AGENDA NO. 4

PLANNING COMMISSION *STAFF REPORT*

DATE: May 7, 2007

TO: Chairman and Members of the Planning Commission

FROM: Community Development Department

SUBJECT: **CONSIDERATION OF A CONDITIONAL USE PERMIT (C-10-06) FOR A CHIROPRACTIC OFFICE AT 1820 PEACOCK BLVD., SUITE H WITHIN THE PEACOCK NEIGHBORHOOD – OCEANSIDE FAMILY CHIROPRACTIC – APPLICANT: DR. TERI RICHARDS**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

(1) Approve Conditional Use Permit (C-10-06).

(2) Confirm issuance of a Class Three (3), Categorical Exemption "New Construction or Conversion of Small Structures".

(3) Adopt Planning Commission Resolution No. 2007-P25 with findings and conditions of approval attached herein.

PROJECT DESCRIPTION AND BACKGROUND

Site Review: The site is located south of Oceanside Boulevard and north of Peacock Blvd., within the Oceanside Commerce Center industrial business park. The center is comprised of eight separate parcels containing a freestanding tilt up style construction building within each parcel. Oceanside Family Chiropractic is currently located within suites G&H of the building located at 1820 Peacock Blvd, and has applied for a conditional use permit in order to bring the existing use into legal conformance with the City of Oceanside Zoning Ordinance.

The property is zoned Limited Industrial (IL) on the City of Oceanside Zoning Map, and is designated Light Industrial (LI) on the General Plan Land Use Map. The establishment of personal service type uses within a limited industrial zoned business park requires discretionary review and approval of a Conditional Use Permit. While the subject business has been in operation for over three years without the proper use permit and

respective city business license, no known impacts or issues related to the operation has been documented to date.

Surrounding land uses within the 70,399 square foot Oceanside Commerce Center include a combination of personal service/ office type uses such as, Insurance Offices, Computer Repair Services, Financial Services Office, A Church, Crafts Studio, Dance Studio, and Hair Salon.) The total area dedicated to office type uses within the Oceanside Commerce Center has been calculated at approximately 36,178 s.f. or 51.39% of the park, with the remainder consisting of warehouse type uses.

Project Description: The project application is comprised of the following required entitlements:

Conditional Use Permit represents a request for the following:

(a) To permit the continued operation of a Chiropractic Office within suites G&H of an IL (Limited Industrial) zoned building located at 1820 Peacock Blvd.

The applicant proposes to bring the existing un-permitted use within an approximately 2,400 square foot industrial building into good legal standing, and continue providing Chiropractic and ancillary health care related personal type services to the surrounding community.

The industrial suites will not be modified, and no exterior tenant improvements are proposed as part of the overall request for a conditional use permit. The maximum number of staff has been limited to three; two State Licensed Doctors of Chiropractic and one administrative support staff. The office averages approximately 35 patient visits per week. The hours of operation will be from three 9:00 a.m. to 6:00 p.m. Monday thru Friday, closed on weekends.

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

1. Zoning Ordinance
2. General Plan Land Use Element
3. California Environmental Quality Act (CEQA)

ANALYSIS

KEY PLANNING ISSUES

1. General Plan conformance

The General Plan Land Use Map designation for the subject property is IL (Light Industrial). The proposed project is consistent with this designation and the goals and objectives of the City's General Plan as follows:

A. 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 efficient 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.

Surrounding land uses include a combination of personal service/ office type uses such as, Insurance Offices, Computer Repair Services, Financial Services Office, A Church, Crafts Studio, Dance Studio, and Hair Salon. The total area dedicated to office type uses within the Oceanside Commerce Center has been calculated at approximately 36,178 s.f. or 51.39% of the park, with the remainder consisting of warehouse type uses. Continued operation of the personal service type use has been determined by staff to provide an overall balance of goods and services in close proximity to the residential areas of the Peacock neighborhood, and with an end result of providing a sense of community to the residents in close proximity to the area.

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.

The proposed use has been reviewed and analyzed to ensure that traffic impacts and parking deficiencies will not arise. Trip generation for the subject use has been determined by staff to be consistent with the overall intensity of development of the site, and does not warrant further review. The subject chiropractic and related health care types use has operated for over three years, and no known conflicts with adjacent tenant's, or impacts to traffic and parking on-site have been documented. In order to further ensure that the use does not intensify in a manner that could contribute to an impact on the City's circulation system, appropriate conditions of approval have been placed upon conditional use permit (C-10-06).

2. Zoning Compliance

This project site is located within the Peacock Neighborhood on a (IL) Limited Industrial zoned parcel, and is consistent with the requirements of the zone district pertinent to personal service type uses. The following table depicts the parking data for the existing industrial center based upon Article 31 of the OZO:

PARKING COMPLIANCE ANALYSIS (Zoning Ordinance, Article 31, Section 3105 Off-Street Parking)						
Proposed Use	Zoning Ordinance/Parking Regs.	No. of gsf/DUs/seats/etc.		Parking Standard		Required No. of Parking Spaces
medical/ dental offices	medical offices	2471	gsf	1.0	per 200 gsf	12
business/professional offices	general offices	23615	gsf	1.0	per 300 gsf	79
dance/ music studio	commercial	8184	gsf	1.0	per 600 gsf	14
limited industry	industrial	36129	gsf	1.0	per 750 gsf	48
						0
	Total	70399				0

Total parking required	153
Parking provided	222
Surplus/deficit	-69

While current conditions of the Oceanside Commerce Center appear to be consistent with the Oceanside Zoning Ordinance, future change in ownership of the eight legally created parcels that makeup the center could result in parking deficits if appropriate reciprocal parking agreements are not put into place. Staff has conditioned the subject project to obtain a reciprocal parking agreement for use of spaces located on the adjacent parcel located at 4751 Oceanside Blvd, and denoted on an 8 1/2" X 11" site plan submitted as part of the overall project and dated January 10, 2006.

