AGENDA NO. 3

PLANNING COMMISSION *STAFF REPORT*

DATE: November 5, 2007 (Continued from the October 22, 2007 meeting)

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-P49 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-P49 approving Conditional Use Permit C-20-07 with findings and conditions of approval attached herein.

PREPARED BY:

Sally Schifman
Planner II

SUBMITTED BY:

Jerry Hittleman
City Planner

REVIEWED BY:
Amy Volzke, Principal Planner

JH/SS/fil

Attachments:
1. Floor/Elevation/Site Plans
2. Planning Commission Resolution No. 2007-P49
3. Comment Letters

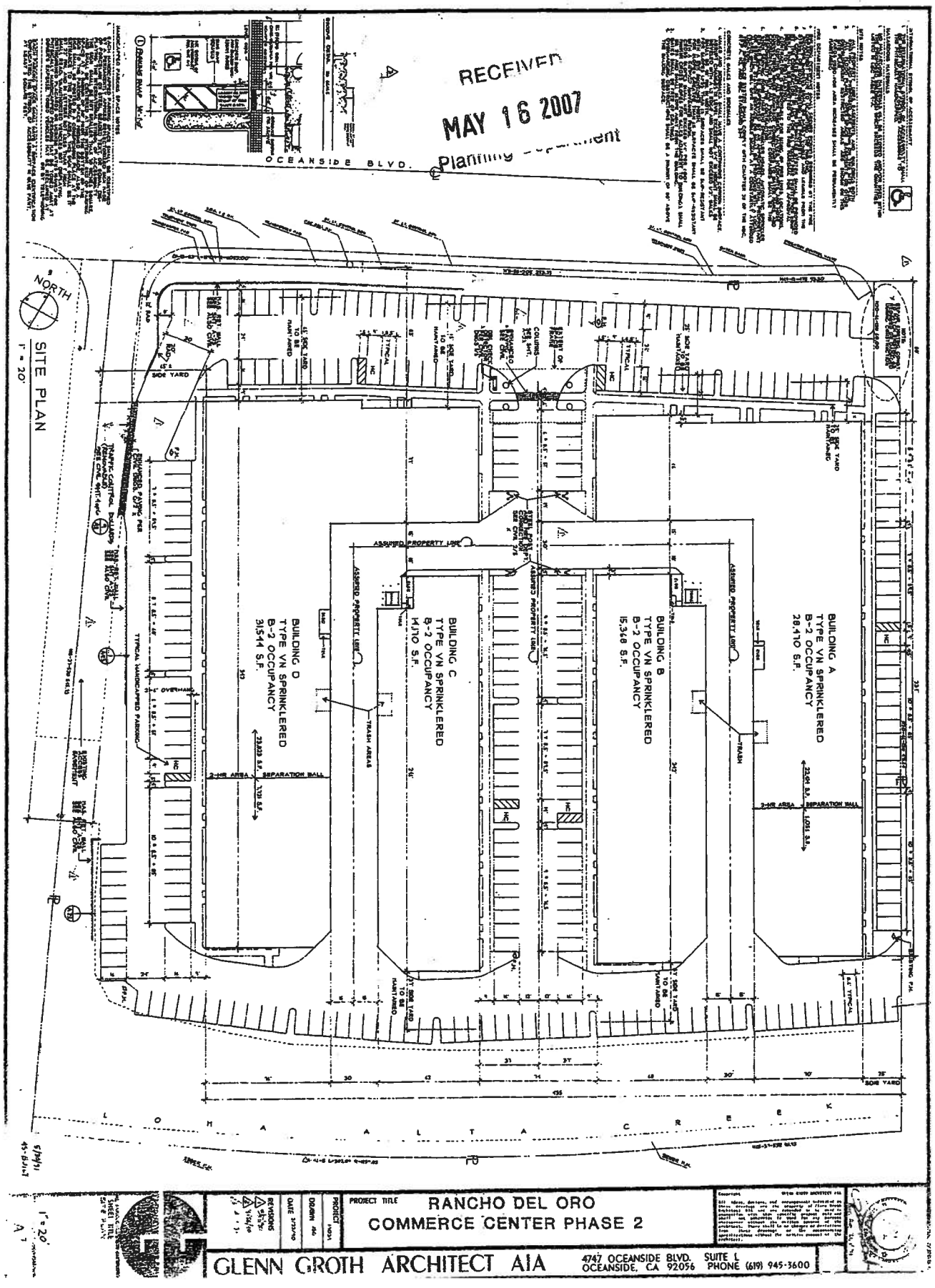
Unyeway( )c.

CUP – Day Care – General

Site Plans

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

RECEIVED
MAY 16 2007
Planning Department



Unyeway, Inc.

