



DATE: June 11, 2012

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A CONDITIONAL USE PERMIT (CUP12-00013) AND REGULAR COASTAL PERMIT (RC12-00011) FOR A MARTIAL ARTS AND TRAINING FACILITY WITHIN AN EXISTING COMMERCIAL BUILDING LOCATED AT 215 SOUTH COAST HIGHWAY – APEX FIGHTING SPORTS – APPLICANT: APEX FIGHTING SPORTS LLC**

RECOMMENDATION

Staff recommends that the Planning Commission by motion:

Confirm issuance of Class 1 Categorical Exemption for “Existing Facilities;” and adopt Planning Commission Resolution No. 2012-P26 approving Conditional Use Permit (CUP11-00013) and Regular Coastal Permit (RC12-00011) with findings and conditions of approval attached herein.

BACKGROUND AND PROJECT DESCRIPTION

Background: The existing 0.23-acre parcel is a part of legal lot 4&5 of block 5 of the Bryans Addition #219 that was developed in the early 1950’s. The existing 7,000-square foot building was built in 1956 and has been used for many types of commercial business over the years.

On April 4, 2012, the Oceanside Muay Thai and Boxing business submitted an application for a Conditional Use Permit to allow for the instruction and education of mixed martial arts, Muay Thai, and boxing located at 215 South Coast Highway.

Site Review: The project site is located within the Townsite Neighborhood. The project site is comprised of a 10,000-square foot commercial lot that consist of a two-story 7,000-square foot commercial building. At the present time the second floor is occupied by a law office and the first floor, in which the applicant wishes to locate the Muay Thai and Boxing School, is vacant. The site exists with 18 off-street parking spaces at the north side of the property.

The subject site has a General Plan Land Use Designation of General Commercial (GC) and is zoned Commercial General (C-2). Surrounding land uses adjacent to the site include commercial retail uses to the east, north, south, and a mixture of residential properties interspersed with commercial uses to the west.

Project Description: The application is comprised of one component; a Conditional Use Permit, as follows:

Conditional Use Permit (CUP12-00013) represents a request for the following:

- (a) To allow a Muay Thai and Boxing facility to operate within an existing commercial suite located at 215 South Coast Highway, pursuant to Oceanside's Zoning Ordinance Section 1120.

The Muay Thai boxing school shall conduct training and instructional services for the art of Muay Thai and other mixed martial arts solely within the existing 3,500-square foot first floor of a 7,000-square foot commercial building. The business would consist of training and instruction for self-defense, self control and respect relating to Muay Thai Boxing. An after school program for children would be provided to allow children to receive the needed health and fitness activities, education on self control and discipline, opportunities to establish confidence, and social interaction with their peers. Little to no minor interior improvements will be required as a part of the project's implementation.

The maximum number of students will vary per class and the number of employees will range from 4 to 5 full time and part time employees. The proposed hours-of-operation are from 9:00 a.m. to 10:00 p.m. Monday thru Friday with some Saturday operations ranging from 8:00 a.m. to 7:30 p.m.

Regular Coastal Permit (RC12-00011) represents a request for the following:

- (a) A Regular Coastal Permit is required because the project is situated within the Coastal Zone "non-appeal jurisdiction," therefore the project requires review for consistency with the Local Coastal Program (LCP).

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

1. General Plan
2. Zoning Ordinance
3. Land Use Compatibility
4. CEQA

ANALYSIS

KEY PLANNING ISSUES

1. **General Plan conformance**

The General Plan Land Use Map designation for the subject property is Special Commercial (SC). 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 1.1: 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 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. Neighboring uses within the commercial area include a wide variety of retail and personal services along Coast Highway that would compliment the proposed use as well as be consistent with the proposed Muay Thai Boxing School. The existing office use on the second floor of the existing building would operate within day time hours on the week days, so conflicts between the proposed use and existing use will be limited to none. The proposed Muay Thai and Boxing School use will not conflict with the office use located on the second floor's hours-of-operation nor impacting traffic and parking on-site.

