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ARCHITECTURE & DEVELOPMENT

DESCRIPTION & JUSTIFICATION LETTER

CANNABISRETAILPROJECT–CITYOFOCEANSIDE

Date:Wednesday, May 20, 2026

To:CityofOceanside–PlanningDivision Project

Name: Medleaf Oceanside

ProjectAddress:3671MissionAve,Oceanside,CA92058 Assessor's

Parcel Number: 160-291-03-00

Project Description:

This letter is submitted in support of a proposed cannabis retail project located at 3671 Mission Ave, Oceanside, CA 92058. The purpose of this letter is to provide a concise description of the project scope and demonstrate consistency with City requirements in support of discretionary permit approval.The project proposes operation of a state-licensed cannabis retail outlet within an existing restaurant building.

The project includes:

- Tenant improvements of approximately 1,919 square feet of retail space.
- Customer sales floor, secure product display areas, storage, office, and employee support areas.
- Required security and access-control measures.
- Applicable accessibility upgrades required for ADA compliance.

The existing site layout, circulation, parking configuration, and overall site improvements are proposed to remain as existing and previously conforming. No landscape improvements are proposed as part of this project.

No on-site cultivation or manufacturing is proposed.

ExistingSiteConditions

The project site contains approximately 16,338 SF / 0.38 acres and is currently developed with an existing restaurant in the CG Zone. Surrounding development consists primarily of commercial uses compatible with retail activity.

The site is served by existing public infrastructure including water, sewer, drainage, electrical, and communication utilities.

ArchitecturalNarrative

The project proposes interior tenant improvements within the existing commercial building while maintaining a professional and discreet retail appearance appropriate for the surrounding area.

Project characteristics include:

- Proposed use: Cannabis Retail
- Year Built: 1978
- Building area: 1,919 SF
- Number of stories: 1
- Building height: 18’-0”

Tenant improvements include upgraded interior finishes, lighting, accessibility upgrades, and secured operational areas. No significant exterior site modifications are proposed beyond applicable ADA-related improvements.

Site Access & Circulation

Vehicle access to the site is provided via an existing 2-way 38-foot driveway with existing internal circulation maintained for customers, employees, and service vehicles.

Pedestrian access is provided from adjacent sidewalks and parking areas consistent with accessibility requirements. Service and deliveries occur in designated areas to minimize operational conflicts.

The project does not significantly alter existing traffic patterns and operates within normal commercial traffic conditions.

Parking&Accessibility

The existing parking layout is proposed to remain as existing and previously conforming. Parking provided is consistent with City of Oceanside requirements for retail uses (Article 31).

- Required parking: 10 spaces
- Provided parking: 22 spaces
- Accessible parking provided per applicable code requirements: 1 space

The project is expected to generate customer volumes comparable to other small-format retail uses and will operate within available parking supply.

Only applicable accessibility upgrades required for ADA compliance are proposed as part of the project scope.

Landscaping&Site Improvements

Existinglandscapingwillbemaintained as previously conforming.

Operational&SecurityMeasures

OperationswillcomplywithallCityofOceansideandStateofCaliforniacannabisregulations, including:

- Controlledaccessentryandageverification
- Interiorsurveillancecoverageandalarmsystems
- Secureproductstorageareas
- Employeetrainingandoperationalprotocols
- Compliancewithoperatinghourlimitationsandlocalregulations.

Securitymeasuresaredesignedtoprotectpublicsafetywhileminimizingimpactsonsurrounding properties.

Employee Count & Trip Generation

The project is expected to operate with approximately 4–6 employees per shift, resulting in an estimated 4 Full-Time Equivalent (FTE) employees. On a standard business day, staffing levels may vary slightly based on peak hours but will generally remain within this range.

Employee trip generation is anticipated to be minimal and consistent with small-format retail operations. Estimated employee trips are well below 50 trips per day, and therefore Transportation Demand Management (TDM) measures pursuant to OZO §3050 are not required for this project.

Security Compliance

The project is designed to comply with all applicable State of California cannabis regulations (BCC/DCC) and City of Oceanside municipal code requirements related to security and operational controls. Security measures include, but are not limited to:

- Controlled access entry with ID verification (21+ compliance)
- 24-hour digital video surveillance system covering all interior and exterior areas, in accordance with state retention requirements
- Alarm systems and monitoring connected to a licensed security provider
- Limited access areas restricted to authorized personnel only
- Secure storage of cannabis products in locked, reinforced areas
- Cash handling protocols and secure safes
- Employee training programs addressing security procedures, emergency response, and regulatory compliance

These measures ensure that the project maintains a high level of public safety, regulatory compliance, and operational integrity, while minimizing potential impacts on surrounding properties.

RequiredFindings–ProjectJustification

ConsistencywithLandUseRegulations

The project is consistent with applicable zoning and land use regulations as cannabis retail operationsarepermittedwithinapprovedzonessubjecttodiscretionaryapproval.Theproject occupies an existing commercial site and maintains consistency with planned commercial development patterns.

CompatibilitywithSurroundingDevelopment

Theprojectiscompatiblewithsurroundingcommercialusesandoperatessimilarlytotraditional retail businesses with limited external impacts. Building and site improvements maintain visual compatibility with surrounding properties.

AdequateAccessandInfrastructure

Thesiteisadequatelyservedbypublicinfrastructureandcirculationsystems.Existingaccess, parking, and utilities sufficiently support project operations.

ProtectionofPublicHealth,Safety,andWelfare

The project incorporates security measures, operational controls, and regulatory compliance standardsthatensureprotectionofpublicsafetyandminimizepotentialimpactsonneighboring properties.Additionaljurisdictionalfindingscanbeaddressedasrequiredbystaffduringreview.

Conclusion

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The proposed cannabis retail project provides a compliant, professionally operated retail establishment within an existing commercial environment while supporting economic activity and tenant occupancy within the City of Oceanside.

The project incorporates appropriate operational controls and security measures to ensure compatibility with surrounding development while maintaining the existing site layout and previously conforming site conditions.

Based on the information provided, approval of the project is respectfully requested.

Sincerely,
ApplicantRepresentative

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