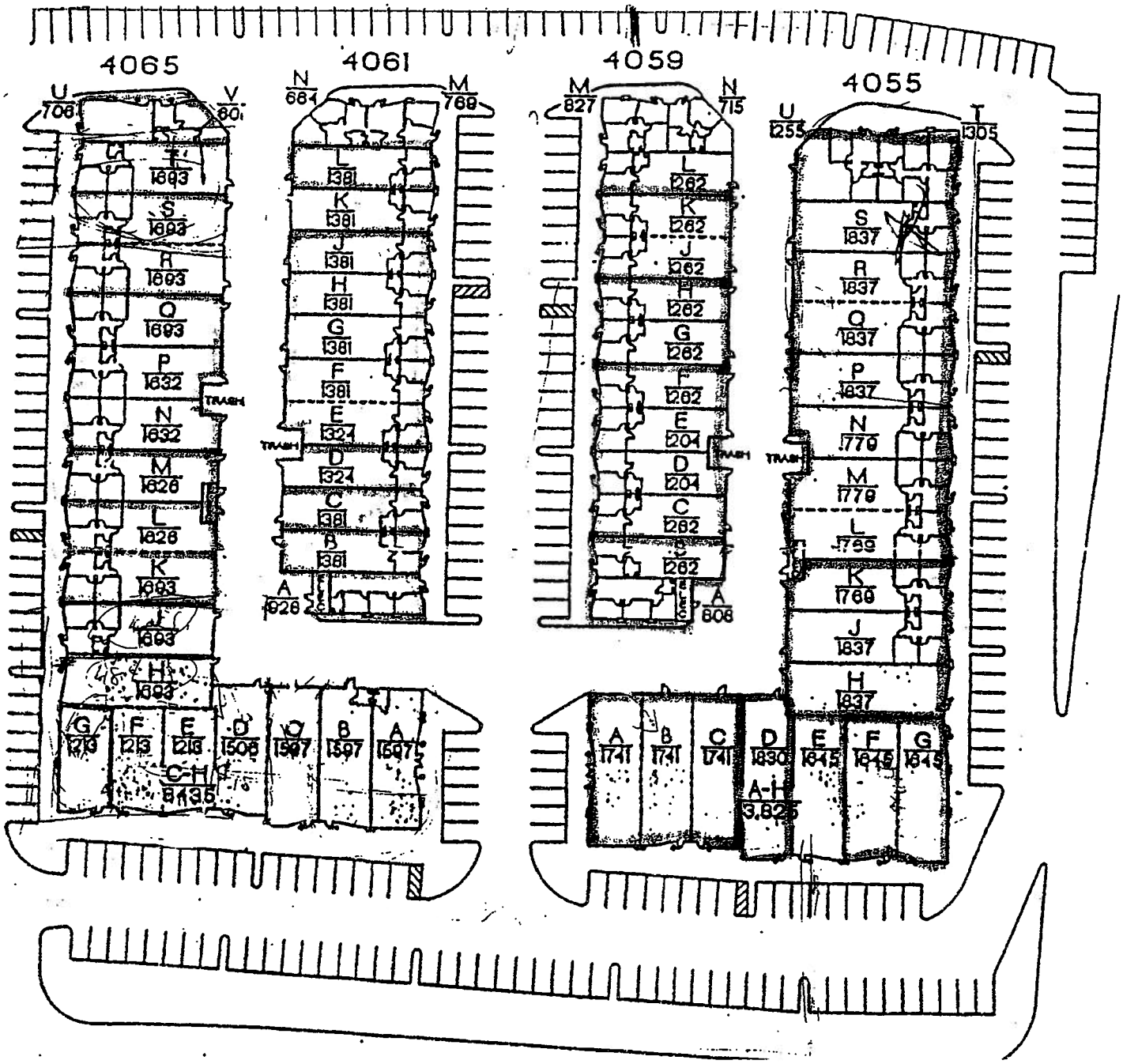
CUP – Day Care – General

Site Plans

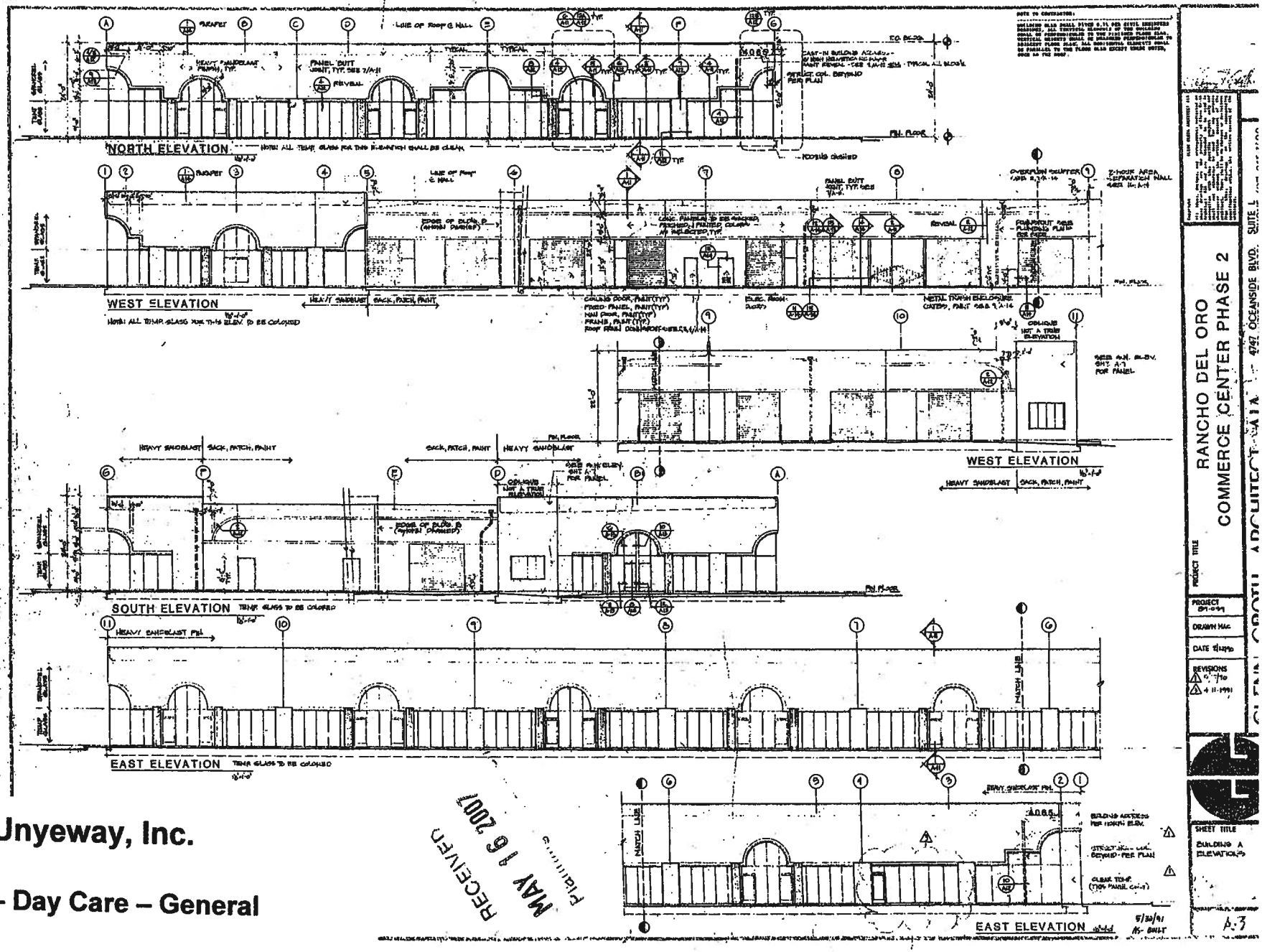
RANCHO DEL ORO COMMERCE CENTER II
4055 - 4065 OCEANSIDE BOULEVARD
OCEANSIDE, CA

RECEIVED
MAY 16 2007
Planning Department

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



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



RECEIVED
MAY 16 2007
Planning

Unyeway, Inc.

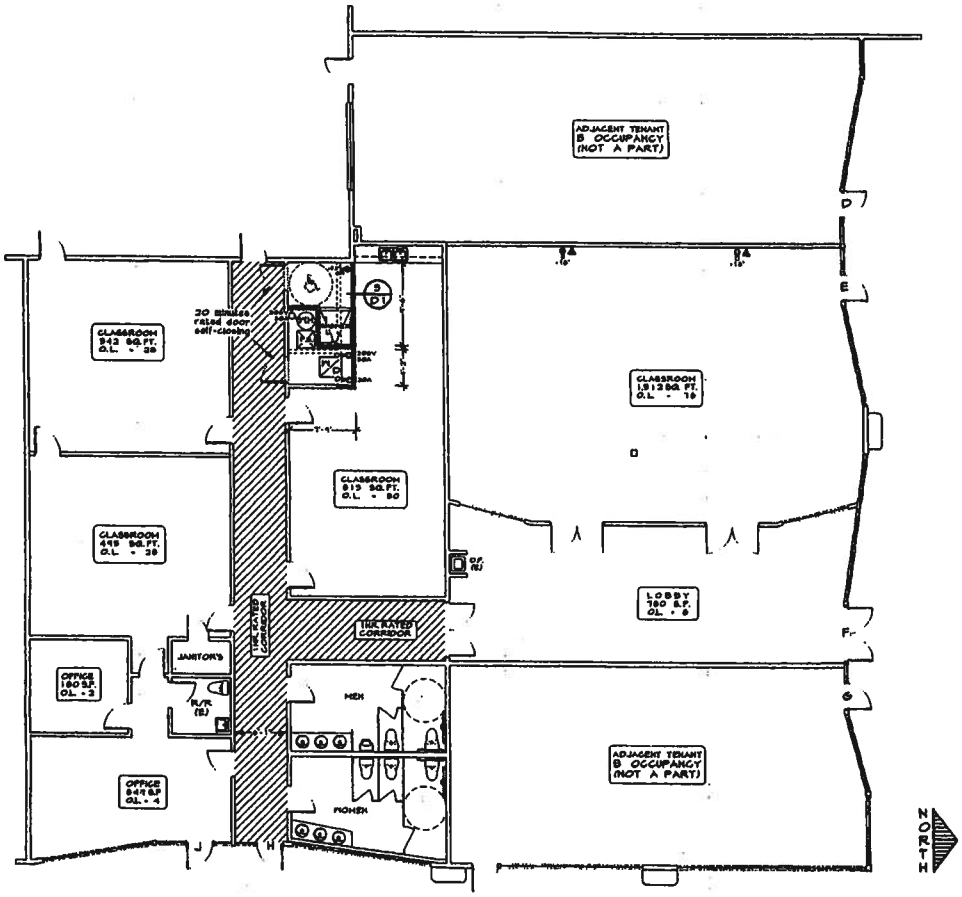
CUP – Day Care – General

Elevation Plans

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

PROPOSED FLOOR PLAN

SCALE: 1/8 - 1'-0"



RECEIVED
MAY 16 2007
Planning Department

CSI GENERAL, INC.
LICENSE # 557064

HANNA PLUMBING
LICENSE # 705790

FERGUS MECHANICAL
LICENSE # 248515

PAGAKIS ELECTRIC
LICENSE # 828129

LEGEND

- EXISTING PARTITION (TO REMAIN)
- DEMOLITION (NON BEARING WALLS)
- NEW INTERIOR PARTITION (4' HT.)
- PROPOSED OUTLET (DUPLEX)
- NEW OUTLET (DEDICATED)
- PROPOSED ELECT. DISCONNECT
- PROPOSED PHONE/DATA

ALL NEW DOORS SHALL BE MINIMUM SIZE OF 3'-0" X 6'-8" W/LEVER TYPE HARDWARE

Unyeway, Inc.

CUP – Day Care – General

Floor Plans

CSI COMMERCIAL CONTRACTORS
LIC. 557064
802 TWIN OAKS VALLEY RD.
SUITE 105
SAN MARCOS CA 92069
www.csigeneralinc.com

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

PLAN FILE #
CORRECTIONS:
1
2
DRAWN BY: MANUEL "MANNY" LOPEZ
DATE:
SCALE: AS NOTED
SHEET
A1

SHEET INDEX

LET ___ TS
ECT INFORMATION
LE ACCESS NOTES
IREMENTS NOTES
TRUCTION NOTES
NITY PLAN

SHEET ___ C1
REFLECTED CEILING PLAN
PROPOSED DUCTING PLAN
DETAILS AND NOTES

ET ___ A0
PLAN AND NOTES

SHEET ___ D1
DETAILS AND NOTES

EET ___ A1
OSED FLOOR PLAN
POWER-DATA PLAN
ILS AND NOTES

SHEET ___ D2
DETAILS AND NOTES

PROJECT INFORMATION

LDNG OWNER/AGENT
. JOSEPHO GROUP
3 SAN LUIS REY ROAD
NSIDE CA 93054-1223
) 967-4000 PHONE
)) 967-4094 FAX
ACT: JEAN A. JOSEPHO

PROJECT ADDRESS
4055 OCEANSIDE BLVD. # E,F,H,J

TENANT INFORMATION & DATA
UNYWAY INCORPORATED/ADULT DAY CARE
CARRIE HANCOCK, PHONE: 914-962-6930

SITE INFORMATION & DATA
OCCUPANCY CLASS: B, E-3
BUILDING CONST. TYPE: VN
SPRINKLERED BUILDING: YES
STORIES: ONE
PREVIOUS USE: CHURCH
PROPOSED USE: ADULT DATE CARE

PROJECT VALUATION: $ 24,488 APPROX.

IAL DESCRIPTION
OF OCEANSIDE, SAN DIEGO
TY, STATE OF CALIFORNIA
1/162-111-15

OF WORK/AFFECTED AREA
SED AREA OF WORK: 1,597 SF.

SCOPE OF WORK
NEW SHOWER ROOM, NEW ELECT. OUTLETS
REPLACE 1,456 SF OF CEILING WITH NEW
NO NEW LIGHT FIXTURES, RE-USE EXISTING

GENERAL CONSTRUCTION NOTES

GENERAL BUILDING NOTES:

1) THIS PROJECT SHALL COMPLY WITH THE 2001 EDITION OF THE CALIFORNIA BUILDING CODE (TITLE 24) WHICH ADOPTS THE 1997 UBC, 2000 UMC, 2000 UPC AND THE 2002 NEC.
2) NO HAZARDOUS MATERIALS SHALL BE USED AND / OR STORED IN EXCESS OF THOSE LISTED IN UBC, TABLES 3-D & 3-E.
3) AN APP'D NON-ABSORB. MAT'L SHALL BE USED ON ALL FLOORS & WALLS OF TOILET COMPAR-TMENTS, IF COND. IS NOT ALREADY EXIST.
4) PLANS FOR ALL FIXED FIRE PROTECTION EQUIPMENT SUCH AS STANDPIPES, SPRINKLER SYSTEMS & FIRE ALARM SYSTEMS, MUST BE SUBMITTED TO, AND APPROVED BY, FIRE PREVENTION BEFORE THIS EQUIPMENT IS INSTALLED.
5) ALL INT. FINISHES MUST COMPLY WITH CHAPTER 8 OF THE UBC. CLASS B FLAME SPREAD RATING (MIN) FOR ALL AREAS.
6) ALL EXITS ARE TO BE OPENABLE FROM INSIDE W/O THE USE OF A KEY OR SPECIAL KNOWLEDGE
7) POST SIGN ON OR ABOVE MAIN EXIT DOORS READING: "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS" NOT LESS THAN 1" IN HEIGHT AND ON A CONTRASTING BACKGROUND.
8) ALL DOORS TO BE A MIN. SIZE OF 3'-0" x 6'-8" W/ LEVER-TYPE HARDWARE FOR PASSAGE DOORS ON FLOORS ACCESS. TO THE DISABLED. (PER 2001 CBC). EXIT DOORS MUST HAVE HAVE A MIN. SWING OF 90°. MAX LEAF WIDTH IS 4'. (SEC. 1003.3)
9) COMPLIANCE OF TITLE 24 ACCESSIBILITY SHALL BE VERIFIED BY BUILDING DEPARMENT INSPECTOR.
10) ROOF MOUNTED EQUIPMENT MUST BE SCREENED AND ROOF PENETRATIONS SHOULD BE MINIMIZED.
11) NO WIRING PERMITTED ON ROOF OF BLDG. AND WIRING ON THE BLDG. EXT. REQUIRES APPROVAL BY THE BLDG. OFFICIAL (CITY POLICY).
12) ALL ROOF MOUNTED EQUIPMENT MUST BE CONCEALED FROM VIEW.
13) BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH CFC ARTICLE 87 (CFC 8701).
14) DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME - RETARDANT CONDITION.
15) AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10-B:C SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 3000 SQ.FT. OF PORTION THEREOF FOR EACH FLOOR.
16) NO STRUCTURAL WORK SHALL BE PERFORMED UNDER THIS PERMIT.
17) FIRE PROTECTION, INCLUDING FIRE APPARATUS ACCESS ROADS AND WATER SUPPLIES FOR FIRE PROTECTION, SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION. CFC 901.3, 8704.2, 8704.3
18) ADDRESS SHALL BE PROVIDED FOR ALL NEW & EXISTING BUILDINGS IN A POSITION PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. CFC. 901.4.4
19) COMPLETE PLANS AND SPECIFICATIONS FOR THE FIRE ALARM SYSTEMS; FIRE-EXTINGUISING SYSTEMS, INCLUDING AUTOMATIC SPRINKLERS AND WET AND DRY STANPIPES, HALON SYSTEMS AND OTHER SPECIAL TYPES OF AUTOMATIC FIRE - EXTINGUISING SYSTEMS; BASEMENT PIPE INLETS; AND OTHER FIRE-PROTECTION SYSTEMS AND APPURTENANCES THERETO SHALL BE SUBMITTED TO FIRE & LIFE SAFETY FOR REVIEW & APPROVAL PRIOR TO INSTALLATION. CFC 1001.3
20) ALL VALVES CONTROLLING THE WATER SUPPLY FOR AUTOMATIC SPLRINKLER SYSTEMS AND WATER FLOW SWITCHES ON ALL SPRINKLER SYSTEMS SHALL BE ELECTRICALLY MONITORED WHERE THE NUMBER OF THE SPRINKLERS IS 100 OR MORE.
21) ALARM SYSTEMS SHALL BE ELECTRCALLY MONITORED BY AN APPROVED CENTRAL, SUPERVISORY OR REMOTE STATION. SIGNALS MAY BE MONITORED AT THE BUILDING'S CENTRAL CONTROL STATION IF IT IS CONSTANTLY STAFFED. CFC 1004.1.2
22) UPON ACTIVATION OF ANY FIRE PROTECTION OR DETECTION SYSTEM, AN AUTOMATIC VOICE ALARM SHALL SOUND ON THE FLOOR WHERE ACTIVATED. CBC 403.5.2
23) AN APPROVED AUDIBLE SPRINKLER FLOW ALARM SHALL BE PROVIDED ON THE EXTERIOR OF THE BUILDING IN AN APPROVED LOCATION. AN APPROVED AUDIBLE SPRINKLER FLOW ALARM TO ALERT THE OCCUPANTS SHALL BE PROVIDED IN THE INTERIOR OF THE BUILDING IN A OCCUPIED LOCATION.
24) BACKFLOW PROTECTION IS REQUIRED AT THE MAIN WATER SERVICE
25) A PORTION OF THE CASH WRAP, MINIMUM OF 36" LONG SHALL BE ACCESSIBLE TO THE WHEELCHAIR USER AND NOT TO EXCEED 34 INCHES IN HEIGHT.

GENERAL ELECTRICAL NOTES:

1) AC CABLE IS NOT ALLOWED IN A,B,E,H AND I OCCUPANCIES. NO ROMEX ALLOWED. EQUIPMENT GROUNDCONDUCTOR IS TO BE INSTALLED IN ALL FLEXIBLE CONDUITS.
2) ALL LIGHTING AND SWITCHING TO COMPLY W/ TITLE 24 REQUIREMENTS (I.E. MULTIPLE LIGHTING CONTROLS,ETC.).
3) SWITCHES SHALL BE A MIN. 36" - MAX. 48" ABOVE FLOOR.
4) TANDEM WIRING FOR ALL ONE AND THREE LAMP LUMINAIRES.
5) ALL BALLASTS & LUMINAIRES TO BE USED SHALL BE CERTIFIED BY THE CALIFORNIA ENERGY COMMISSION.
6) ALL CIRCUIT BREAKER SWITCHED LIGHTING CIRCUITS MUST USE ONLY THE TYPE "SWD" CIRCUIT BREAKERS, IF APPLICABLE.
7) A WEATHER PROOF ELECTRICAL RECEPTACLE SHALL BE WITHIN 25 FT. OF ROOF MOUNTED EQUIPMENT.
8) ALL EXITS MUST BE LIGHTED WITH MIN. ONE FOOT CANDLE AT FLOOR LEVEL (SEC. 1003.2.9.1).
9) EXIT SIGNS & EXIT ILLUMINATION MUST HAVE TWO SOURCES OF POWER (SEC'S 1003.2.8.5 & 1003.2.9.2).

PROJECT DIRECTORY

GENERAL CONTRACTOR
C.S.I GENERAL, INC
802 TWIN OAKS VALLEY
ROAD. SUITE 105
SAN MARCOS CA. 92069
(760) 471-4588 PH
(760) 471-0149 FAX
LIC. 537064
MR. TERRY WATSON
MR. MARK WENTWORTH

ELECTRICAL CONTRACTOR
PAGAKIS ELECTRIC
158 EVVIA COURT
VISTA CA. 92083
(760) 801-1995 PHONE
(760) 806-8011 FAX
LIC. 826129
MR. CHRIS PAGAKIS

PLUMBING
HANNA PLUMBING
643 SOUTH SANTA FE RD
VISTA CA. 92083
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LIC. 705740
MR. ED NELSON

SPACE PLANNER/DESIGNER
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LIC. 537064
MR. MANNY ROMANILLO

MECHANICAL CONTRACTOR
J.A. FERGUS MECHANICAL
120 N. PACIFIC ST
SAN MARCOS CA. 92069
(760) 471-2740 PHONE
LIC. 298515
MR. SKIP FERGUS

ISABLED ACCESS REQUIREMENTS

ODELS, ADDITIONS AND REPAIRS:
EN ALTERATIONS, STRUCTURAL REPAIRS OR MODIFICATIONS OR ADDITIONS ARE MADE TO AN EXISTING BUILDING, THAT BUILDING, OR PORTION OF THE BUILDING AFFECTED IS REQUIRED TO COMPLY WITH ALL OF THE REQUIREMENTS FOR NEW BUILDINGS. SECTION 1134B.2. THESE REQUIREMENTS APPLY ONLY TO THE AREA OF SPECIFIC ALTERATION.
IR OR ADDITION AND SHALL INCLUDE: A PRIMARY ENTRANCE TO THE BUILDING AND THE PRIMARY PATH OF TRAVEL TO THE AREA IN QUESTION, AND INCLUDE THE FOLLOWING ITEMS WHICH SERVE THE AREA IN QUESTION: SANITARY FACILITIES.

ABLED ACCESS PARKING SPACES:
OMPLIANCE WITH THE REQUIRED NUMBER OF ACCESSIBLE PARKING SPACES FOR NEW FACILITIES, (OR AT EXISTING FACILITIES WHERE A CHANGE OF OCCUPANCY OCCURS). PER TABLE 11B-7, THE MINIMUM NUMBER OF SPACES IS:
OR EACH 25 SPACES UP TO 100 TOTAL SPACES AND 1 ADD'L SPACE FOR EACH 50 SPACES FOR BETW. 101 AND 200 TOTAL SPACES.
ER SECTION 1129B.1, ACCESS. SPACES SHALL BE LOCATED: ON THE SHORTEST POSSIBLE ROUTE TO AN ACCESS. ENTRANCE, ON THE SHORTEST ROUTE OF TRAVEL TO AN ACCESS. ENTRANCE OF A PARKING FACILITY.
ACES ARE TO BE DISPERSED AND LOCATED CLOSEST TO ACCESSIBLE ENTRANCES WHERE BUILDINGS HAVE MULTIPLE
CESSIBLE ... ANCES WITH ADJACENT PARKING
ER SEC ... 1, ACCESS. SINGLE SPACES SHALL BE 14'0" WIDE AND OUTLINED TO PROV. A 9'0" PARK. AREA AND A 5'0" LOADING AND UNLOADING AREA ON THE PASSENGER SIDE OF THE VEHICLE; WHEN MORE THAN ONE SPACE IS PROV. IN LIEU OF PROV. A 14'0" SPACE FOR EACH
ACE, T ... CAN BE PROV. WITHIN A 5'0" LOADING ZONE BETW. EA. 9'0" WIDE SPACE. EA. SPACE IS TO BE A MIN. OF 18'0" IN DEPTH.
T LEAS ... VERY EIGHT ACCESSIBLE SPACES MUST BE SERVED BY AN ACCESS AISLE 8'0" IN MIN. WIDTH AND DESIGNATEDS AS VAN ACCESSIBLE. PER SECTION 1129B.4.2. ALL SUCH SPACES MAY BE GROUPED ON ONE LEVEL OF A PARKING STRUCTURE.
E WOR ... PARKING" SHALL BE PAINTED ON THE GROUND WITHIN EACH LOADING AND UNLOADING ACCESS AISLE. THIS NOTICE SHALL BE PAINTED ON WHITE LETTERS NO LESS THAN 12" HIGH & LOCATED SO THAT IT IS VISIBLE TO TRAFIC ENFORMENT OFFICIALS
AMPS SH ... T ENCROACH INTO ANY ACCESSIBLE PARKING SPACE OR THE ADJACENT ACCESS AISLE (SEC. 1129B.4.5 & FIG. 11B - 18A THROUGH C)

ORS:
VERY REQUIRED PASSAGE DOOR IS REQUIRED TO HAVE A MIN. 32" CLEARANCE PER SECTION 1133B.2.3.1.
HERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" PER SECTION 1133B.2.
A LEVEL FLOOR OR LANDING IS REQ'D ON EACH SIDE OF ALL DOORS. THE FLOOR OR LANDING IS TO BE NO GREATER THAN 1/2" LOWER THAN THE DOORWAY THRESHOLD PER SECTION 1004.4.1.A
PER SECTION 1133B.2.2.4, ALL HAND-ACTIVATED DOOR OPENING HARDWARE SHALL BE CENTERED AT LEAST 30", BUT NOT MORE THAN 44" ABOVE FLOOR. LATCHING, OR LOCKING, DOORS IN A PATH OF TRAVEL ARE TO BE OPERATED W/ A SINGLE EFFORT BY LEVER TYPE HRDWR.,
NIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HRDWR. DES. TO PROV. PASSAGE W/O THE REQ'T TO GRASP THE HRDWR.
PER SECTION 1133B.2.6, THE LOWER 10" OF ALL DOORS SHALL COMPLY BY BEING SMOOTH AND UNINTERUPTED, TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST, W/OUT CREATING A TRAP OR HAZARDOUS CONDITION;
RROW FRAME DOORS MAY USE A 10" HIGH SMOOTH PANEL ON THE PUSH SIDE OF THE DOOR. AUTOMATIC OR SLIDING DOORS ARE EXCEPTED.
PER SECTION 1133B.2.5.1, THE MAXIMUM EFFORT TO OPERATE DOORS, APPLIED AT RIGHT ANGLES TO HINGED DOORS OR AT CENTER PLANE AT SLIDING DOORS WILL BE: 8.5# MAX AT EXTERIOR DOORS; 5# MAX FOR INTERIOR DOORS; 15 # WHERE FIRE DOORS ARE REQUIRED.