3. **Land Use Compatibility with surrounding developments**

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	Light Industrial (LI)	Limited Industrial (IL)	Office/Industrial
North of Subject Property	Light Industrial (LI)	Limited Industrial (IL)	Office/Industrial
East of Subject Property:	Light Industrial (LI)	Limited Industrial (IL)	Office/Industrial
South of Subject Property:	Light Industrial (LI)	Limited Industrial (IL)	Office/Industrial
West of Subject Property:	Light Industrial (LI)	Limited Industrial (IL)	Office/Industrial

DISCUSSION

Issue: Project Compatibility with the Existing Industrial Uses in the Surrounding Center

The primary issue is derived from the fact that most industrial facilities require reduced on-site parking and generate less daily trips associated with day to day operations. In order to ensure that impacts typically associated with the establishment of more intense type uses do not occur, a conditional use permit is required. The subject project would assist in providing for a balanced distribution of land uses necessary to sustain and benefit the local neighborhood and surrounding communities as a whole, and that is consistent with the City's General Plan.

The Oceanside Commerce Center includes a variety of light industrial uses; as well as, personal service/office type uses, and a religious facility. The existing medical office facility is the only medical type office within the subject industrial area and will occupy less than 3% of the overall building area which was originally anticipated to be utilized for limited industrial uses.

The industrial center contains a total of 222 existing parking spaces and will adequately accommodate parking needs of existing and of the proposed tenant during any time of the day. The peak parking demand for the proposed use will occur during the prime working hours of the weekday, and will not interfere with existing traffic and parking patterns for the primary (industrial) uses within the center or the religious facility that exist within the building located at 4749 Oceanside Blvd. The hours of operation for the religious facility within the center are limited to weekday evenings from 6:00 p.m. to 9:00 p.m. and Sundays from 8:00 a.m. to 9:00 p.m. No overlap in hours of operation between the proposed use and previously approved church facility will occur as a result of the continued operation of the subject chiropractic office.

Recommendation: Staff concludes that continued operation of the subject use within the limited industrial park area will not negatively impact existing uses within the center, or significantly alters the nature of the industrial land use development and supports the applicant's request.

ENVIRONMENTAL 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. Based on that review, staff finds that the proposed project constitutes the conversion of small structures from one use to another, and the project is categorically exempt, Class 3, "New Construction or Conversion of Small Structures" (Section 15303 (c)).

PUBLIC NOTIFICATION

Pursuant to Article 41 of the Oceanside Zoning Ordinance, 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, to individuals/organizations requesting notification, and to the applicant. Copies of this agenda item have been mailed to the applicant and their representative.

SUMMARY

The request for approval of a Conditional Use Permit to allow the continued operation of a medical office type use is consistent with the requirements of the Zoning Ordinance and the land use policies of the General Plan. The project meets all applicable development standards and will not impact existing land uses in the immediate area. 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:

-- Move to approve Conditional Use Permit (C-10-06) and adopt Planning Commission Resolution No. 2007-P25 as attached.

PREPARED BY:

Richard Greenbauer
Senior Planner

SUBMITTED BY:

Jerry Hittleman
City Planner

JH/RG/fil

Attachments:

1. Floor/Site Plans
2. Planning Commission Resolution No. 2007-P25
3. Draft Categorical Exemption
4. Existing Conditions Site Photos

