

AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Tuesday, September 17, 2013, 9:00 a.m.
Guajome Conference Room

1. 9:00 a.m. - 10:00 a.m. Discussion of a senior care facility located on the northwest corner of Dixie Street and Grace Street.

Zoning: RS (Single Family Residential)
Land Use: SFD-R (Single Family Dwelling Residential)
Neighborhood Area: Loma Alta
Assessor Parcel Number: 148-271-09, 10
Contact Person: Phil Buccola
Tel.: 760-721-2000
Email: phil@buccolaeng.com

2. 10:00 a.m. - 11:00 a.m. Discussion of a retail store/recreational facility located at the southeast corner of Oceanside Boulevard and Camelot Drive.

Zoning: IG (General Industrial)
Land Use: GI (General Industrial)
Neighborhood Area: Loma Alta
Assessor Parcel Number: 149-271-46-00
Contact Person: Christopher Austin
Tel.:
Email: christoper_austin@yahoo.com

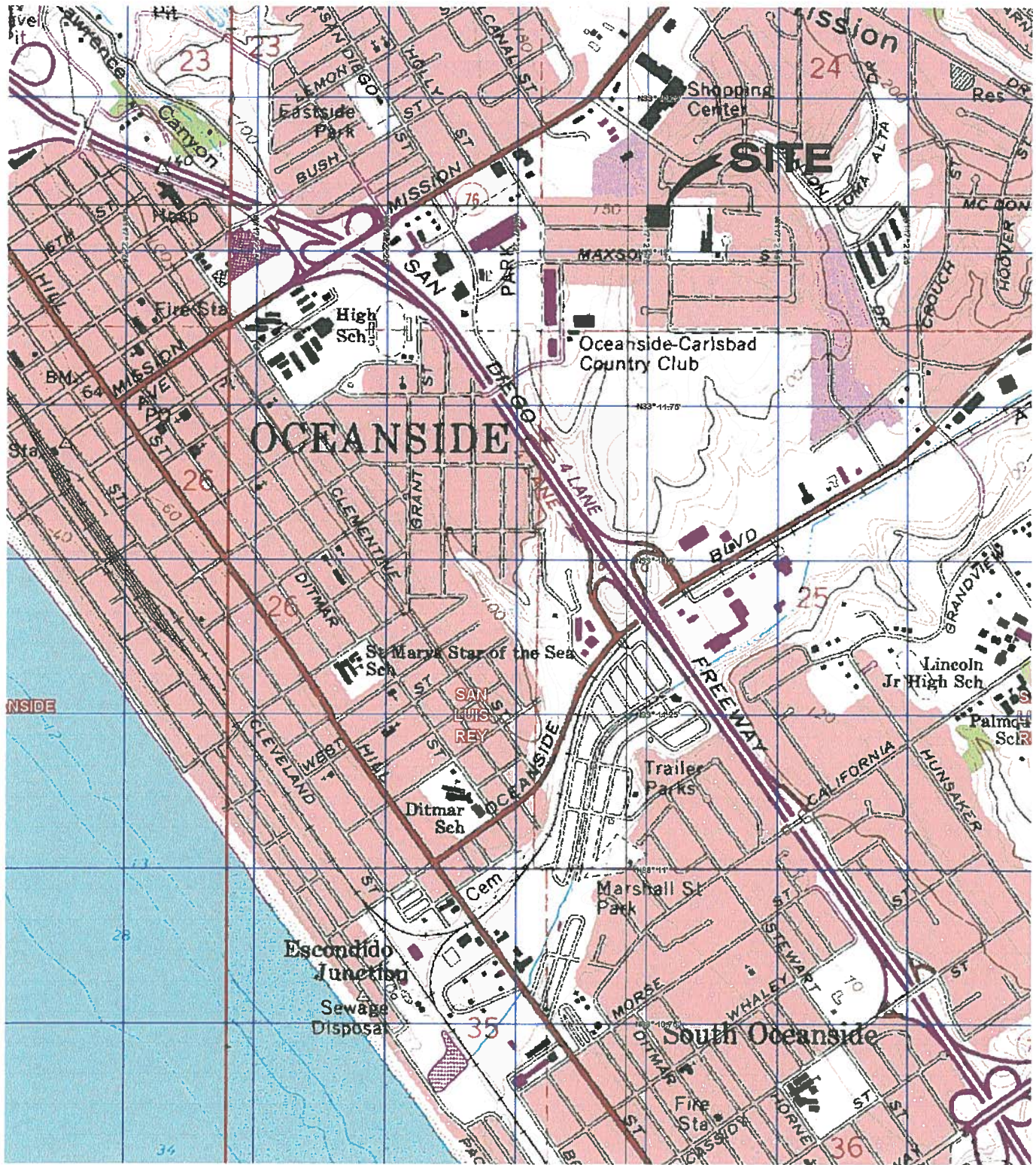
Attachments:

1. Maps
2. Project Description Letter
3. Proposed Elevations

Oceanside Care Homes Project Description

Oceanside Care Homes is located on the North West corner of Dixie Street and Grace Street in the Loma Alta Neighborhood Planning Area. The project consists of two existing lots; Lots 8 and 9 of the Dixie Street Addition according to Map No. 1836 filed in the Office of the County Recorder of San Diego County, May 19, 1925. The project address is 1914 and 1918 Dixie Street; APN's 148-271-09 &-10 respectively.

Oceanside Care Homes is an enclave of four buildings consisting of eight individual care homes with separate kitchens, dining and living areas. Rather than one institutional building, the buildings are designed to look, feel and function as individual homes. The project will incorporate this type of design to eliminate the commercial feel typical of such projects. The proposed plan will blend more into the surrounding neighborhood and create a residential family home feel to enhance the quality of life and environment for our care recipients. The buildings will appear to be four large homes on a private street. Each building will have a design character reflective of regional historic architectural styles. The landscape design is intended to help unify the enclave of buildings into one complementary garden theme.



PREPARED IN THE OFFICE OF:

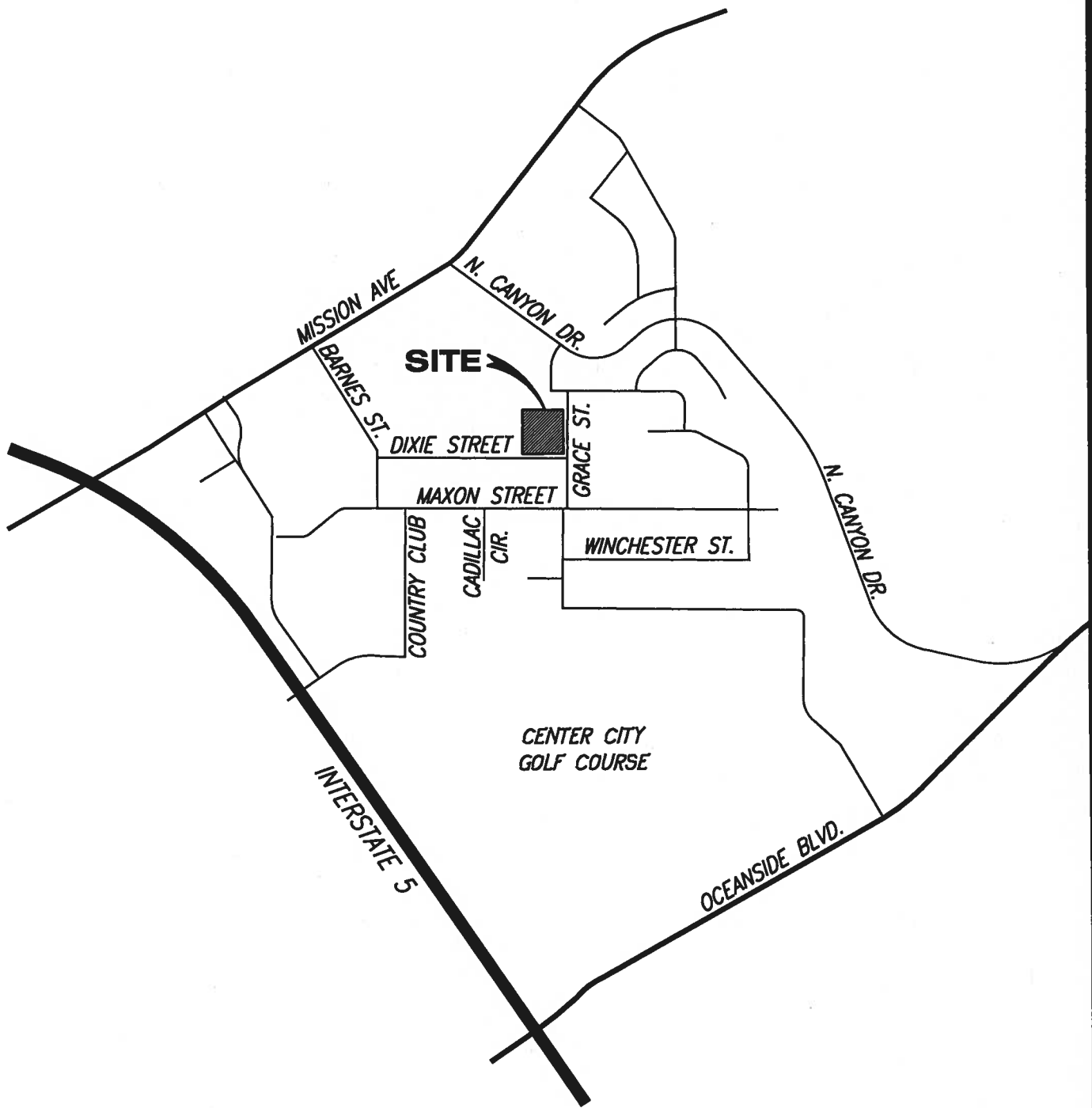
BUCCOLA 760/721-2000
ENGINEERING, inc

3142 Vista Way, Suite 301, Oceanside, CA 92056



NOT TO SCALE

USGS LOCATION EXHIBIT
 FOR
RED POINT HOMES - OCEANSIDE CARE HOMES



PREPARED IN THE OFFICE OF:

BUCCOLA 760/721-2000
ENGINEERING, inc

3142 Vista Way, Suite 301, Oceanside, CA 92056



NOT TO SCALE

VICINITY MAP