ITARY FACILITIES:
EXISTING SANITARY FACILITIES COMPLY WITH CURRENT DISABLED ACCESS STANDARDS. IF NOT, DIMENSIONAL AND ARCHITECTURAL DETAILS MUST BE PROVIDED TO SHOW COMPLIANCE.

TROOM FIXTURES AND ACCESSORIES:
PER CPC, ACCESS. WATER CLOSETS SHALL MEET THESE REQTS: CONTROLS SHALL BE OPERABLE WITH ONE HAND, NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST; THE CONTROLS FOR THE FLUSH VALVES SHALL BE
UNTED ON THE SIDE OF THE TOILET AREA AND BE 4
MAX. FROM FLOOR; THE FORCE TO ACTIVATE THE CONTROLS SHALL BE 5# MAX. OF FORCE.
PER SECTION 1115B.4.1 AND CPC, ACCESSIBLE LAVATORIES SHALL HAVE 30" MIN. BY 48" CLEAR SPACE PROVIDED IN FRONT FOR FORWARD APPROACH. THE CLEAR SPACE MAY INCLUDE KNEE AND TOE SPACE BENEATH THE FIXTURE.
EY SHALL BE 24" MIN. HEIGHT BY 30" WIDE BY 8" DEEP AT THE
P; 9" MIN. HEIGHT BY 30" WIDE AND 17" DEEP AT THE BOTTOM; THE COUNTER TOP SHALL BE 34" MAX. ABOVE THE FLOOR. HOT WATER PIPES AND DRAIN LINES SHALL BE INSULATED. THE FAUCET CONTROLS,
O OPERATING MECHANISM SHALL BE THE TYPE WHICH DO NOT REQUIRE
HT GRASPING, PINCHING OR TWISTING OF THE WRIST, OR HAVE AN OPERATING FORCE OF MORE THAN 5#. IF SELF-CLOSING VALVES ARE USED, THEY SHALL REMAIN OPEN FOR 10 SECONDS MIN.
PER SECTION 1115B, DOORWAYS LEADING TO SANITARY FACILITIES IDENTIFIED AS FOLLOWS: A 12" DIAMETER, 1/4" THICK CIRCLE WITH A TRIANGLE SUPERIMPOSED AT UNISEX RESTROOMS; THIS SYMBOL CENTERED ON THE DOOR AT A HEIGHT OF 60".
QUIRED BRAILLE SIGNAGE ON WALL ADJACENT
LATCH CENTERED AT 60" HEIGHT (PER SECTION 1117B.5.9).

THE DESIGNER IN RESPONSIBLE CHARGE OF THIS TENANT IMPROVEMENT PROJECT; I HAVE INSPECTED THE SITE AND DETERMINED THAT THE PARKING CONDITIONS ARE IN FULL COMPLIANCE WITH CURRENT SITE ACCESSIBILITY REQUIREMENTS TO THE EXTENT REQUIRED BY LAW. (SEE SHEET A0)

SIGNATURE: [signature] DATE: 04-08-07

THE DESIGNER IN RESPONSIBLE CHARGE OF THIS TENANT IMPROVEMENT PROJECT; I HAVE INSPECTED THE PREMISES AND DETERMINED THAT THE RESTROOMS SERVING THE AREA OF ALTERATION ARE ACCESSIBLE ACCORDING TO CURRENT REQUIREMENTS.

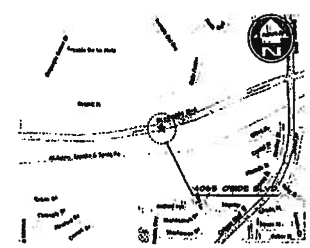
SIGNATURE: [signature] DATE: 04-08-07

E BUILDING INSPECTOR DETERMINES NON COMPLIANCE WITH ANY CURRENT ACCESSIBILITY PROVISIONS OF THE LAW, HE SHALL REQUIRE SUBMITTAL OF COMPLETE AND DETAILED PLANS TO THE PLAN REVIEW DIVISION OF THE DEVELOPMENT SERVICES DEPARTMENT FOR FURTHER REVIEW.
IS MUST CLEARLY SHOW ALL EXISTING NON-COMPLYING CONDITIONS AFFECTED BY THE REMODEL (INCLUDING SITE PLAN, FLOOR PLANS, DETAILS, ETC.) AND PROPOSED MODIFICATIONS OF DEFICIENCIES TO MEET CURRENT ACCESSIBILITY PROVISIONS.
PLANS MUST BE STAMPED BY THE FIELD INSPECTOR PRIOR TO SUBMITTAL FOR PLAN REVIEW.

PARKING ANALYSIS

AREA	Office	Use (SF)		
TOTALS	[illegible]	[illegible]	[illegible]	7,360

NO CHANGE IN USE



VICINITY PLAN

NOT TO SCALE

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11 Sets

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

PLAN FILE #
DRAWN BY: MANUEL "MANNY" LOPEZ
SCALE: AS NOTED
SHEET: TS

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DETAILS / NOTES

DISABLED ACCESSIBLE PATH-OF-TRAVEL FROM THE ACCESSIBLE PARKING SHALL BE IN FULL COMPLIANCE WITH THE STATE'S DISABLED ACCESSIBILITY REGULATIONS

INTERNATIONAL SYMBOL OF ACCESSIBILITY STALL EMBLEM

CROSS-SLOPES FOR THE PATH OF TRAVEL BETWEEN THE ACCESSIBLE SPACES AND THE "MAIN ENTRANCE" SHALL NOT EXCEED 1/4" PER FOOT

60" MIN. (TO FREE STANDING)
55" MIN. (FOR WALL MOUNTED)
TO TOP OF PARKING SURFACE

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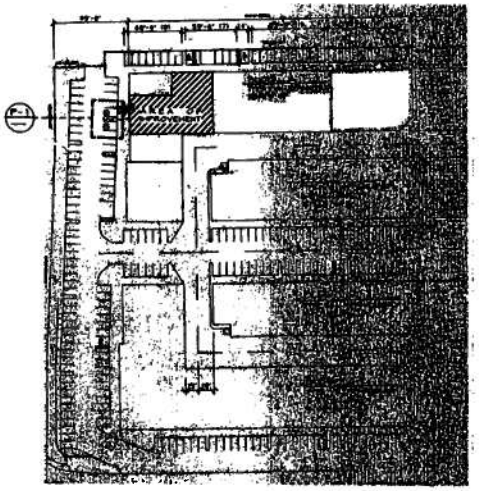
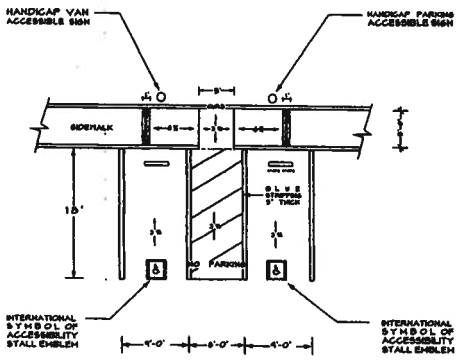
LICENSE # 557064

SITE PLAN



NORTH

DISABLED PARKING SPACE
PATH OF TRAVEL
ACCESSIBLE PRIMARY ENTRANCE



P-1 EXISTING PARKING

SCALE: 1/8" = 1'-0"

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OCEANSIDE CALIFORNIA

PLAN FILE #
CORRESPONDENCE
DRAWN BY: MANUEL "MANNY" LOPEZ
DATE
SCALE: AS NOTED
SHEET
A0

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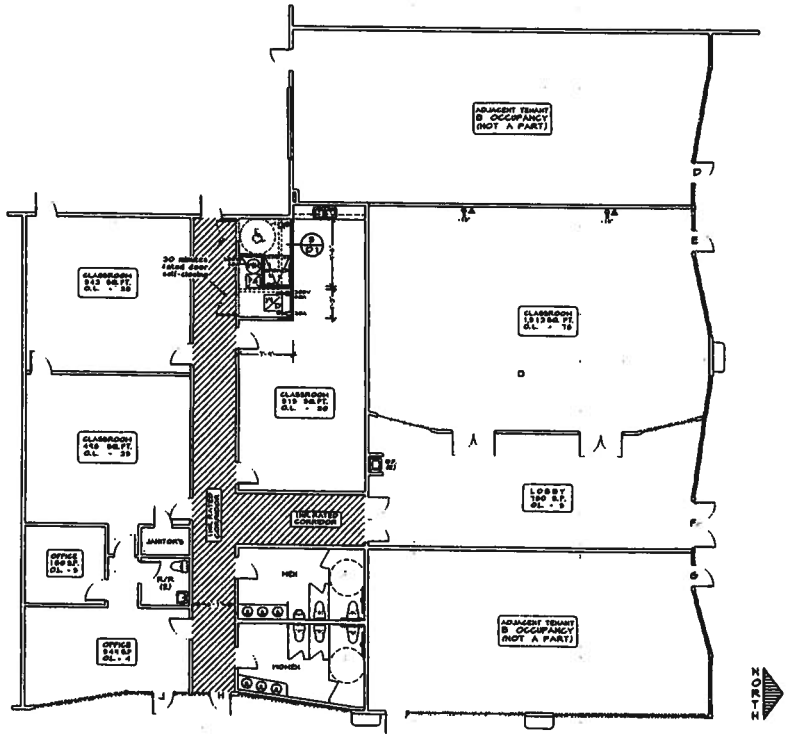
PROPOSED FLOOR PLAN

