DESCRIPTION & JUSTIFICATION LETTER

Provide a project narrative describing the complete project scope, including but not limited to, project size, proposed land use(s), building square footage, height and story count, site access, parking, landscaping, civil improvements, architectural narrative, and other development details. Please include the purpose and objectives of your project and a detailed response to each of the required findings for approval of a Development Plan as follows.

Complete Project Scope

The project proposes the adaptive reuse of an existing commercial building at 2525 S Vista Way for an Embarc retail and delivery cannabis dispensary. The project will utilize the existing building footprint and generally consists of interior tenant improvements, installation of security infrastructure, exterior painting, and signage. No expansion of the existing building footprint is proposed.

Project Size

The project site is an approximately 10,329-square-foot parcel containing an existing approximately 1,518-square-foot commercial building. The proposed project will occupy the existing building and does not include additional building area or expansion of the existing footprint.

Proposed Land Use

The proposed land use is a licensed retail cannabis dispensary with delivery service, operated by Oceanside Responsible and Compliant Retail LLC dba Embarc Oceanside. The property has a Special Commercial (SC) General Plan designation and Special Commercial – Highway Oriented (CS-HO) zoning designation.

Building Square Footage

The existing building contains approximately 1,518 square feet of floor area. No increase in building square footage is proposed.

Height & Story Count

The project will occupy the existing single-story commercial building. No additional stories or increase in the existing building height are proposed.

Site Access

Existing vehicular and pedestrian access to the property will be maintained. Vehicular access is provided by a single existing driveway on South Vista Way. Customer access to the dispensary building will be controlled through a designated entrance and secure screening/check-in area, with age and identification verification occurring prior to entry into the retail sales area.

Parking

The project will utilize the existing on-site parking area, which consists of four parking spaces, including one ADA-accessible space. No expansion of the parking area is proposed. Existing parking and circulation will be maintained, with the parking area restriped as necessary.

Landscaping

Existing landscaping will generally be maintained, with new decorative planters proposed to improve the appearance of the property and complement the building exterior.

Civil Improvements

The project is primarily an interior tenant improvement and adaptive reuse project. No significant grading, building expansion, or other major civil/site improvements are proposed. Existing site access, parking, drainage, and developed site conditions will generally remain unchanged.

Architectural Narrative

The project will renovate and refresh the existing commercial building while retaining its existing scale and general architectural form. Exterior improvements are intended to create a clean, contemporary storefront through new exterior paint, dark architectural trim, planters, lighting, and identification signage. The design is intended to improve the appearance of the existing property while remaining compatible with the surrounding commercial corridor.

Other Development Details

The dispensary will incorporate comprehensive security, access-control, surveillance, age-verification, inventory-control, and operational procedures appropriate for a highly regulated retail use. Customer access will be managed through a secure screening process before entry into the retail sales area. The project will also incorporate Embarc's established community-focused operating model, including local partnerships and ongoing investment in Oceanside.

Purpose & Objectives of Your Project

The project's objective is to adaptively reuse and improve an existing commercial property to establish a safe, compliant, and community-oriented cannabis retail business serving Oceanside residents and visitors. Embarc Oceanside seeks to provide safe, regulated access to cannabis for a wide range of appropriately aged adult-use customers and qualified medical patients in a secure, welcoming, and educational retail environment that helps reduce stigma surrounding legal cannabis. The project also seeks to improve the appearance of the property, create local employment and economic activity, support local businesses, and provide ongoing community benefits through Embarc's commitment to reinvest 1% of annual gross receipts into primarily youth-serving Oceanside nonprofit organizations and City-sponsored programs.

Response to Each of the Required Findings

City of Oceanside Comprehensive Zoning Ordinance, Article 41 (Use Permits and Variances), § 4105(A) For Use Permits:

1. That the proposed location of the use is in accord with the objectives of this ordinance and the purposes of the district in which the site is located.

Accord with the Objectives of this Ordinance

The proposed project is in accord with the objectives of the Zoning Ordinance. The project adaptively reuses and improves an existing commercial property for a cannabis retail storefront, a conditionally permitted use in the CS-HO zoning district. The project is consistent with the site's existing Special Commercial General Plan designation and commercial zoning and does not require an expansion of the existing building footprint or a change in the established commercial character of the property.

The project has been designed and will be operated to promote public health, safety, and general welfare, and compatibility with surrounding uses through controlled customer access, age and identification verification, secured product storage, comprehensive security and surveillance measures, controlled inventory receiving, and compliance with applicable City and State cannabis regulations. The site meets the applicable locational and separation requirements for cannabis storefront retail and is located within the Inland Planning Area, outside the Coastal Zone.