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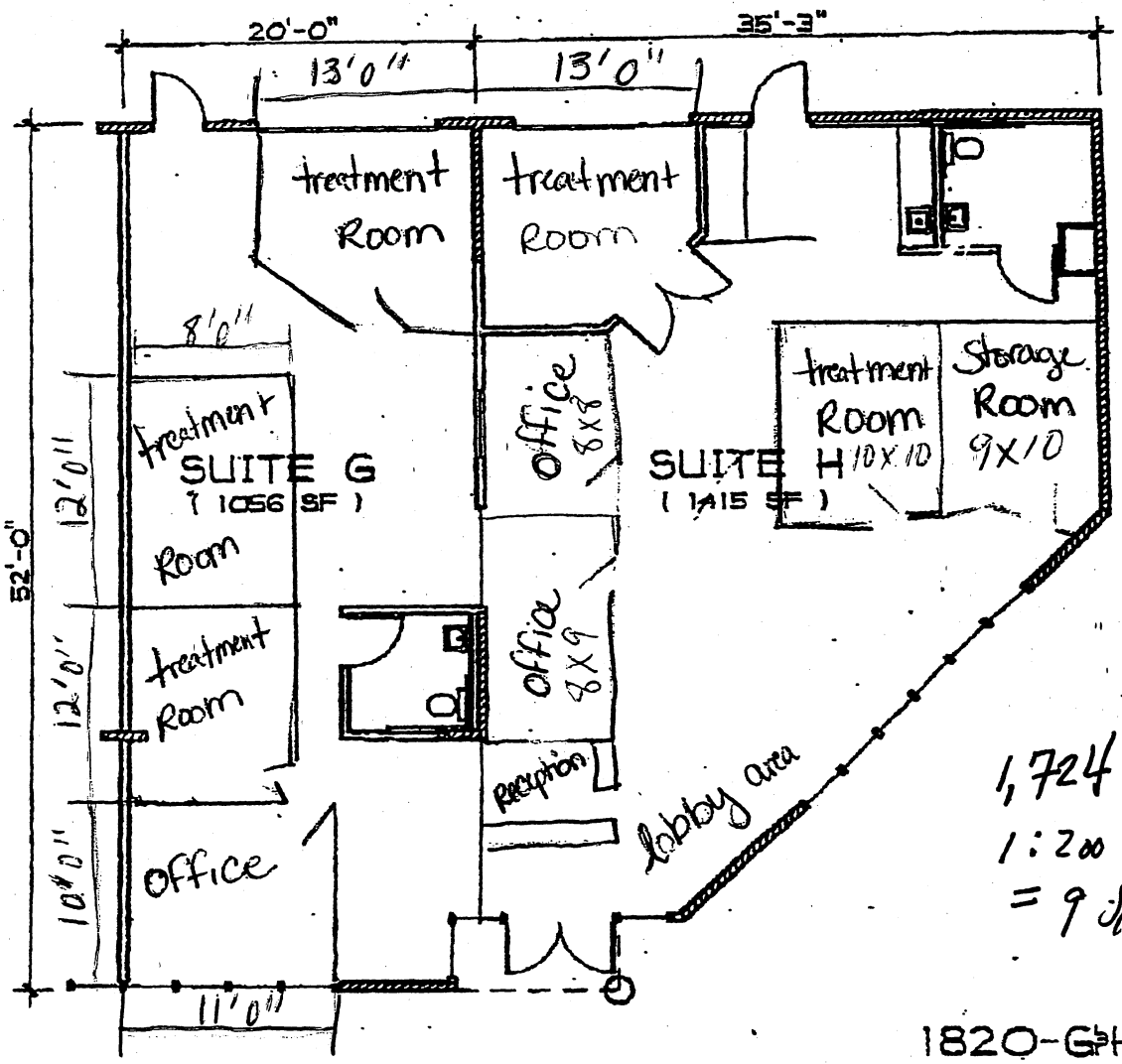


1,724 ¢
1:200
= 9 SPACES

1820-G&H

OCEANSIDE COMMERCE CENTER

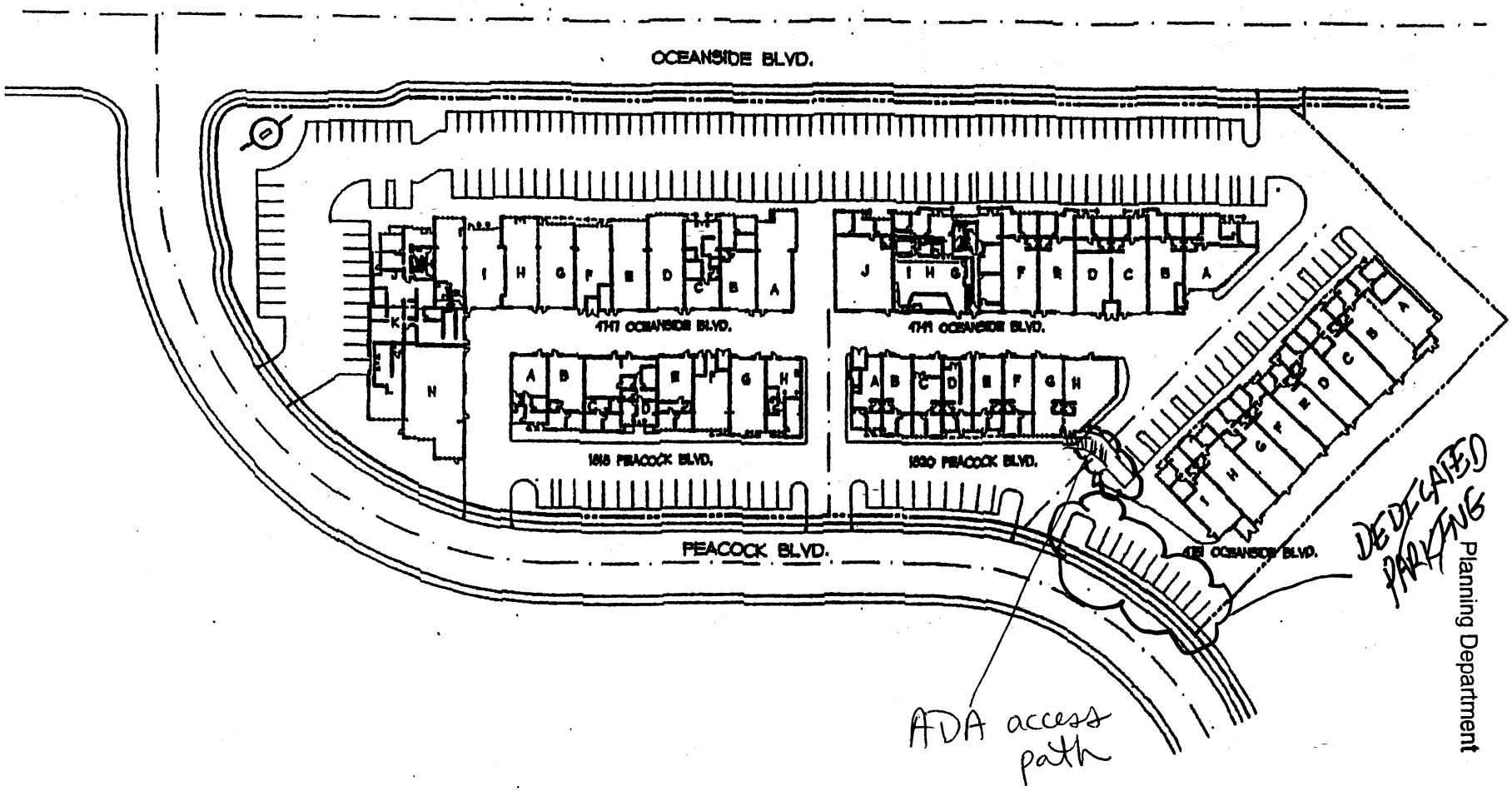
1820 PEACOCK BLVD. STE. G & H AREA: G & H = 2471 SQ. FT.