SCALE: 1/8 = 1'-0"



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LICENSE # 557064

HANNA PLUMBING
LICENSE # 708790

LEGEND

- EXISTING PARTITION (TO REMAIN)
- DEMOLITION (NON BEARING WALLS)
- NEW INTERIOR PARTITION (4" HT.)
- PROPOSED OUTLET (DUPLEX)
- NEW OUTLET (DEDICATED)
- PROPOSED ELECT. DISCONNECT
- PROPOSED PHONE/DATA

ALL NEW DOORS SHALL BE MINIMUM SIZE OF 3'-0" x 6'-8" W/LEVER TYPE HARDWARE

FERGUS MECHANICAL
LICENSE # 248919

PAGAKIS ELECTRIC
LICENSE # 828129

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PLAN FILE #
CORRECTIONS:
DRAWN BY: MANUEL "MANNY" LOPEZ
DATE:
SCALE: AS NOTED
SHEET
A1

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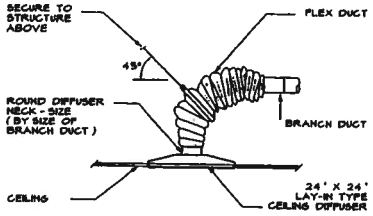
REFLECTED CEILING PLAN

SCALE: 1/8 = 1'-0"

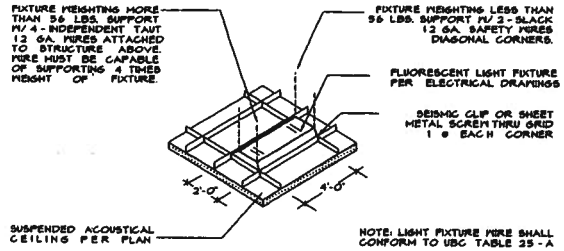


M1 — TYP. HVAC DIFFUSER

NOT TO SCALE

LEGEND

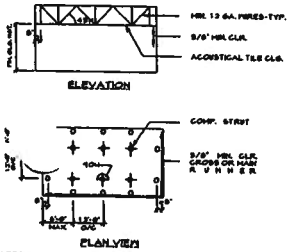
- EXIT SIGN LOCATION
- PROPOSED SPECTH (A/B)
- PROPOSED SPECTH (S MAT)
- 1'X8' TANDEM STRIP LIGHT
- RELOCATED 2' X 4' FIXTURE
- NEW RECESS CAN LIGHT
- 1' x 4' WRAP FIXTURE
- HVAC DIFFUSER (SUPPLY)
- HVAC DIFFUSER (RETURN)

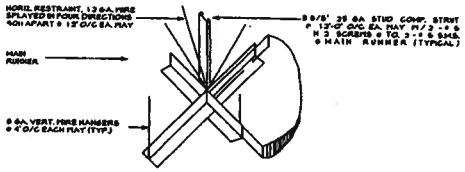


NOTE: LIGHT FIXTURE WIRE SHALL CONFORM TO UBC TABLE 25 - A

C-1 — LIGHT FIXTURE DETAIL

NOT TO SCALE





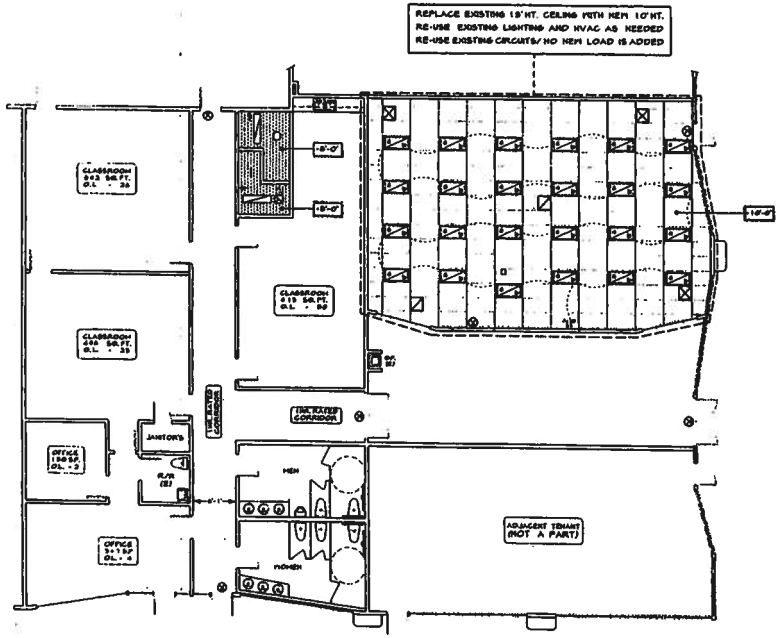
SUSPENDED CEILING SHALL COMPLY WITH UBC TABLE 25 - A

NOTES:

1) VERT. COMP. STRUT: A STRUT FASTENED TO THE MAIN RUNNER SHALL BE EXTENDED TO AND FASTENED TO THE STRUCTURAL MEMBERS SUPPORTING THE ROOF OR FLOOR ABOVE. THE STRUT SHALL BE ADEQUATE TO RESIST THE VERTICAL COMPONENTS INDUCED BY THE BRACING WIRES. INSTALL @ MAX. SPACING OF 12' O/C.
2) HORIZONTAL RESTRAINT: POINTS SHALL BE PLACED 12 FEET O/C IN BOTH DIRECTIONS WITH THE FIRST POINT WITHIN 6' FEET FROM EACH WALL ATTACHMENT ABOVE TO BE TO FRAMING MEMBERS, NOT TO PLYWOOD OR GYP. BD. ATTACHMENT SHALL BE ADEQUATE FOR THE LOAD IMPOSED.

C-2 — SUSPENDED CEILING

NOT TO SCALE



FERGUS MECHANICAL
LICENSE # 248913

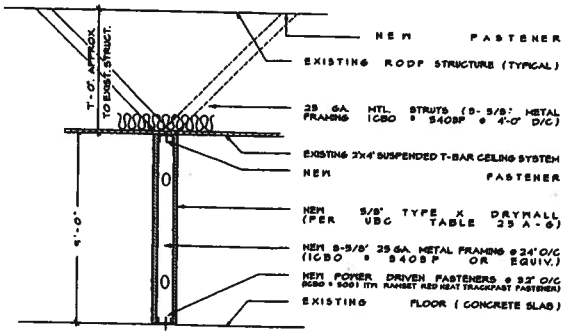
PAGAKIS ELECTRIC
LICENSE # 528134

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

PLAN FILE #
CONSULTANTS #
DRAWN BY: DANIEL "HANDY" LAPEZ
DATE:
SCALE: AS NOTED
SHEET

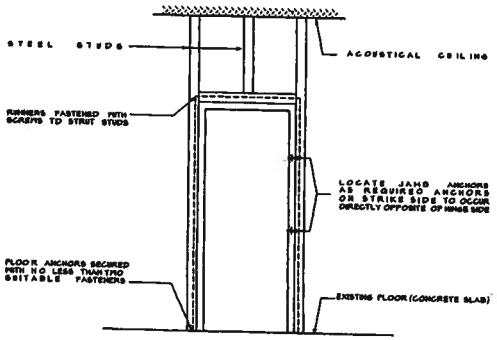
C1

DETAILS / NOTES



3 PARTITION CROSS SECTION

NOT TO SCALE



1 INTERIOR DOOR DETAIL

NOT TO SCALE

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LICENSE # 705790

NOTE:

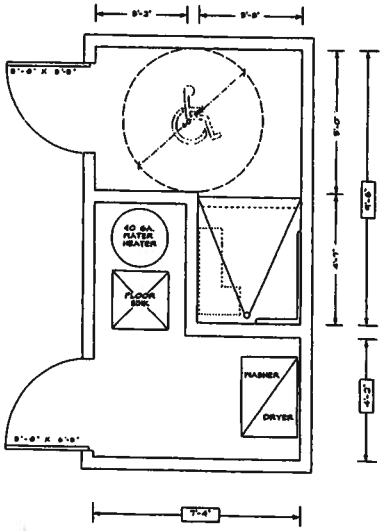
SYMBOLS ARE TO BE CENTERED ON THE DOOR 60" ABOVE THE FLOOR AND SHALL BE OF CONTRASTING BACKGROUND.

TACTILE SIGNS

NOTE:

TACTILE RESTROOM SING LOCATED ON LATCH SIDE OF DOOR, UPPER CASE, SAN SERIF LETTERS, GRADE 2 BRAILLE

RESTROOM SIGNAGE



3 SHOWER ROOM

SCALE 1/4" = 1'-0"

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OCEANSIDE CALIFORNIA

PLAN FILE:
CONSULTING:
DRAWING: MANUEL "MANNY" LOPEZ
DATE:
SCALE: AS NOTED
SHEET:
D1

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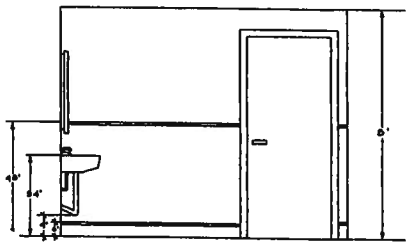
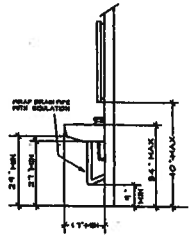
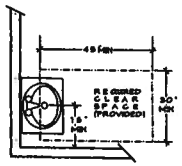






LAVATORIES

SCALE 1/2" = 1'-0"

ASSOCIATED NOTES:

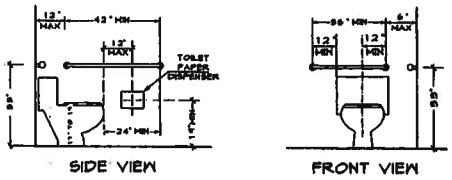
SELF - CLOSING VALVES ARE REQUIRED AT LAVATORIES UNLESS HEALTH REGULATED
WEST WATER CLOSETS (ASSOCIATED FLUSHOMETER VALVES, SHALL USE NO MORE THAN 1.6 GALLONS PER FLUSH
AND SHALL MEET PERFORMANCE STANDARDS ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE

THE SEATS IS TO BE 17" BUT 19" IN HEIGHT
THE CONTROLS FOR FLUSH VALVES SHALL BE:
MOUNTED ON THE SIDE OF THE TOILET AREA
BE 44" ABOVE THE FLOOR