 FOR
RED POINT HOMES - OCEANSIDE CARE HOMES



MASTER PLANT LIST:

COMMON AREA -

- Trees**
- Albizia julibrissis - Persian Silk Tree
 - Citrus sinensis - Orange Tree
 - Lagerstroemia indica - Crape Myrtle
 - Magnolia grandiflora - Southern Magnolia
 - Podocarpus gracilior - Fern Pine

- Shrubs**
- Agapanthus africanus - Lily of the Nile
 - Bambusa m. 'Golden Goddess' - Golden Goddess Bamboo
 - Echinium latissimum - Pole of Madiera
 - Heteromeles arbutifolia - Toyon
 - Nandina domestica - Heavenly Bamboo
 - Pennisetum setaceum 'Rubrum' - Red Fountain Grass
 - Phoradendron - Foster's Florida
 - Pittosporum tobira - Japanese Mock Orange
 - Prunus caroliniana - Bright 'N' Tight - Bright 'N' Tight Cherry-lavender

- Groundcover/Vines**
- Carex lasiocarpa - Trumpet Vine
 - Dielis 'River' - Royal Trumpet Vine
 - Passiflora foetida - Bower Vine
 - Tradescantia virginiana - Star Jasmine
 - Wisteria sinensis - Chinese Wisteria

PASADENA HOUSE-

- Trees**
- Quercus empernensis - Italian Cypress
 - Juniperus scopulorum 'Skyrocket' - Skyrocket Juniper
 - Larrea tridentata - Sweet Bay
 - Olea europaea - Olive
 - Tipu tipu - Tipu tree

- Shrubs**
- Buxus sempervirens - Common Boxwood
 - Cycas revoluta - Sago Palm
 - Grewia occidentalis - Lavender Starflower
 - Nephrolepis exaltata - Sword Fern
 - Rapidoletia indica - Indian Hawthorn
 - Rosemaria officinalis - Rosemary
 - Salvia leucantha - Mexican Bush Sage
 - Taxodium floridanum - Bush Germander
 - Viburnum japonicum - Japanese Viburnum

- Groundcover/Vines**
- Bougainvillea spp. - Bougainvillea
 - Campsis radicans - Trumpet Vine
 - Clematis vitalba - Scrambling
 - Hesperis matronalis - Night-flowering Jasmine
 - Tradescantia virginiana - Star Jasmine