KOLL REAL ESTATE SERVICES CO. 4275 EXECUTIVE SQUARE, SUITE 250
LA JOLLA, CA 92037 619/597-2900 FAX 619/597-0020

GLENN GROTH ARCHITECT AIA, 687 RIVIERA COURT
VISTA, CA 92084-2600 PH 619/945-3600, FAX 619/945-3086

0 5 10 20 30

SCALE: 1" = 10'-0"



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SITE PLAN THE OCEANSIDE COMMERCE CENTER

SCALE 1"=100'

GLENN GROTH ARCHITECT AIA 687 RIVIERA CT. VISTA, CA 92084 619/945-3600

Ste G+H = 2471 SF
@ 2 spaces/1,000 SF = 12 spaces
available spaces highlighted

PLANNING COMMISSION
RESOLUTION NO. 2007-P25

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-10-06
APPLICANT:	Dr. Teri Richards Oceanside Family Chiropractic
LOCATION:	1820 Peacock Blvd. Suites G& H

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:

a Chiropractic and related health care facility;

on certain real property described in the project description.

WHEREAS, the Planning Commission, after giving the required notice, did on the 7th day of May, 2007 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 has been found to be Categorically Exempt Class 3 "New Construction or Conversion of Small Structures";

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 chiropractic medical office use is in accordance 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 chiropractic medical office 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-10-06) subject to the following conditions:

Building:

1. The granting of approval under this action shall in no way relieve the applicant/project from compliance with all State and Local building codes.
2. Site development, parking, access into buildings and building interiors shall comply with the State's Disabled Accessibility Regulations. (2001 California Building Code (CBC, Chapter 11B)
3. 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.
4. The granting of approval under this action shall in no way relieve the applicant/project from compliance with all State and local building codes.

Planning:

5. This Conditional Use Permit shall expire on May 7, 2009 unless implemented as required by the Zoning Ordinance.
6. This Conditional Use Permit approves only the following: The continued operation of a Chiropractic and ancillary health care related medical office within an approximately 2,400-square foot industrial building space referred to as suites G&H. Substantial deviations shall require a revision to the Conditional Use Permit or a new Conditional Use Permit.

7. No operations related to the use shall be permitted outside the building.

8. All mechanical rooftop and ground equipment shall be screened from public view as required by the Zoning Ordinance. That is, on all four sides and top. The roof jacks, mechanical equipment, screen and vents shall be painted with non-reflective paint to match the roof. This information shall be shown on the building plans.

9. A covenant or other recordable document approved by the City Attorney shall be prepared by the applicant and recorded within 45 days of this action. The covenant shall provide that the property is subject to this resolution, and shall generally list the conditions of approval.

10. Prior to the issuance of building permits, compliance with the applicable provisions of the City's anti-graffiti (Ordinance No. 93-19/Section 20.25 of the City Code) shall be reviewed and approved by the Planning Division. These requirements, including the obligation to remove or cover with matching paint all graffiti within 24 hours and shall be recorded in the form of a covenant affecting the subject property.

11. Prior to the transfer of ownership and/or operation of the site the owner shall provide a written copy of the applications, staff report and resolutions for the project to the new owner and/or operator. This notification's provision shall run with the life of the project and shall be recorded as a covenant on the property.

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

13. Unless expressly waived, all current zoning standards and City ordinances and policies in effect at the time building permits are issued are required to 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.

14. 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.

15. The hours-of-operation shall be limited to the hours of 9:00 a.m. to 6:00 p.m. Monday through Friday, closed on the weekends, but shall be reviewed and shall be subject to

change by the Planning Commission when valid issues or complaints pertaining to the hours-of-operation arise.

16. Reciprocal Parking Agreement. Provide written documentation showing that a reciprocal parking agreement has been formed to allow joint use of common parking areas located within the Oceanside Commerce Center, and within 90 days of this approval. In the event that a reciprocal parking agreement can not be obtained within the allotted timeframe, then C-10-06 shall be deemed null and void.

17. Business License. The applicant, tenants, or successors in interest shall comply with the City's business license requirements.

18. The Chiropractic use shall limit the employment on-site to two state licensed chiropractors and one administrative staff member. Any proposal to increase the number of employees on-site will require a modification to the conditional use permit (C-10-06).

PASSED AND ADOPTED Resolution No. 2007-P25 on May 7, 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.