2. **Zoning Compliance**

This project is located in the Commercial General (C-2) district and complies with the requirements of that zone. The following table depicts the parking data for the existing commercial center with the proposed marital arts use based upon Article 27 of the OZO:

EXISTING USES	BUILDING AREA (Sq. Ft.)	PARKING SPACES REQUIRED	PROPOSED
Law Office	3,500	(1 per 400 sq. ft.)=8.75	9 (Existing)
Oceanside Muay Thai & Boxing School (Proposed)	3,500	(1 per employee)= (5 employees)=5 spaces	9 (Existing)
Total	7,000	14	18 (Existing)

The proposed use requires five spaces based on the use and the 1986 Oceanside Zoning Ordinance Article 27. At the present time there are 18 parking spaces on-site and it has been noted that an average of five to seven cars presently use the parking facilities within the day hours for the law office. The law office typically closes its operations at 5:00 p.m. and the Oceanside Muay Thai Boxing School will starts its operations at this time, so parking issues between the two tenants shall not be an issue.

4. Local Coastal Program compliance

The proposed project is within a non-appealable portion of the Coastal Zone. The following objectives and policies of the LCP apply to the project:

Section VI: Visual Resources and Special Communities Policy 8. of the LCP The City shall ensure that all new development is compatible in height, scale, color, and form with the surrounding neighborhood.

Objective: The City shall, through its land use and public works decisions, seek to protect, enhance, and restore visual quality of the urban environment.

Policy 8: The City shall ensure that all new development is compatible in height, scale, color and form with the surrounding neighborhood.

The proposed project is within the non-appealable portion of the Coastal Zone, and does not proposed new development or a remodel to the existing building. The proposed martial arts fitness studio and school shall help promote a community atmosphere and help foster economic activity to the area.

DISCUSSION

The Muay Thai and Boxing facility would provide additional economic opportunities to the surrounding area. The Muay Thai and Boxing School is considered a Personal Improvement Service by the Oceanside Zoning Ordinance.

The proposed personal improvement facility will occupy 3,500 square feet of the first floor of an existing 7,000-square foot two-story office building and will operate the business at limited hours of the day. The hours-of-operation for the Muay Thai Boxing facility are limited to weekdays from 9:00 p.m. to 10:00 p.m. and Saturday operations from 8:00 a.m. to 8:00 p.m. The proposed personal improvement service is not anticipated to create a deficiency in parking or result in traffic congestion due to the nature of services offered, limited occupancy and patterns for the business' operation. The law office business located on the second floor primarily operates on the weekdays from 7:00 a.m. to 5:00 p.m., so parking conflicts shall not exist between the two businesses on this property.

Therefore, staff concludes that the introduction of a personal improvement service use within this area will not negatively impact existing uses within the neighborhood and will help provide economic opportunity to this area of Oceanside.

ENVIRONMENTAL DETERMINATION

The proposed project is categorically exempt pursuant to Article 19, Section 15301.Existing Facilities, Class 1 (a), 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 and/or organizations requesting notification, the applicant and other interested parties. As of June 11, 2012 no communication opposing the request had been received.

SUMMARY

The proposed Conditional Use Permit and Regular Coastal Permit, as conditioned, is consistent with the requirements of the land use policies of the General Plan and provisions of the Zoning Ordinance. The project has been conditioned to meet or exceed all applicable regulations. 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:

- Confirm issuance of Article 19, Section 15301.Existing Facilities, Class 1 (a), Categorical Exemption and adopt Planning Commission Resolution No. 2012-P26 approving Conditional Use Permit CUP12-00013 with findings and conditions of approval attached herein.

PREPARED BY:


Scott Nightingale
Planner II

JH/SN/fil

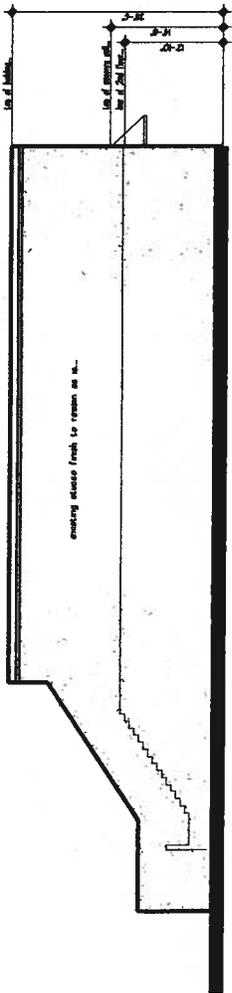
SUBMITTED BY:


Jerry Hittleman

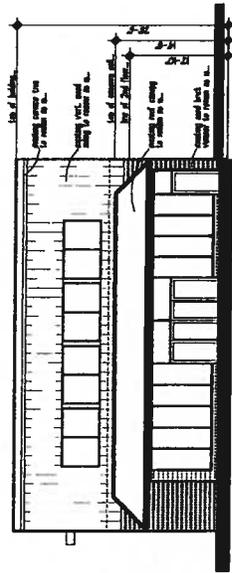
City Planner

Attachments:

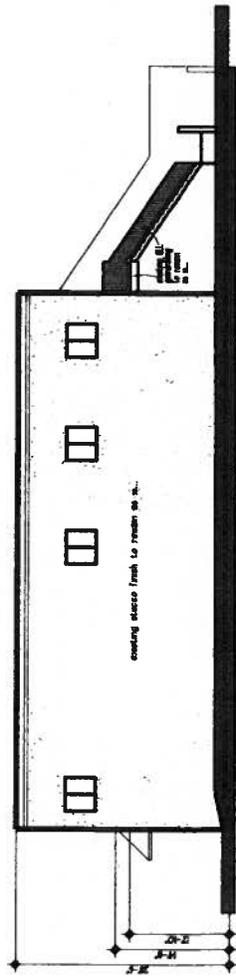
1. Floor/Site Plans
2. Planning Commission Resolution No. 2012-P26
3. Management Plan



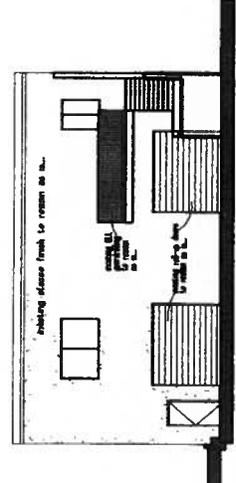
South Exterior Elevation



East Exterior Elevation



North Exterior Elevation



West Exterior Elevation

NO CHANGES WILL BE MADE TO EXTERIOR ELEVATIONS...



W Topoka St

150-045-10

150-045-09

@ 2012 Google

1 PLANNING COMMISSION
2 RESOLUTION NO. 2012-P26

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

6 APPLICATION NO: CUP12-00013 & RC12-00011
7 APPLICANT: Apex Fighting Sports LLC
8 LOCATION: 215 South Coast Highway

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

11 WHEREAS, there was filed with this Commission a verified petition on the forms
12 prescribed by the Commission requesting a Conditional Use Permit and Regular Coastal Permit
13 under the provisions of Articles 11, 15, 16, 17, and 21 of the Zoning Ordinance of the City of
Oceanside to permit the following:

14 to permit the use of a Muay Thai, boxing, and other mixed martial arts training within an
15 existing commercial suite located at 215 South Coast Highway;
16 on certain real property described in the project description.

17 WHEREAS, the Planning Commission, after giving the required notice, did on the 11th day
18 of June, 2012 conduct a duly advertised public hearing as prescribed by law to consider said
19 application.

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

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

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

26 ////////////////

27 ////////////////

28 ////////////////

1 FINDINGS:

2 For the Conditional Use Permit to allow for the use of a Muay Thai, boxing, and mixed martial
3 arts facility with an existing commercial suite:

- 4 1. The Muay Thai, boxing and mixed martial arts operation is consistent with the permitted
5 land use regulations for the General Commercial (C-2) district. The use would be
6 consistent with the existing commercial property and surrounding land uses, in terms of
7 creating additional commercial activity. The use would be conditioned to ensure that if
8 complaints arise this Conditional Use Permit would be subject to Planning Commission
9 review. The proposed use would utilize an existing commercial suite and shall meet the
10 required parking requirements as per the Oceanside Zoning Ordinance Article 27.
- 11 2. The conditions for the restriction of the conditional use are consistent with the General
12 Plan, will not effect neighborhood compatibility; and will not cause the operation of the
13 conditional use to be detrimental to the welfare of persons or properties working,
14 residing, or otherwise existing in the adjacent neighborhood areas. Staff has analyzed the
15 impact of the use and the hours-of-operation with the adjacent neighboring commercial
16 use, and found that the proposed limited hours-of-operation would not conflict with the
17 primary hours of the adjacent commercial office use located in the suite on the second
18 floor of the building.
- 19 3. That the proposed conditional use will comply with the provisions of the Zoning
20 Ordinance and Commercial District in which the property is located, including any
21 specific condition required for the proposed conditional use in the district in which it
22 would be located.