GRAB BARS SHALL BE SECURELY ATTACHED 33" ABOVE THE FLOOR, AND PARALLEL
GRAB BARS AT THE SIDE SHALL BE LOCATED:
15" TO 18 1/2" (1") FROM THE CENTER LINE OF THE WATER CLOSET STOOL.
BE 42" LONG WITH THE FRONT END POSITIONED 24" IN FRONT OF THE STOOL.
TOTAL LENGTH OF BARS AT THE BACK SHALL BE 36"

THE DIAMETER, OR WIDTH, OF THE GRAB BAR GRIPPING SURFACE IS 1 1/4" BUT 1 1/2" OR
THE SHAPE SHALL PROVIDE AN EQUIVALENT GRIPPING SURFACE.
IF MOUNTED ADJACENT TO A WALL, THE SPACE BETWEEN THE WALL AND THE GRAB BAR
SHALL BE 1 1/2" BE DESIGNED TO SUPPORT 250#

WATER CLOSETS SHALL BE ULTRA LOW FLUSH 1.6 GALLONS PER FLUSH



SIDE VIEW

FRONT VIEW

WATER CLOSET

SCALE 1/2" = 1'-0"

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HANNA PLUMBING
LICENSE # 705740

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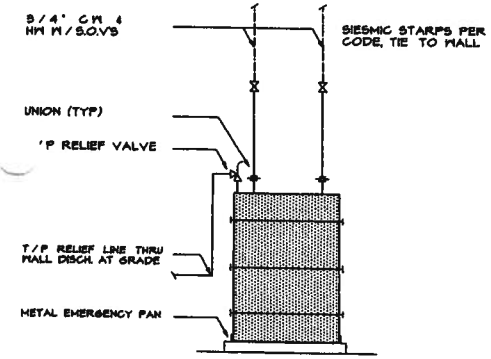


WATER HEATER DETAIL

SHOWER REQUIREMENTS:

A).- COMPARTMENTS ARE EITHER:

1) 42" IN WIDTH BETWEEN WALL SURFACES, AND 48" MINIMUM IN DEPTH (HAVING AN ENTRANCE OPENING > 42"), OR
2) > 60" IN WIDTH BETWEEN WALL SURFACES, AND 30" MINIMUM IN DEPTH (HAVING A FULL OPENING WIDTH ON THE LONG SIDE.)
AS ALTERNATE, SHOWERS 60" MINIMUM IN WIDTH MAY BE 36" MINIMUM IN DEPTH AS LONG AS THE ENTRANCE OPENING WIDTH IS A MINIMUM OF 36 INCHES.

B).- GRAB BARS COMPLY WITH CBC SECTION 1115B.6 LOCATED:

1) ON WALLS ADJACENT TO AND OPPOSITE THE SEAT.
2) MOUNTED > 33" BUT < 36" ABOVE THE SHOWER FLOOR

C).- IF A THRESHOLD OR RECESSED DROP IS USED, IT SHALL BE:

1) < 1/2" IN HEIGHT.
2) BE BEVELED OR SLOPED < 45 FROM THE HORIZONTAL.

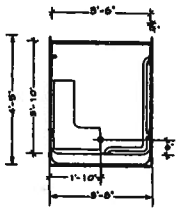
D).- THE FOLDING SEAT SHALL BE LOCATED ON THE WALL ADJACENT TO THE CONTROLS, 18" ABOVE THE FLOOR.

E).- THE SOAPDISH SHALL BE LOCATED ON THE CONTROL WALLL < 40" ABOVE THE SHOWER FLOOR.

F).- IF A SEPARATE SHOWER COMPARTMENT IS NOT PROVIDED, THE SHOWER IS BE:

1) LOCATED IN A CORNER, WITH L-SHAPED GRAB BARS EXTENDING ALONG TWO ADJACENT WALLS.
2) A FOLDING SEAT ADJACENT TO THE SHOWER CONTROLS IS TO BE PROVIDED.

G).- A FLEXIBLE HAND-HELD SHOWER UNIT IS REQUIRED WITH:
1) A HOSE > 60" LONG.
2) HEAD MOUNTED 48" ABOVE FINISHED FLOOR.



NOTE: TWO WALL-MOUNTED HEADS MAY BE INSTALLED IN LIEU OF THE HAND-HELD UNIT IN AREAS SUBJECT TO EXCESSIVE VANDALISM.

4 ADA SHOWER DETAIL

SCALE 1/8" = 1'-0"

PLAN FILE #
DRAWING #
1
2
DRAWN BY
DATE
SCALE AS NOTED
SHEET
D2

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PLANNING COMMISSION
RESOLUTION NO. 2007-P49

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

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

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

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

to establish and operate an adult day care center;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 5th day of November, 2007 to conduct a duly advertised public hearing as prescribed by law to consider said application.

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

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

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

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

////////////////

////////////////

////////////////

FINDINGS:

For the Conditional Use Permit:

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

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

Building:

1. Applicable Building Codes and Ordinances shall be based on the date of submittal for Building Department plan check.
2. The granting of approval under this action shall in no way relieve the applicant/project from compliance with all State and Local building codes.
3. Site development, parking, access into buildings and building interiors shall comply with the State's Disabled Accessibility Regulations.
4. The building plans for this project are required by State law to be prepared by a licensed architect or engineer and must be in compliance with this requirement prior to submittal for building plan review.
5. This is a change in use as defined in the California Building Code (CBC) from A3/B2 to E-3/B. Prior to Occupancy, the building must comply with all CBC requirements for the new use, and a new Certificate of Occupancy (C of O) must be issued by the Building Department. In order for a new C of O to be issued, a licensed architect or engineer must submit an analysis to the Building Department showing the status of the building with 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

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

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

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

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

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

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

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

Engineering:

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

Fire:

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.

13. Multi-tenant buildings require identification on the rear exit doors with individual suite numbers or letters.

14. Plans shall be submitted to the Fire Prevention Bureau for plan check review and approval prior to the issuance of building permits. A site plan indicting the fire access and hydrant locations must also be submitted on CD Rom.

15. Buildings shall meet Oceanside Fire Department's current codes at the time of building permit application.

Planning:

16. This Conditional Use Permit shall expire on November 5, 2009, unless implemented as required by the Zoning Ordinance or unless the Planning Commission grants a time extension.

17. This Conditional Use Permit approves only the operation of an adult day care center, servicing up to 90 people, in an existing building as shown on the plans and exhibits presented to the Planning Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Planning Division approval. Substantial deviations shall require a revision to the Conditional Use Permit or a new Conditional Use Permit.

18. The applicant, permitee or any successor-in-interest shall defend, indemnify and hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or proceeding against the City, its agents, officers, or employees to attack, set aside, void or annul an approval of the City, concerning Conditional Use Permit (C-20-07). The City will promptly notify the applicant of any such claim, action or proceeding against the City and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any such claim action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify or hold harmless the City.

19. Prior to the transfer of ownership and/or operation of the site, the owner and/or operator shall provide a written copy of the application, staff report and resolution for the project to 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.

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

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

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

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

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

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

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

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

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

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

/////////

/////////

/////////

Water Utilities:

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

PASSED AND ADOPTED Resolution No. 2007-P49 on November 5, 2007 by the following vote, to wit:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Dennis Martinek, Chairman
Oceanside Planning Commission

ATTEST:

Jerry Hittleman, Secretary

I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that this is a true and correct copy of Resolution No. 2007-P49.

Dated: November 5, 2007

ESSEX
Essex Realty Management, Inc.

RECEIVED
JUL 3 0 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

P.O. Box 2588 • San Marcos • California • 92079-2588 • Tel 760.761.4884 • Fax 760.761.4872

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

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JUL 18 2007
Planning Department

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~~JUL 12 2007~~
~~Planning Department~~

THE JOSEPHO GROUP

"Giving a home to industry since 1955"

MAJ Holdings, L.P.
MAJ Investors, L.P.
MWJ Holdings, L.P.
Ganatol Land Co., LLC

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

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JUL 18 2007
Planning Department

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 Unyeway, 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 Unyeway, Inc. currently leases from Hamann Properties in

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 10,964of 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 Uneway, 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,

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 1 8 2007
Planning Department

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JUL 8 1 2007
Planning Department

Owner of Complex & Neighboring Business Attached References

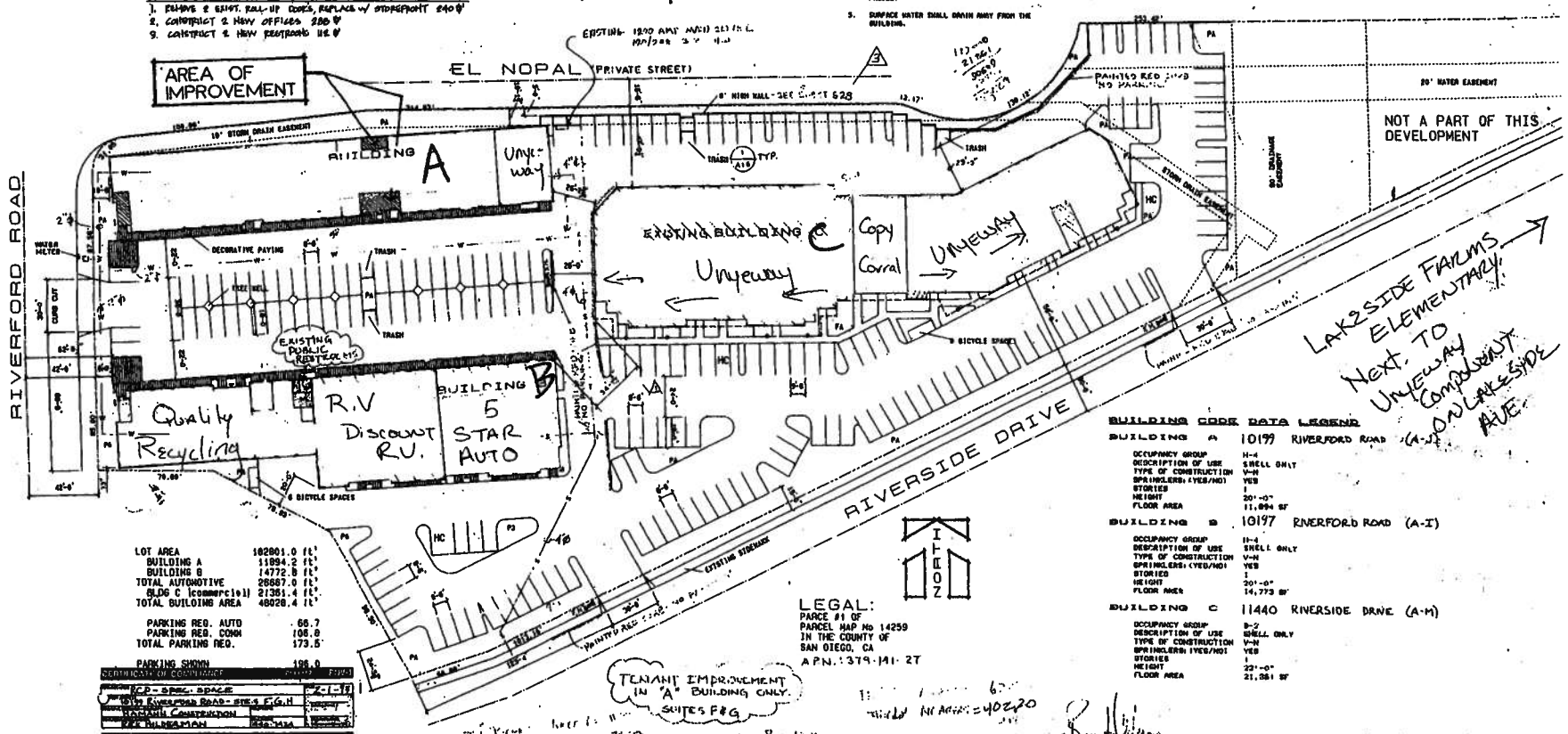
Unyeway Components

	BUILD "A"		BUILD "B"		BUILD "C"	TOTAL ft²
	H-4	B-2	H-4	B-2	B2 ALL	CLASS.
	9,346	2,548	5312	9460	21,361	ft²
	1/400	1/200	1/400	1/200	1/200	RATIO
					106	TOTAL PARKING