The project will also improve the appearance and functionality of the existing commercial property through façade improvements and other site improvements while maintaining the existing building footprint and site access. These characteristics further the Ordinance's objectives of fostering harmonious relationships among land uses, permitting commercial development consistent with the General Plan, strengthening the City's economic base, and promoting safe and convenient vehicular and pedestrian circulation.

Accord with the Purposes of the District in which the Site is Located

The proposed project is in accord with the purposes of the district in which the site is located. The property is located within District 3 and the Inland Planning Area and carries a Special Commercial (SC) General Plan designation and Special Commercial – Highway Oriented (CS-HO) zoning designation. The CS district is intended to provide opportunities for commercial and other appropriate uses within special commercial areas identified by the General Plan, while the HO designation identifies areas intended for highway-oriented commercial uses.

The proposed cannabis retail storefront is consistent with these purposes. The project establishes a retail commercial use within an existing commercial building on property specifically zoned Special Commercial – Highway Oriented (CS-HO), with convenient access to the surrounding roadway network. Given the limited number of cannabis retail licenses within Oceanside and the broader regional customer base, the location is particularly suited to a commercial district intended to accommodate highway-oriented activity.

The project also advances the broader purposes of the City's commercial districts by adaptively reusing and improving an existing commercial property, creating local employment and economic activity, maintaining compatibility with surrounding commercial uses, and providing a safe and controlled retail environment for Oceanside residents and visitors.

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 or 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.

Location – General Plan Consistency

The proposed location is consistent with the General Plan. The property is designated Special Commercial (SC) and zoned Special Commercial – Highway Oriented (CS-HO), and no General Plan amendment or zone change is requested. The proposed cannabis storefront retailer is a conditionally permitted commercial use within the CS-HO zoning district.

The project consists of the adaptive reuse of an existing 1,518-square-foot commercial building and does not involve expansion of the existing building footprint. The proposed use will adaptively reuse and reinvest in existing commercial space, create permanent employment, generate economic activity and tax revenue, and improve the appearance and functionality of an existing developed commercial property.

The property is located immediately south of SR 78 and approximately 300 feet south of the City's Vista Way Corridor planning area. Although the property is not located within the Smart and Sustainable Corridors Specific Plan boundary, its proximity to the Vista Way and SR 78 commercial and employment area provides additional context for the suitability of commercial activity at this location. The City's planning documents describe the Vista Way Corridor as containing a significant concentration of commercial uses and identify SR 78 as an important regional economic connection. The City's Economic Development Element also identifies Vista Way as a major local roadway and recognizes the importance of regional accessibility to commercial and economic activity.

The project's reuse and improvement of an existing commercially designated property, without expansion of the existing building footprint or material alteration of the established site configuration, is consistent with the property's General Plan land use designation and the City's broader objectives for commercial activity, employment, economic development, and efficient use of existing developed properties and infrastructure.

Operations & Maintenance – General Plan Consistency

The proposed conditions under which the dispensary will be operated and maintained are also consistent with the General Plan. The project has been designed as a controlled retail operation within an existing commercial building, with customer access limited to designated portions of the premises and operational areas restricted to authorized employees.

Customer entry will be controlled through a designated reception and screening area, with age and identification verification occurring prior to entry into the retail sales area. Cannabis inventory will be maintained in secured areas, and the premises will incorporate security and surveillance measures consistent with applicable City and State requirements.

The project will also be operated subject to applicable requirements governing hours of operation, lighting, signage, security, surveillance, odor control, refuse management, property maintenance, and other operational characteristics. The business will remain subject to applicable local and State cannabis licensing, regulatory oversight, and inspection requirements.

Together, these operational and maintenance controls provide for a secure, well-maintained commercial establishment that is compatible with the property's commercial designation and surrounding developed area.

Location – Public Health, Safety & Welfare
The proposed location will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood. The project will occupy an existing commercial building on a property designated and zoned for commercial activity, without expansion of the building footprint.

As demonstrated by the accompanying 1,000-foot radius exhibit, the proposed location complies with the applicable locational and separation requirements established by Article 36 for cannabis storefront retailers and does not require a waiver of those requirements.

The site's existing commercial setting, compliance with the City's cannabis separation standards, and use of an existing enclosed commercial building provide an appropriate location for the proposed use.