Dated: May 7, 2007

NOTICE OF EXEMPTION

City of Oceanside, California

Post Date: Removal: (30 days)

1. **APPLICANT:** Dr. Teri Richards
2. **ADDRESS:** 1820 Peacock Blvd., Oceanside, CA, 92056
3. **PHONE NUMBER:** (760) 639-1101
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Richard Greenbauer, Senior Planner
6. **PROJECT TITLE:** Oceanside Family Chiropractic (C-10-06)
7. **DESCRIPTION:** The applicant request approval of a Conditional Use Permit in order to continue operating a 2,471 square foot Chiropractic Office within Suites G & H of the Oceanside Commerce Center. The proposed location is zoned Limited Industrial (IL) on the City's Official Zoning Map and has a General Plan designation of (LI) Light Industrial.

ADMINISTRATIVE DETERMINATION: Planning Department 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. Based on that review, the Environmental Coordinator finds that the proposed project constitutes a Class 3 Categorical Exemption for the conversion of small structures from one use to another. Therefore, the Environmental Coordinator has determined that further environmental evaluation is not required because:

[ ] "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,

[X] The project is categorically exempt, Class 3, "New Construction or Conversion of Small Structures" (Section 15303); or,

[ ] The project does not constitute a "project" as defined by CEQA (Section 15378).

_____ Date:

Richard Greenbauer, Senior Planner

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

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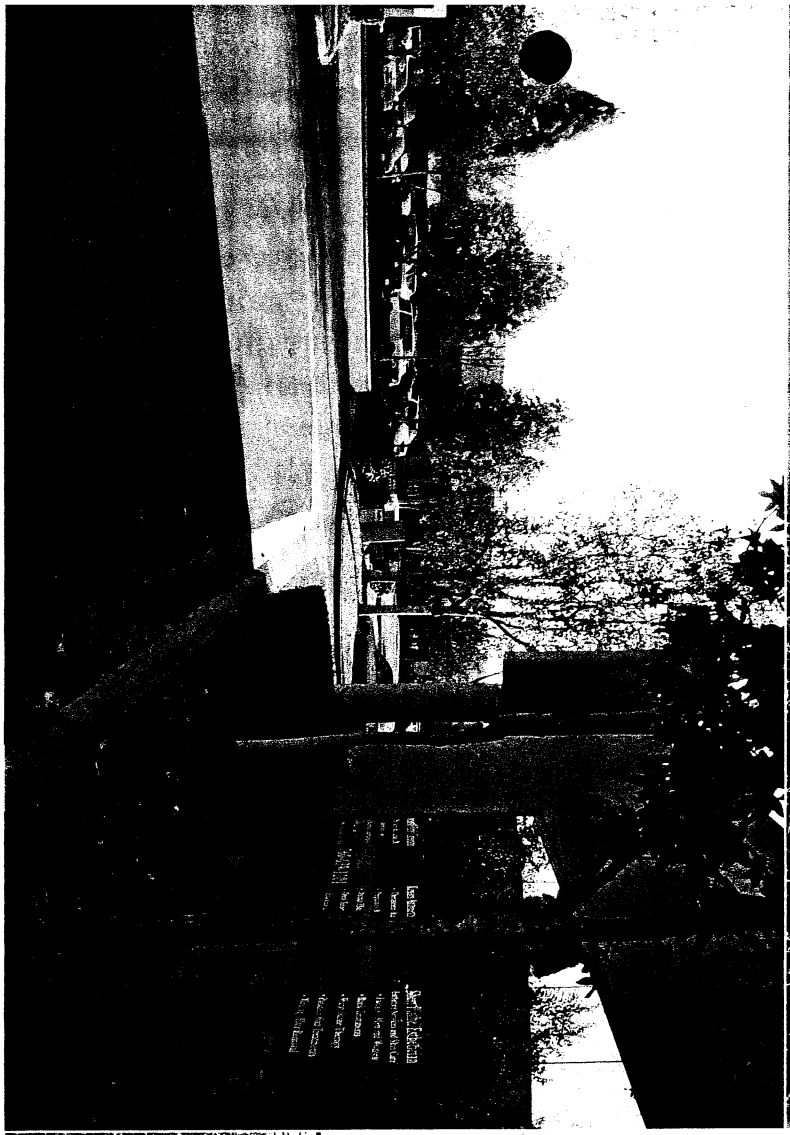

