - Group interaction
 - Daily living skills, simple homemaking tasks and learning about community
 - Physical activities including games, sports and exercise unless contraindicated by the medical assessment

ADULT DAY PROGRAMS REGULATIONS

- Provide equipment and supplies
 - Equipment shall be safe and sanitary
 - A variety of games, reading materials, crafts and other materials
- Activities shall be designed to meet the client's specific needs and interests
- Activities shall be planned by administrator or direct care staff with input from clients, family, care providers, or volunteers

ADULT DAY PROGRAMS REGULATIONS

- A written plan of activities shall be consistent with the program goal
 - Ongoing process
 - Reviewed and revised as necessary
- All activities shall be supervised by direct care staff
- Schedule of activities shall be made available upon request

ADULT DAY PROGRAMS REGULATIONS

- Outdoor Activities – Section 82087.2
 - Outdoor activity space is optional
 - If space is provided:
 - Be free of hazards
 - Provide protection from traffic
 - Provide a shaded rest area for the clients



Slide From Community Care
Licensing Training Held on
4/24/07

82087.2 OUTDOOR ACTIVITY SPACE

82087.2

- (a) If outdoor activity space is provided, it shall:
 - (1) Be free of hazards.
 - (2) Provide protection from traffic.
 - (2) Provide a shaded rest area for the clients.

NOTE: Authority cited: Sections 1530 and 1530.1, Health and Safety Code. Reference: Sections 1501 and 1531, Health and Safety Code.

Legal Description:
Unyeway, Inc. – Day Care General,
4065 Oceanside Blvd. Ste E, F, H, & J
Oceanside, CA. 92056

Lot 15 of Parcel Map 12543 recorded in the City of Oceanside, County of San Diego.

RECEIVED
MAY 16 2007
Planning Department

RECEIVED
MAY 16 2007
Planning Department

LEGAL DESCRIPTION

Real property in the City of Oceanside, County of San Diego, State of California, described as follows:

PARCEL 1:

THOSE PORTIONS OF PARCEL A AND B OF PARCEL MAP 12543, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON JANUARY 28, 1983 AS FILE NO. 83-030677 OF OFFICIAL RECORDS, LYING WESTERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING ON THE NORTHERLY LINE OF SAID PARCEL MAP LYING DISTANT THEREON SOUTH 69° 13' 47" WEST, 518.00 FEET FROM NORTHEAST CORNER OF SAID PARCEL MAP; THENCE SOUTH 20° 46' 13" EAST, 60.00 FEET; THENCE NORTH 69° 13' 47" EAST, 17.00 FEET; THENCE SOUTH 20° 46' 13" EAST, 471.53 FEET TO THE SOUTHERLY LINE OF SAID MAP.

PARCEL 2:

AN ACCESS EASEMENT 40.00 FEET IN WIDTH OVER THAT PORTION OF PARCEL A OF PARCEL MAP 12543, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON JANUARY 27, 1983 AS FILE NO. 83-030677 OF OFFICIAL RECORDS, AND ALSO OVER THAT PORTION OF PARCEL 3 OF PARCEL MAP 6270, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, ON AUGUST 18, 1977 AS FILE NO. 77-338846 OF OFFICIAL RECORDS, THE CENTER LINE OF SAID EASEMENT BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL A OF PARCEL MAP 12543, ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF OCEANSIDE BLVD.; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL A, SAID LINE ALSO BEING THE EASTERLY LINE OF SAID PARCEL 3 SOUTH 15° 27' 52" EAST, 300.00 FEET TO THE POINT OF TERMINUS. THE SIDELINES OF SAID 40.00 FOOT EASEMENT ARE TO BE SHORTENED OR LENGTHENED SO AS TO BEGIN AT A 6052 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, A RADIAL TO THE POINT OF BEGINNING BEARS SOUTH 18° 01' 53" EAST.