Operations & Maintenance – Public Health, Safety & Welfare
The operational and maintenance controls described above are specifically designed to protect customers, employees, neighboring businesses, and the surrounding community. Controlled and age-verified entry, secured inventory, comprehensive security and surveillance, restricted employee-only areas, and continued City and State regulatory oversight provide safeguards appropriate to the proposed use.

In addition, no on-site cannabis consumption, cultivation, manufacturing, outdoor sales, outdoor display, or outdoor cannabis storage is proposed. These controls limit the potential for operational impacts outside the premises and support a finding that the use will not be

detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood.

Location – Nearby Properties, Improvements, & General Welfare
The proposed location will not be detrimental to properties or improvements in the vicinity or to the general welfare of the City. As described above, the project will reuse an existing commercially designated and developed property, will not expand the existing building footprint, and complies with the City's applicable cannabis locational and separation requirements.

The property is also immediately south of SR 78 and approximately 300 feet south of the City's Vista Way Corridor planning area. While the property is outside that formal planning area, the nearby corridor contains a substantial concentration of established commercial activity. The proposed project therefore represents the continued commercial use and reinvestment in an existing developed property within a broader commercial setting.

Operations & Maintenance – Nearby Properties, Improvements, & General Welfare
The operational controls described above, together with the proposed physical improvements and ongoing maintenance of the property, will protect nearby properties and improvements. The project includes façade enhancements, updated signage, and refreshed parking striping, while maintaining the existing building and developed site configuration.

The operator will maintain the storefront, landscaped areas, parking area, lighting, signage, and surrounding premises, including routine litter removal. All cannabis sales, storage, and related activities will remain within the enclosed premises, with no outdoor cannabis sales, display, storage, or consumption.

The project will also place an existing commercial property into active productive use, create local employment and economic activity, generate tax revenue, and provide ongoing community benefits through Embarc's commitment to reinvest 1% of annual gross receipts into primarily youth-serving Oceanside nonprofit organizations and City-sponsored programs.

Collectively, the operational safeguards, property improvements, ongoing maintenance, and economic and community benefits described above support a finding that the proposed use will not be detrimental to nearby properties or improvements or to the general welfare of the City.

3. That the proposed conditional use will comply with the provisions of this ordinance, including any specific condition required for the proposed conditional use in the district in which it would be located.
The proposed conditional use will comply with the applicable provisions of the City of Oceanside Comprehensive Zoning Ordinance. The property is zoned Special Commercial – Highway Oriented (CS-HO). Article 11 identifies Cannabis Storefront Retailers as a use permitted in the CS-HO

district subject to approval of a Use Permit. The project is therefore requesting the Conditional Use Permit required by the Zoning Ordinance for operation of the proposed use at this location.

As a regulated use, the proposed cannabis storefront retailer is also subject to Article 36 of the Zoning Ordinance. The project complies with the applicable locational and separation requirements of Section 3604, as demonstrated by the accompanying 1,000-foot radius exhibit. No waiver of the Article 36 locational requirements is requested. Article 36 further requires regulated uses to obtain a use permit in accordance with Article 41, with final authority over the use permit as provided by Article 36.

The project has also been designed to comply with the other applicable development and operational provisions of the Zoning Ordinance, including requirements relating to site development, parking and loading, signage, access and circulation, landscaping, and development review.

As described in the application materials and depicted in the accompanying plans, the project consists of the adaptive reuse of an existing 1,518-square-foot commercial building, with no expansion of the existing building footprint. The project will comply with all applicable conditions of approval imposed through the Conditional Use Permit and all applicable City requirements governing cannabis storefront retailers.