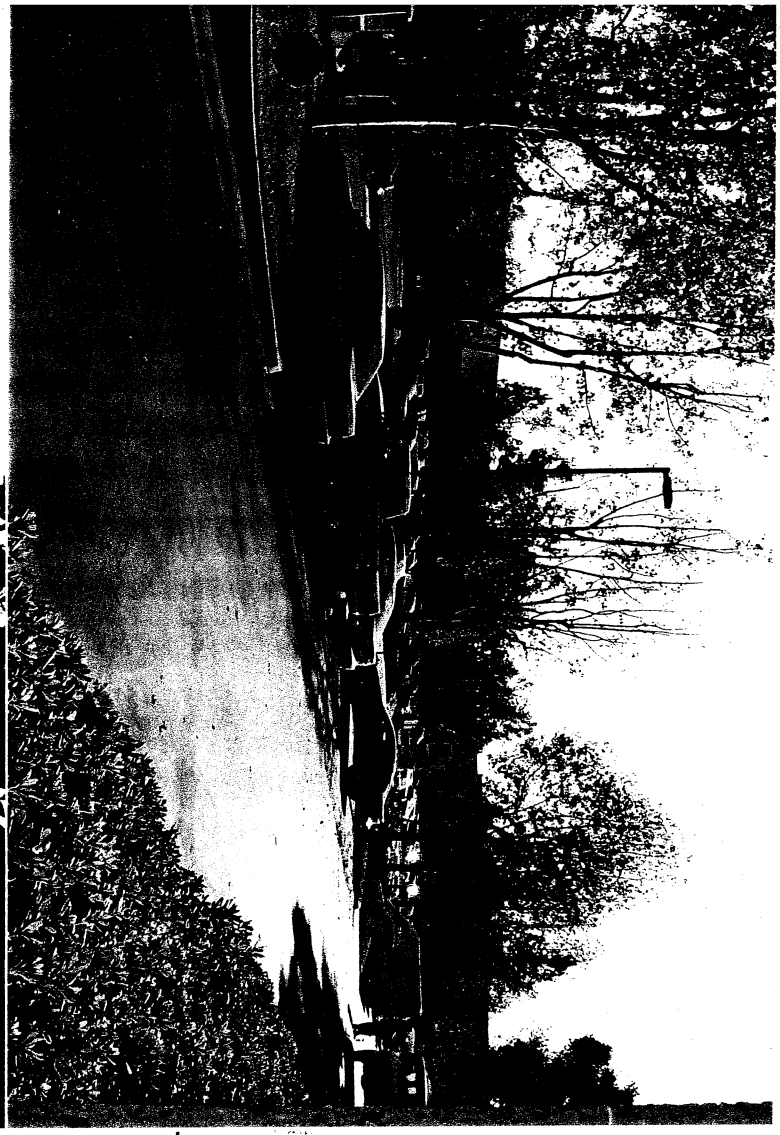

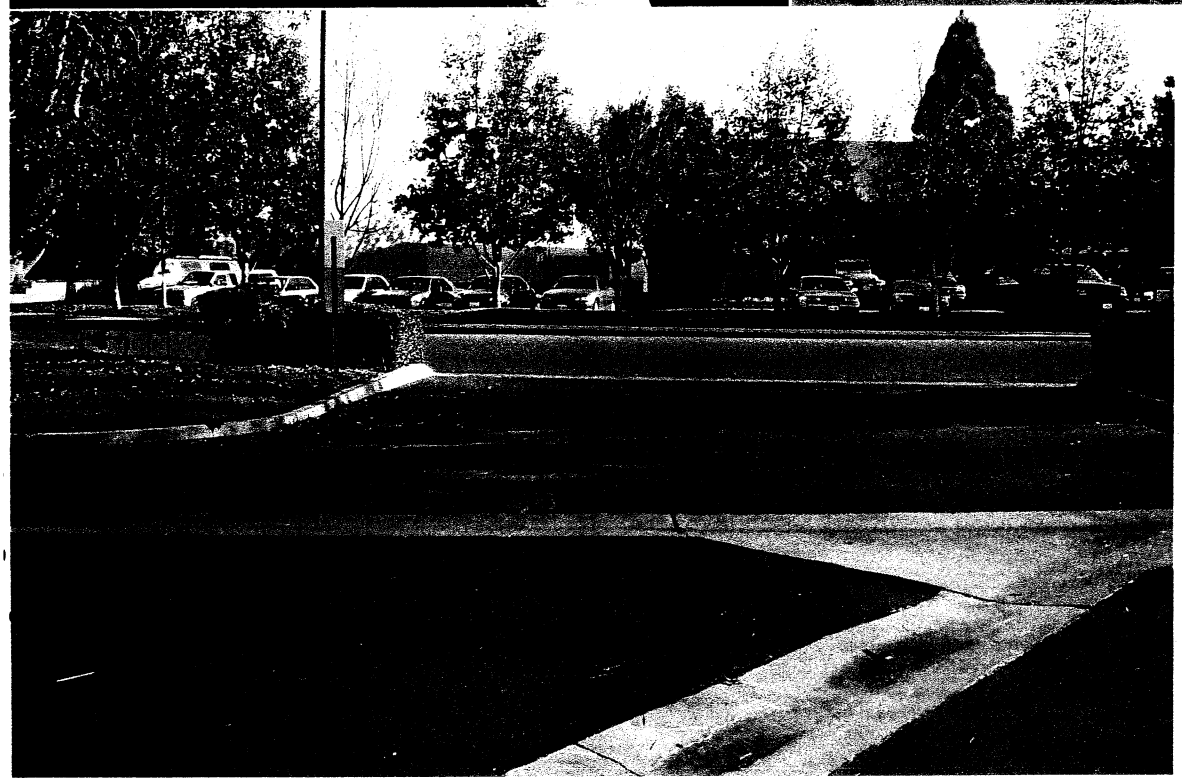

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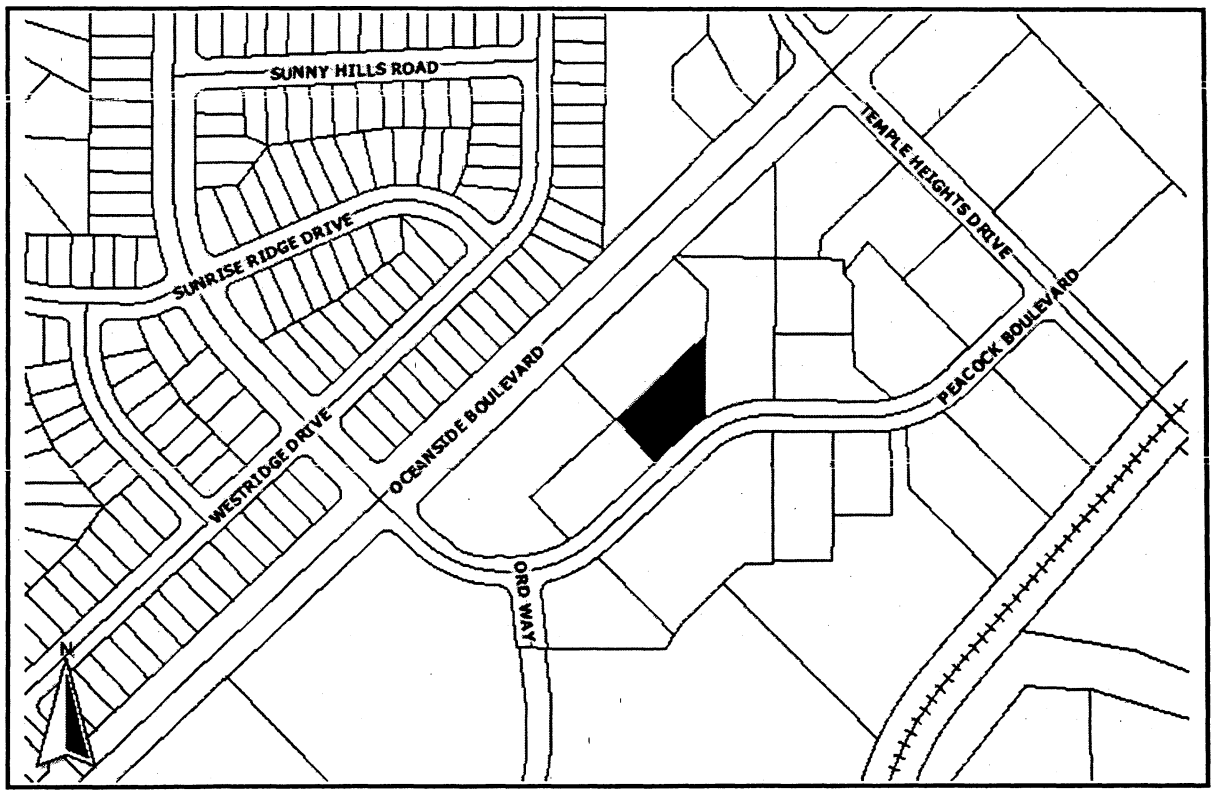

File Number: **C-10-06**

Applicant: **Dr. Teri Richards**

Description:

CONDITIONAL USE PERMIT (C-31-06) for a Chiropractic Office at 1820 Peacock Boulevard within the Oceanside Commerce Center. The project site is zoned IL (Limited Industrial) and is situated within the Peacock Neighborhood– **OCEANSIDE FAMILY CHIROPRACTIC**

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

STAFF USE ONLY	
ACCEPTED 3/30/06	BY S.S.
HEARING	
GPA	
MASTER/SP.PLAN	
ZONE CH.	
TENT. MAP	
PAR. MAP	
DEV. PL.	
C.U.P.	C-10-06
VARIANCE	
COASTAL	
O.H.P.A.C.	

Please Print or Type All Information

PART I – APPLICANT INFORMATION

1. APPLICANT Oceanside Family Chiropractic Teri Richards, DC
2. STATUS Lessee
3. ADDRESS 1820 Peacock Blvd, Ste H O'side 92056
4. PHONE/FAX – 639/171 639-1101
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)
6. ADDRESS
7. PHONE/FAX

PART II – PROPERTY DESCRIPTION

8. LOCATION Oceanside Commerce Center corner of O'side Blvd & Peacock, 1820 Bldg, Ste H
9. SIZE
10. GENERAL PLAN
11. ZONING
12. LAND USE
13. ASSESSOR'S PARCEL NUMBER

PART III – PROJECT DESCRIPTION

14. GENERAL PROJECT DESCRIPTION Conditional Use Permit for a chiropractic office in Industrial Bldg.
15. PROPOSED GENERAL PLAN
16. PROPOSED ZONING
17. PROPOSED LAND USE
18. NO. UNITS
19. DENSITY