23 For the Regular Coastal Permit:

- 24 1. That the proposed location of the use is in accord and conforms to the Local Coastal Plan
25 because it does not interfere with coastal access or harm coastal resources, and the
26 policies and objectives of the Zoning Ordinance, and the purposes of the General
27 Commercial (C2) zone in which the site is located, as it meets or exceeds all development
28 standards. As per the Oceanside Zoning Ordinance, Article 11, it is permitted within the
General Commercial District with the approval of a Conditional Use Permit. The
proposed use will meet the required parking and other development regulations as per the
Oceanside Zoning Ordinance.

1 2. The project site is located in the appeal jurisdiction area and it does conform to the public
2 access and recreation policies of Chapter 3 of the Coastal Act, as it does not interfere
3 with or prohibit public access or recreational opportunities, nor will it result in the
4 destruction of coastal resources.

5 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
6 approve Conditional Use Permit (CUP12-00013) and Regular Coastal Permit (RC12-00011)
7 subject to the following conditions:

8 **Building:**

9 1. Prior to beginning operations, plans must be submitted to the Building Division. Project
10 will be reviewed as an assembly occupancy and must meet all the building code provisions
11 for that occupancy type.

12 **Fire:**

13 2. Fire extinguishers are required and shall be included on the plans submitted for plan check.
14 3. In accordance with the Oceanside Fire Code Section 505, approved addresses for
15 commercial, industrial, and residential occupancies shall be placed on the structure in such
16 a position as to be plainly visible and legible from the street or roadway fronting the
17 property. Numbers shall be contrasting with their background and meet the current City of
18 Oceanside size and design standard.

19 **Planning:**

20 4. This Conditional Use Permit shall expire on June 11, 2013, unless implemented as required
21 by the Zoning Ordinance.
22 5. This Conditional Use Permit approves only the use of a Muay Thai, boxing, and mixed
23 martial arts facility within an existing commercial suite located at 215 South Coast
24 Highway as shown on the plans and exhibits presented to the Planning Commission for
25 review and approval. No deviation from these approved plans and exhibits shall occur
26 without Development Services Department/Planning Division approval. Substantial
27 deviations shall require a revision to the Conditional Use Permit or a new Conditional Use
28 Permit.
6. The applicant, permittee 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

1 annul an approval of the City, concerning Conditional Use Permit (CUP12-00013) and
2 Regular Coastal Permit (RC12-00011). The City will promptly notify the applicant of
3 any such claim, action or proceeding against the City and will cooperate fully in the
4 defense. If the City fails to promptly notify the applicant of any such claim action or
5 proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter,
6 be responsible to defend, indemnify or hold harmless the City.

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

11 8. A Special Events Permit approved by the Parks and Recreation Department would be
12 required for large tournaments at the facility.

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

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

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

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

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1 13. All signs shall meet the requirements of the approved Comprehensive Sign Package for
2 the shopping center. Sign plans shall be reviewed and approved by the Planning
3 Division prior to an application for a sign permit.

4 PASSED AND ADOPTED Resolution No. 2012-P26 on June 11, 2012, by the
5 following vote, to wit:

6 AYES:

7 NAYS:

8 ABSENT:

9 ABSTAIN:

10 _____
Tom Rosales, Chairperson
Oceanside Planning Commission

11 ATTEST:

12 _____
13 Jerry Hittleman, Secretary

14 I, JERRY HITTLEMAN, Secretary of the Oceanside Planning Commission, hereby certify that
15 this is a true and correct copy of Resolution No. 2012-P26.

16
17 Dated: _____
18
19

20 Applicant accepts and agrees with all conditions of approval and acknowledges impact fees may
21 be required as stated herein:

22 _____
23 Applicant/Representative

_____ Date

Management Plan

Hours of operation:

9:00 am – 11:00 pm and 1:00 pm – 9:00 pm.

Historically the morning class attendance is pretty low ranging anywhere from 1 to 8 students per class. Fitness classes will always be 90% women/housewives. Morning Muay Thai classes usually run the same in attendance numbers. Students for those classes are usually college students and individuals with different work schedules.

Our Kids after school programs Monday – Friday will be 3:00pm and 5:00 pm. Attendance will normally range between 5-10 students per class. Kids that live close to the facility will walk and others are usually dropped off by their parents who then come back to pick them up after the class is over.

Our adult evening classes is when class attendance will pick up after 5:00 pm. All due to everyone getting out of school or work. Evening classes will normally run between 10 – 18 students.

Program Descriptions:

Fitness: High intensity full body workout with cardio, plyometrics, isolation exercises, strength exercises.

Cardio Bag: High intensity workout on the heavy bag. Combinations that will employ all muscle groups.