11,894.2 | 14,772.8 | 21,361

WORK TO BE DONE:
1. REMOVE 2 EXIST. ROLL-UP DOORS, REPLACE W/ STOREFRONT 240 ft²
2. CONSTRUCT 2 NEW OFFICES 288 ft²
3. CONSTRUCT 2 NEW RESTROOMS 112 ft²

ADDITIONAL GENERAL NOTES:
1. ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, BOTH EXISTING AND PROPOSED, ARE SHOWN ON THIS SITE PLAN
2. ENTRANCE TO PARKING FACILITY SHALL HAVE A DURABLE METAL SIGN STATING THAT UNAUTHORIZED VEHICLES PARKING IN HANDICAPPED SPACES MAY BE SUBJECT TO TOW-AWAY
3. BUILDING ENTRANCES SHALL BE IDENTIFIED BY SIGN WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE SYMBOL SHALL BE A WHITE FIGURE ON BLUE BACKGROUND
4. NO GRADING PERMIT IS REQUIRED FOR THIS PROJECT
5. SURFACE WATER SHALL DRAIN AWAY FROM THE BUILDING.



LOT AREA 102801.0 ft²
BUILDING A 11894.2 ft²
BUILDING B 14772.8 ft²
TOTAL AUTOMOTIVE 26667.0 ft²
BLDG C (commercial) 21361.4 ft²
TOTAL BUILDING AREA 48028.4 ft²

PARKING REQ. AUTO 66.7
PARKING REQ. COMM 106.8
TOTAL PARKING REQ. 173.5

PARKING SHOWN 196.0

BUILDING CODE DATA LEGEND

BUILDING A 10199 RIVERFORD ROAD (A-J)

OCCUPANCY GROUP	H-4
DESCRIPTION OF USE	SHELL ONLY
TYPE OF CONSTRUCTION	V-N
SPRINKLERS: (YES/NO)	YES
STORIES	1
HEIGHT	20'-0"
FLOOR AREA	11,894 SF

BUILDING B 10197 RIVERFORD ROAD (A-I)

OCCUPANCY GROUP	H-4
DESCRIPTION OF USE	SHELL ONLY
TYPE OF CONSTRUCTION	V-N
SPRINKLERS: (YES/NO)	YES
STORIES	1
HEIGHT	20'-0"
FLOOR AREA	14,773 SF

BUILDING C 11440 RIVERSIDE DRIVE (A-M)

OCCUPANCY GROUP	B-2
DESCRIPTION OF USE	SHELL ONLY
TYPE OF CONSTRUCTION	V-N
SPRINKLERS: (YES/NO)	YES
STORIES	1
HEIGHT	22'-0"
FLOOR AREA	21,361 SF

LEGAL:
PARCEL #1 OF
PARCEL MAP No 14259
IN THE COUNTY OF
SAN DIEGO, CA
APN.: 379-141-27

TENANT IMPROVEMENT IN "A" BUILDING ONLY. SUITES F&G

CONTRACTOR:
HAMANN CONSTRUCTION
SAME AS ABOVE
440-7424

THIS SHEET TO PROVIDE PLOT INFORMATION FOR TENANT IMPROVEMENT ONLY.

CERTIFICATE OF COMPLIANCE

RCP - SPEC. SPACE
10199 RIVERFORD ROAD - STE. F,G,H
HAMANN CONSTRUCTION
RICK HILDERMAN
440-7424

THE IMPROVEMENTS TO SUITES F&G ARE NEITHER HEATED OR COOLED. AT TIME OF TENANT OCCUPATION AND THE ADDITION OF HVAC EQUIPMENT A T-24 WILL BE PROVIDED FOR ENERGY COMPLIANCE.

HAMANN CONST.

HAMANN Property Management Owners of Complex

TENANT IMPROVEMENT

SITE PLAN
SCALE: 1" = 30'-0"

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JUL 13 2007
Planning Department

HAMANN
PROPERTY MANAGEMENT

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

Chief Operating Officer
Hamann Property Management

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JUL 18 2007
Planning Department

LAKESIDE UNION SCHOOL DISTRICT

LAKESIDE 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,

Scott Goergens
Principal

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JUL 18 2007
Planning Department

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,

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)938-9694
Fax (619)938-9953

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,

Brent Reynolds

Brent Reynolds
Owner

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Planning Department

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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JUL 18 2007
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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JUL 18 2007
Planning Department

DEPARTMENT OF SOCIAL SERVICES
Community Care Licensing Division
7575 Metropolitan Drive, Suite 109
San Diego, CA 92108

RECEIVED
SEP 18 2007
Planning Department

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

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

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.

[X] 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 with in 45 days.

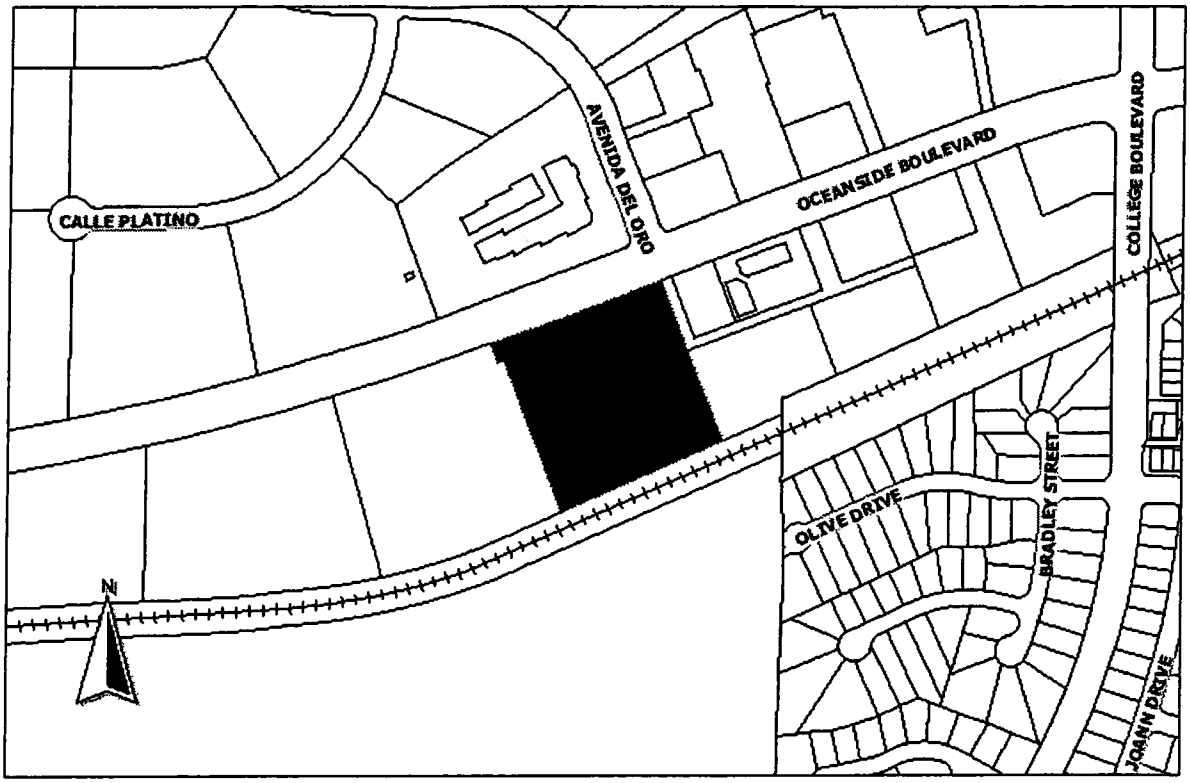
[ ] We have determined that the proposed facility is 300 feet or less from an existing facility. We remind you of your option to approve an exemption from the existing requirement based upon local needs and conditions. If you do not approve this exemption within 45 days, we will deny the application 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,

for James Wallace

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

Planning Department (760) 435-3520
Oceanside Civic Center
300 North Coast Highway
Oceanside, California 92054-2885

RECEIVED
MAY 16 2007
Planning Department

Please Print or Type All Information

STAFF USE ONLY	
ACCEPTED 5/16/07	BY SN.
HEARING	
GPA	
MASTER/SP.PLAN	
ZONE CH.	
TENT. MAP	
PAR. MAP	
DEV. PL.	
C.U.P.	C-20-07
VARIANCE	
COASTAL	
O.H.P.A.C.	

PART I – APPLICANT INFORMATION

1. APPLICANT Unyeway, Inc. Kim Elaine Metli, Executive Director	2. STATUS Lessee
3. ADDRESS 2330 Main Street, Suite E Ramona, CA 92065	4. PHONE/FAX 760-789-5960 760-789-8156
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing) Carrie Louise Hancock	
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	16. PROPOSED ZONING	17. PROPOSED LAND USE	18. NO. UNITS	19. DENSITY
N/A	N/A	Day Care-General	N/A	N/A

20. BUILDING SIZE	21. PARKING SPACES	22. % LANDSCAPE	23. % LOT COVERAGE
5812 sq ft of Leased Space	279 Existing	20% Existing	35% Existing

PART IV – ATTACHMENTS

ALL APPLICATIONS				DEV. PLANS, C.U.P.s & TENT. MAPS	
X	24. DESCRIPTION/JUSTIFICATION	X	25. LEGAL DESCRIPTION	X	30. FLOOR PLANS AND ELEVATIONS
X	26. 300-FT. RADIUS MAP	X	27. PROPERTY OWNERS' LIST		31. CONSTRUCTION SCHEDULE
X	28. ENVIRONMENTAL ASSESSMENT	X	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.