PARCEL 3:

A PERPETUAL AND NON-EXCLUSIVE SURFACE EASEMENT FOR DRIVEWAY OVER THAT PORTION OF PARCEL B OF PARCEL MAP NO. 12543, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JANUARY 27, 1983 AS FILE NO. 83-030677 OF OFFICIAL RECORDS, DESCRIBED ON EXHIBIT C TO THE DECLARATION OF RESTRICTIONS, RESERVATION AND GRANT OF EASEMENTS AND MAINTENANCE AGREEMENT RECORDED JULY 10, 1989 AS FILE NO. 89-362465 AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY LINE OF PARCEL "B" OF PARCEL MAP NO. 12543, RECORDED JANUARY 23, 1983 IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS FILE NO. 83-030677, SAID POINT ALSO BEING ON THE SOUTHERLY LINE OF

OCEANSIDE BOULEVARD AND BEARING $69^{\circ} 13' 47''$ WEST, 518.00 FEET FROM THE NORTHEAST CORNER OF SAID PARCEL "B"; THENCE SOUTH $200 46' 13''$ EAST, 60.00 FEET; THENCE NORTH $69^{\circ} 13' 47''$ EAST, 17.00 FEET; THENCE SOUTH $20^{\circ} 46' 13''$ EAST, 396.85 FEET; THENCE NORTH $62^{\circ} 05' 40''$ EAST, 26.20 FEET; THENCE NORTH $20^{\circ} 46' 13''$ WEST, 393.60 FEET; THENCE NORTH $69^{\circ} 13' 47''$ EAST, 17.00 FEET; THENCE NORTH $20^{\circ} 46' 13''$ WEST, 60.00 FEET TO THE NORTHERLY LINE OF SAID PARCEL "B"; THENCE, ALONG SAID NORTHERLY LINE SOUTH $69^{\circ} 13' 47''$ WEST, 60.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN SAID NORTHERLY LINE OF PARCEL "B" OF SAID PARCEL MAP 12543, DISTANT THEREON, SOUTH $69^{\circ} 13' 47''$ WEST, 488.00 FEET FROM THE NORTHEAST CORNER THEREOF, BEING A POINT OF CUSP WITH A 5.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY, A RADIAL LINE TO SAID POINT BEARS NORTH $20^{\circ} 46' 13''$ WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF $90^{\circ} 00' 00''$, A DISTANCE 7.85 FEET; THENCE SOUTH $20^{\circ} 46' 13''$ EAST, 24.00 FEET TO THE BEGINNING OF A TANGENT 5.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $180^{\circ} 00' 00''$, A DISTANCE OF 15.71 FEET; THENCE TANGENT TO SAID CURVE, NORTH $20^{\circ} 46' 13''$ WEST, 24.00 FEET TO THE BEGINNING OF A TANGENT 5.00 FOOT RADIUS CURVE, CONCAVE SOUTHEASTERLY; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ} 00' 00''$, A DISTANCE OF 7.85 FEET TO THE POINT OF BEGINNING.

APN: 162-111-15-00



NOTICE OF EXEMPTION

City of Oceanside, California

Post Date: 10/23/2007
Removal: 04/23/2008
(180 days)

1. **APPLICANT:** Unyeway, Inc.
2. **ADDRESS:** 2330 Main Street, Suite E, Ramona, CA 92065
3. **PHONE NUMBER:** (760) 789-5960
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Sally Schiffman
6. **PROJECT TITLE:** Unyeway Day Care (C-20-07)
7. **DESCRIPTION:** To obtain a Conditional Use Permit to establish and operate an adult day care center located at 4065 Oceanside Boulevard, Suites E, F, H, and J.

ADMINISTRATIVE DETERMINATION: Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Therefore, the Environmental Coordinator has determined that further environmental evaluation is not required because:

- The project is categorically exempt, Class 1, Existing Facilities (Section 15301); or,
- "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,
- The project is statutorily exempt, Section , <name> (Sections 15260-15277); or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).

Sally Schiffman, Planner II

Date: October 23, 2007

cc: Project file Counter file Library
Posting: County Clerk \$50.00 Admin. Fee