6 Pack Abs: 30 minute concentration on core exercises.

Kettlebells: 30 minute workout focusing on toning, strengthening, cardio.

Kids Boxing: Fun interactive workout for kids to learn the sweet science of Boxing.

Kids Muay Thai: Fun interactive workout for kids to learn the martial art of Muay Thai.

Muay Thai – Beginning: Learn the basic stance, punches, and kicks in Muay Thai and basic combinations

Muay Thai – Intermediate: Learn how to apply knees and elbows to your combinations.

Boxing: Learn the sweet science of Boxing footwork and punches.

All classes will be held in a controlled environment where everyone is following the instructions of the teacher/coach. Safety is the utmost importance, proper equipment will be required for the Boxing and Muay Thai classes. Kids classes will always end with a 5 minute speech from the coach on things such as responsibility, hard work, goals, respect, attitude, discipline, etc. All classes will be taught in a fun family oriented atmosphere.

	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
9:00 AM	Fitness Muay Thai Beginning	Fitness Boxing	Fitness Muay Thai Beginning	Fitness Boxing	Fitness Muay Thai Beginning	Fitness Muay Thai Beginning
10:00 AM						
11:00 AM						
12:00 PM						Open Gym
1:00 PM	Open Gym	Open Gym	Open Gym	Open Gym	Open Gym	
2:00 PM						
3:00 PM	Kids Boxing	Kids Boxing	Kids Boxing	Kids Boxing	Kids Boxing	
4:00 PM	Kids Muay Thai Muay Thai Beginning	Kids Muay Thai Boxing Beginning 6 pm 6-pack Abs / 6:30 pm Kettle Bells	Kids Muay Thai Muay Thai Beginning	Kids Muay Thai Boxing Beginning 6 pm 6-pack Abs / 6:30 pm Kettle Bells	Kids Muay Thai Muay Thai Beginning	
5:00 PM						
6:00 PM	Fitness Muay Thai Intermediate	Cardio Bag	Fitness Muay Thai Intermediate	Cardio Bag	Fitness	
7:00 PM						
8:00 PM	Open Gym	Open Gym	Open Gym	Open Gym		
9:00 PM						



Application for Discretionary Permit

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

STAFF USE ONLY

ACCEPTED

RECEIVED

APR 04 2012

CITY OF OCEANSIDE
DEVELOPMENT SERVICES

BY

SN
JR

Please Print or Type All Information

HEARING

PART I - APPLICANT INFORMATION

1. APPLICANT

ED BUCKLEY

2. STATUS

LESSEE

GPA

MASTER/SP.PLAN

ZONE CH.

3. ADDRESS

2020 FELICITA RD
ESCONDIDO CA 92025

4. PHONE/FAX/E-mail

(619) 743-2580

TENT. MAP

PAR. MAP

5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)

GARY M. GARCIA

DEV. PL.

C.U.P. CUP12-00013

6. ADDRESS

311 W. ALVARADO
FALLBROOK, CA 92028

7. PHONE/FAX/E-mail

(760) 468-1537

VARIANCE

COASTAL RC12-00011

PART II - PROPERTY DESCRIPTION

8. LOCATION

215 S. COAST HIGHWAY

9. SIZE

10,000 SF

10. GENERAL PLAN

COASTAL ZONE

11. ZONING

C-2

12. LAND USE

GENERAL COMMERCIAL

13. ASSESSOR'S PARCEL NUMBER

150-045-09

14. LATITUDE

W117° 22.716' →

15. LONGITUDE

← N33° 11.587'

PART III - PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION

MUAY THAI AND BOXING SCHOOL.

17. PROPOSED GENERAL PLAN

NO CHANGE

18. PROPOSED ZONING

NO CHANGE

19. PROPOSED LAND USE

NO CHANGE

20. NO. UNITS

N/A

21. DENSITY

N/A

22. BUILDING SIZE

EXISTING 7000
SQ. FT.

23. PARKING SPACES

17

24. % LANDSCAPE

1.47%

25. % LOT COVERAGE or FAR

35%

PART IV - ATTACHMENTS

26. DESCRIPTION/JUSTIFICATION

27. LEGAL DESCRIPTION

28. TITLE REPORT

29. NOTIFICATION MAP & LABELS

30. ENVIRONMENTAL INFO FORM

31. PLOT PLANS

32. FLOOR PLANS AND ELEVATIONS

33. CERTIFICATION OF POSTING

34. OTHER (See attachment for required reports)

PART V - SIGNATURES

SIGNATURES FROM 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).