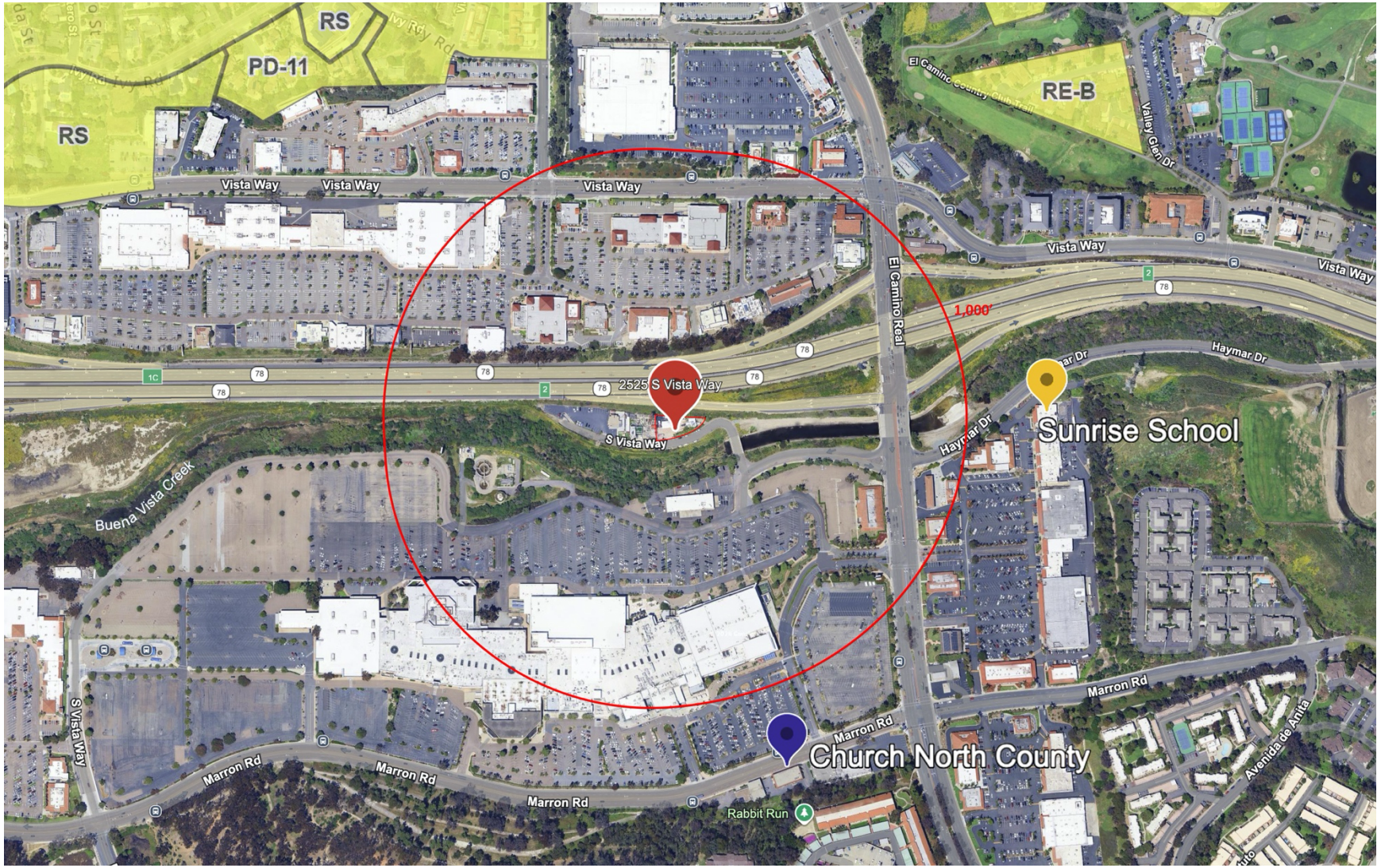
Accordingly, the proposed use is permitted conditionally within the CS-HO district, satisfies the applicable locational requirements for the use, and will be developed and operated in accordance with the applicable provisions of the Zoning Ordinance and conditions imposed through this Conditional Use Permit.

4. For properties located within the coastal zone: That the proposed conditional use will be consistent with all applicable policies of the certified Land Use Plan.

The project site at 2525 S Vista Way is located within the City of Oceanside's Inland area and is not within the Coastal Zone. The property has a Special Commercial (SC) General Plan Land Use designation and a Special Commercial – Highway Oriented (CS-HO) zoning designation. Accordingly, consistency with the policies of the certified Coastal Land Use Plan is not required for the proposed project.

City of Oceanside Comprehensive Zoning Ordinance, Article 36 (Separation of Regulated Uses), § 3605(36-3)

As demonstrated on the accompanying 1,000-foot radius exhibit, the proposed Embarc Oceanside storefront retail location complies with the applicable locational and separation requirements of Article 36, Section 3604 of the City of Oceanside Comprehensive Zoning Ordinance. The proposed location is not within any prohibited separation buffer requiring a waiver of locational requirements under Section 3605. Accordingly, a waiver is not requested, and responses to the waiver findings set forth in Section 3605 are not applicable to this project.


RS
PD-11
RS
RE-B
Vista Way
Vista Way
Vista Way
Vista Way
Vista Way
El Camino Real
Valley Glen Dr
1,000'
2525 S Vista Way
S Vista Way
Haymar Dr
Haymar Dr
Sunrise School
Buena Vista Creek
S Vista Way
Marron Rd
Marron Rd
Marron Rd
Marron Rd
Marron Rd
Church North County
Avenida de Anita
Rabbit Run