20. BUILDING SIZE
21. PARKING SPACES
22. % LANDSCAPE
23. % LOT COVERAGE

PART IV – ATTACHMENTS

ALL APPLICATIONS				DEV. PLANS, C.U.P.s & TENT. MAPS
	24. DESCRIPTION/JUSTIFICATION *		25. LEGAL DESCRIPTION	30. FLOOR PLANS AND ELEVATIONS *
	26. 300-FT. RADIUS MAP *		27. PROPERTY OWNERS' LIST *	31. CONSTRUCTION SCHEDULE
	28. ENVIRONMENTAL ASSESSMENT *		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): Teri Richards, DC
34. DATE 12/13/05

Sign: Teri Richards, DC

37. OWNER (Print)
38. DATE

I DECLARE UNDER PENALTYOF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Sign:

35. APPLICANT (Print):
36. DATE
39. OWNER Print):
40. DATE

Sign:

Sign:

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Description and Justification

Oceanside Family Chiropractic provides chiropractic and related healthcare services (such as massage therapy) to the public.
Our office is approximately 2400 square feet which is divided into 5 treatment rooms, 3 offices, 2 restrooms, and other storage/open space. (See attached diagram)
Hours of operations: M-F 9am to 6pm
There are 7 parking spaces reserved for our suites and 5+ additional spaces unreserved within close proximity available for use. (See site plan with over 200 parking spaces for the center and enclosed photos of a typical day in the centers parking lot)
In the building located at 1820 Peacock Blvd there are 8 suites in total. Oceanside Family Chiropractic occupies 2 of those suites.