SIGNATURES OF ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).

33. APPLICANT OR REPRESENTATIVE (Print): Carrie Hancock for Unyeway Inc	34. DATE 5/14/07		
Sign: for Unyeway, Inc.		37. OWNER (Print) MAJ INVESTORS L.P.	38. DATE 5-16-07
I DECLARE UNDER PENALTYOF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.		Sign: by Stevan Josepho Gift Trust dated 12/10/96 Stevan A Josepho, Co-Trustee	
35. APPLICANT (Print): Kim Metli for Unyeway Inc.	36. DATE 5/15/07	39. OWNER Print):	40. DATE
Sign: Kim Metli for Unyeway, Inc.		Sign:	

RECEIVED
MAY 16 2007
Planning Department

SALLY

Project Description and Management Plan:
Unyeway, Inc.: Day Care - General,
Conditional Used Permit Application

RECEIVED
MAY 16 2007
Planning Department

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 Cares 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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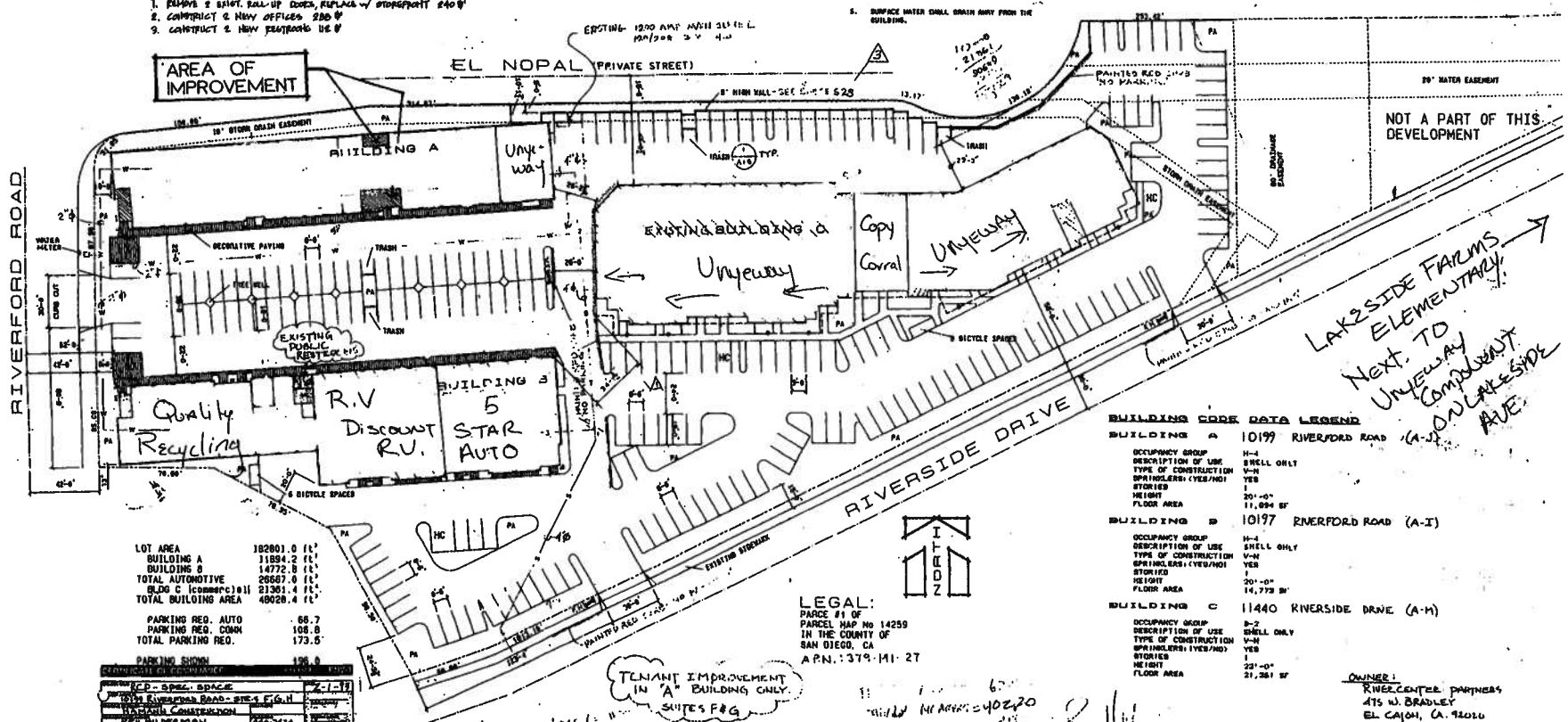
11,894.2		14,772.8		21,361	TOTAL ft^2
BUILD "A"		BUILD "B"		BUILD "C"	
H-4	B-2	H-4	B-2	B2 ALL	CLASS.
9,346	2,548	5312	9460	21,361	ft^2
1/400	1/200	1/400	1/200	1/200	RATIO
				100	TOTAL PARKING

WORK TO BE DONE:

1. REMOVE 2 EXIST. ROLL-UP DOORS, REPLACE W/ STOREFRONT 240 ft^2
2. CONSTRUCT 2 NEW OFFICES 288 ft^2
3. CONSTRUCT 2 NEW RESTROOMS 112 ft^2

ADDITIONAL GENERAL NOTES:

1. ALL PROPERTY LINES, EASEMENTS AND BUILDINGS, BOTH EXISTING AND PROPOSED, ARE SHOWN ON THIS SITE PLAN
2. ENTRANCE TO PARKING FACILITY SHALL HAVE A SUBABLE METAL SIGN STATING THAT UNAUTHORIZED VEHICLES PARKING IN HANDICAPPED SPACES MAY BE SUBJECT TO TOW-AWAY
3. BUILDING ENTRANCES SHALL BE IDENTIFIED BY SIGN WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY. THE SYMBOL SHALL BE A WHITE FIGURE ON BLUE BACKGROUND
4. NO GRADING PERMIT IS REQUIRED FOR THIS PROJECT
5. SURFACE WATER SHALL DRAIN AWAY FROM THE BUILDING.



LOT AREA	182801.0 ft^2
BUILDING A	11894.2 ft^2
BUILDING B	14772.8 ft^2
TOTAL AUTOMOTIVE	26667.0 ft^2
BLDG C (commercial)	21361.4 ft^2
TOTAL BUILDING AREA	48028.4 ft^2
PARKING REQ. AUTO	66.7
PARKING REQ. COMM	106.8
TOTAL PARKING REQ.	173.5
PARKING SHOWN	196.0

LEGAL:
PARCE #1 OF
PARCEL MAP No 14259
IN THE COUNTY OF
SAN DIEGO, CA
A.P.N.: 379-141-27

BUILDING CODE DATA LEGEND

BUILDING A 10199 RIVERFORD ROAD (A-J)

OCCUPANCY GROUP	H-4
DESCRIPTION OF USE	SHELL ONLY
TYPE OF CONSTRUCTION	V-N
SPRINKLERS: (YES/NO)	YES
STORIES	1
HEIGHT	20'-0"
FLOOR AREA	11,894 SF

BUILDING B 10197 RIVERFORD ROAD (A-I)

OCCUPANCY GROUP	H-4
DESCRIPTION OF USE	SHELL ONLY
TYPE OF CONSTRUCTION	V-N
SPRINKLERS: (YES/NO)	YES
STORIES	1
HEIGHT	20'-0"
FLOOR AREA	14,772 SF

BUILDING C 11440 RIVERSIDE DRIVE (A-M)

OCCUPANCY GROUP	B-2
DESCRIPTION OF USE	SHELL ONLY
TYPE OF CONSTRUCTION	V-N
SPRINKLERS: (YES/NO)	YES
STORIES	1
HEIGHT	23'-0"
FLOOR AREA	21,361 SF

OWNER:
RIVERCENTER PARTNERS
475 W. BRADLEY
EL CAJON, CA. 92020

CONTRACTOR:
HAMANN CONSTRUCTION
SAME AS ABOVE
440-7424

THIS SHEET TO PROVIDE PLOT INFORMATION FOR TENANT IMPROVEMENT ONLY.

RCP - SPEC. SPACE
10199 RIVERFORD ROAD - STE. F&G, H
HAMANN CONSTRUCTION
KEN HILDERMAN

THE IMPROVEMENTS TO SUITES F&G ARE NEITHER HEATED OR COOLED. AT TIME OF TENANT OCCUPATION AND THE ADDITION OF HVAC EQUIPMENT A T-24 WILL BE PROVIDED FOR ENERGY COMPLIANCE.

TENANT IMPROVEMENT

SITE PLAN

SCALE: 1" = 30'-0"

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

Jo Frederick

Deputy Director,
Community Care Licensing Division

Authorized Representative
of Licensing Agency

04/26/07

LIC 203A (1/04)

POST IN A PROMINENT PLACE

CU-PA018

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 4/26/07

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.

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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 200 46′ 13″ EAST, 471.53 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° 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° 13' 47" EAST,
17.00 FEET; THENCE SOUTH 20° 46' 13" EAST, 396.85 FEET; THENCE NORTH 62° 05' 40" EAST, 26.20 FEET; THENCE NORTH 20° 46' 13" WEST, 393.60 FEET; THENCE NORTH69° 13'47" EAST, 17.00 FEET; THENCE NORTH 20° 46' 13" WEST, 60.00 FEET TO THE NORTHERLY LINE OF SAID PARCEL "B"; THENCE, ALONG SAID NORTHERLY LINE SOUTH 69° 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° 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° 46' 13" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE,
THROUGH A CENTRAL ANGLE OF 90° 00' 00", A DISTANCE 7.85 FEET; THENCE SOUTH 20° 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° 00' 00", A DISTANCE OF 15.71 FEET; THENCE TANGENT TO SAID CURVE, NORTH 20° 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° 00'OO", 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 Schifman
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:

[x] 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).

Date: October 23, 2007

Sally Schifman, Planner II

cc: [x] Project file [x] Counter file [x] Library
Posting: [ ] County Clerk $50.00 Admin. Fee