35. APPLICANT OR REPRESENTATIVE (Print):

GARY M. GARCIA

36. DATE

4-2-12

37. OWNER (Print)

OAKLEAF LLC

38. DATE

4-3-12

Sign:

Sign:

I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. FURTHER, I UNDERSTANDING THAT SUBMITTING FALSE STATEMENTS OR INFORMATION IN THIS APPLICATION MAY CONSTITUTE FRAUD, PUNISHABLE IN CIVIL AND CRIMINAL PROCEEDINGS.

I HAVE READ AND AGREE TO ABIDE BY THE CITY OF OCEANSIDE DEVELOPMENT SERVICES DEPARTMENT AND ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT POLICY NO. 2011-01/POLICY AND PROCEDURE FOR DEVELOPMENT DEPOSIT ACCOUNT ADMINISTRATION.

**Proposed Muay Thai and Boxing School
Mr. Ed Buckley
215 South Coast Highway
Oceanside, CA 92054**

April 3, 2012

Description and Justification...

At the present time, the building located at 215 South Coast Highway is occupied by law offices on the upper floors only. The lower floor has been vacant for quite some time and we are attempting to pursue a tenant, Mr. Ed Buckley, who can bring back some of the Community Atmosphere that is essential to this part of the City. There will be no changes made to the existing building from the outside; so in many respects the visual integrity of the area will be unchanged. What will change will be what the public is able to witness through the large plates of glass at night.

Mr. Buckley proposes to establish a Muay Thai and Boxing School that will serve to enhance this area of the city on several points.

- During the morning and early afternoon hours, the school will hold special one-on-one training of individuals with just a small number of participants.
- During the afternoon and after school times, Mr. Buckley would like to establish an after-school program for the children that reside around this area. In establishing this after-school program Mr. Buckley's goal is to provide the children and students in the area a place where they can learn to enjoy these sports while at the same time learning about discipline, self control and respect.
- From 5:00 to closing at 9:00pm adult train will begin in earnest. Since the existing building has large windows overlooking South Coast Highway, the activities that are conducted inside will bring a necessary brightness to the area at night and a sense of security will be heightened due to the demonstrations and the activities that are exercised inside the gym.
- For additional information, see the attached Management Plan as prepared by Mr. Ed Buckley.

The existing Law Offices that occupy the second floor and this proposed school will be on the same property and the parking situation has been an item in question. Some simple facts have been noted and are explained herein.

At the present time there are 17 parking spaces on-site. It has been noted that on an average, only 5 to 7 cars presently use the parking facilities as they exist today. The Law Offices, as the only other tenant of the building, normally closes at 5:00pm and sometimes earlier, thus

leaving the parking facilities for the use of the proposed school. It is estimated that there could be as many as 4 employees of the school at the peak of the day, roughly between the hours of 6:00pm and 8:00pm. If the ratio of 1 car per employee is used, that would leave 13 spaces to be used by the students of the school. Luckily, there is always the availability of the street parking along South Coast Highway and the availability of Amtrak and North County Transit just two (2) blocks away, well within walking distance.

The existing building site is in the middle of General Commercial (C-2) buildings that front on South Coast Highway to the north and to the south. The operation of a Muay Thai and Boxing School at this location would clearly fall within the character of the surrounding buildings and their uses. Opening this school, at this location, has the potential to bridge the gap between the residential dwelling units one (1) block to the east and the Commercial endeavors within this area.

There will be NO exterior demolition, NO new construction and all the equipment that will be required in the school will either be self-supported or will be attached to the floor as needed. Every effort is being made not to attach anything to the existing building structure in respect of the other tenants. Fortunately, the schedules of the Law Office above and the Boxing School below are staggered, so any conflict between the two tenants will be minimal.

This lower unit has been vacant for far to long. In an effort to bring security back to this building and the neighborhood, it is our belief that the granting of a Conditional Use Permit and the operation of a Muay Thai and Boxing School will assist in renewing the hope for this area.

EXHIBIT "A"

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

Lots 3 and 4 in Block 5 of Bryan's Additions, in the City of Oceanside, County of San Diego, State of California, according to map thereof No. 219, filed in the Office of the County Recorder of San Diego County, March 10, 1887, as described in Certificate of Compliance recorded January 21, 1992 as Document No. 1992-0030533 of Official Records.

APN: 150-045-10-00 and 150-045-09-00