A description of the tenants at 1820 Peacock is as follows:
Suite A: Computer Repair Service company, there are 2 employees on site and limited customer traffic.
Suite B: Bioclonova, one employee, and no customer traffic
Suite C: Poster and Print restoration company, 3 on-site employees and limited customer traffic
Suite D: Unknown company storage, no employees on site and no customer traffic
Suite E: Unknown company storage, no employees on site and no customer traffic
Suite F: Termite Company's administrative office, 1 on site employee, no customer traffic
Suite G & H: Oceanside Family Chiropractic, 3 staff members and approximately 35 patient visits per week.

1818 Peacock Blvd
Suite A: Vacant
Suite B: Property Damage Appraisers
Suite C: Bobbie's Hair Salon
Suite D: Vacant
Suite E: Calvary Chapel Planning Missions
Suite F KIAC Insurance
Suite G: Costal Laminate and Cabinetry
Suite H: Rhode Flux Inc

4747 Oceanside Blvd:
Suite A: LASAIR
Suite B: Vacant
Suite C: Straight Line General Contractor
Suite D Technology Services & Safety Solutions
Suite E: Farmers Insurance

Suite F: INFRA Structure Development Corp
Suite G: California Video Repair
Suite H: Tina's Sewing & Operations
Suite I: Vacant
Suite J – K: BZ Pro Boards
Suite L: Precision 4 Swiss Machining
Suite M: Vacant
Suite N: Farmers Insurance

4751 Oceanside Blvd
Suite A: Sandalz
Suite B: Vacant
Suite C: Vacant
Suite D: Vacant
Suite E: Vacant
Suite F: IHobb Internet Shipping
Suite G: Tuscany Espresso, Roasting Coffee after 6pm and internet orders
Suite H: PFM USA

4749 Oceanside Blvd:
Suite A: Federal Heath Sign Co.
Suite B: Ausman Financial
Suite C: Jazi Craft
Suite D: Allstate Insurance
Suite E: Oceanside Dance Academy
Suite F – H: Cornerstone Church

As shown on the site plan there is sufficient parking for the use of the building.

Oceanside Family Chiropractic is not a threat to health or well-being of our adjacent businesses, the surrounding neighborhoods, or the City of Oceanside. We do not handle or produce any chemicals or products that would endanger the public, adjacent businesses or neighborhoods. As chiropractors and healthcare providers, we provide services that promote personal health and well-being. By state law, we do not handle bio-hazardous materials or penetrate the skin in any of our treatments or procedures.

Our current location serves our clients well by being located conveniently off Oceanside Blvd and in a center that has less vehicle and foot traffic than a busy retail center. We are also central located to serve all of our clients in the Tri-City area.

Thank you for your consideration!

EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to in this Report is described as follows:

All that certain real property situated in the County of SAN DIEGO, State of California, described as follows:

PARCEL A:TAX PARCEL 161-540-15

THOSE PORTIONS OF LOTS 1 AND 3 OF OCEANSIDE COMMERCE CENTER, UNIT NO. 1, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 11313, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 29, 1985.

BEGINNING AT THE MOST NORTHEASTERLY CORNER OF LOT 3 OF MAP NO. 11313, SAID CORNER BEING THE COMMON CORNER OF LOT 3, LOT 5 AND SOUTHERLY RIGHT OF WAY OF OCEANSIDE BOULEVARD OF SAID MAP; THENCE SOUTH 45°50'36" WEST, 312.02 FEET ALONG THE SOUTH RIGHT OF WAY OF OCEANSIDE BOULEVARD; THENCE SOUTH 44°09'24" EAST, 153.00 FEET; THENCE NORTH 45°50'36" EAST, 257.42 FEET TO THE COMMON CORNER OF LOTS 3 AND 4 OF SAID MAP; THENCE NORTH 00°09'17" EAST, 78.16 FEET; THENCE NORTH 44°09'24" WEST, 97.08 FEET TO THE POINT OF BEGINNING. SAID PROPERTY IS SHOWN AS PARCEL "A" IN CERTIFICATE OF COMPLIANCE RECORDED APRIL 19, 1988 AS FILE NO. 88-181113, OF OFFICIAL RECORDS.

PARCEL B:TAX PARCEL 161-540-13

ALL OF LOT 1 OF OCEANSIDE COMMERCE CENTER, UNIT NO. 1, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP HEREOF NO. 11313, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 29, 1985.

EXCEPT THE NORTHEAST 10.02 FEET. SAID PROPERTY IS SHOWN AS PARCEL "B" IN CERTIFICATE OF COMPLIANCE RECORDED APRIL 19, 1988 AS FILE NO. 88-181113, OF OFFICIAL RECORDS.

PARCEL C:TAX PARCEL 161-540-14

ALL OF LOT 2 OF OCEANSIDE COMMERCE CENTER, UNIT NO. 1, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 11313, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 29, 1985.