SANTA BARBARA HOUSE-

- Trees**
- Arbutus 'Marian' - Strawberry Tree
 - Citrus sinensis - Orange Tree
 - Phoenix dactyloides 'Medjool' - Medjool Date Palm
 - Syagrus romanorum - Queen Palm

- Shrubs**
- Asparagus densiflorus 'Myers' - Asparagus Fern
 - Carex lasiocarpa - Butterfly Bush
 - Cordyline stricta - Soldier Palm Lily
 - Grewia occidentalis - Lavender Starflower
 - Juniperus horizontalis - Shring Pine
 - Penstemon setaceus 'Rubrum' - Red Fountain Grass
 - Rosemaria officinalis - Rosemary
 - Salvia leucantha - Mexican Bush Sage

- Groundcover/Vines**
- Bougainvillea spp. - Bougainvillea
 - Campsis radicans - Trumpet Vine
 - Echeveria spp. - Hoes & Chalcas
 - Ficus ginseng - Creeping Fig
 - Lantana camara - Tallit Lantana
 - Senecio mandraliscae - Blue Chalk Lotus
 - Wisteria sinensis - Chinese Wisteria

CRAFTSMAN HOUSE -

- Trees**
- Lagerstroemia indica - Crape Myrtle
 - Magnolia grandiflora - Southern Magnolia
 - Podocarpus macrophyllus - Yew Tree
 - Thuja occidentalis 'Fastigiata' - Arborvitae
 - Ulmus parvifolia - Chinese Elm

- Shrubs**
- Aucubia mollis - Bear's Breeches
 - Euphorbia corollata - Statice Cherry
 - Nandina domestica - Heavenly Bamboo
 - Phyllostachys aurea - Golden Bamboo
 - Rhododendron ponticum - Common Rhododendron
 - Rosa spp. - Floribunda Rose

- Groundcover/Vines/Perennials**
- Agrostis canadensis - Colorado Blue Columbine
 - Delphinium ajacis - Larkspur
 - Digitalis purpurea - Common Foxglove
 - Distichlis 'River' - Royal Trumpet Vine
 - Gleichenia septentrionalis - Carolina Jessamine
 - Leonurus japonicus - Shave Delay
 - Parthenocissus quinquefolia - Virginia Creeper
 - Rosa 'Flower Carpet' - Carpet Rose
 - Wisteria sinensis - Chinese Wisteria

FARMHOUSE HOUSE -

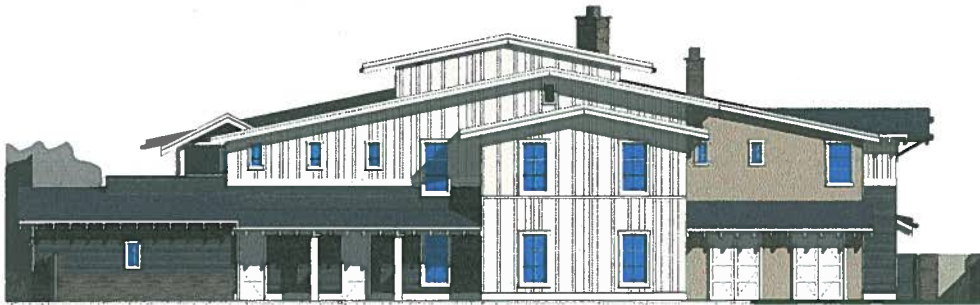
- Trees**
- Albizia julibrissis - Persian Silk Tree
 - Lagerstroemia indica - Crape Myrtle
 - Podocarpus macrophyllus - Yew Tree
 - Syringa vulgaris - Common Lilac
 - Thuja occidentalis 'Fastigiata' - Arborvitae

- Shrubs**
- Agave stricta aduncum - Lily of the Nile
 - Amelanchier lily - Kaesopae Palm
 - Buxus sempervirens - Common Boxwood
 - Clematis integrifolia - Butterfly Bush
 - Festuca californica - California Fescue
 - Heteromeles arbutifolia - Toyon
 - Hydrangea arborescens - Smooth Hydrangea
 - Larrea tridentata - Sweet Bay

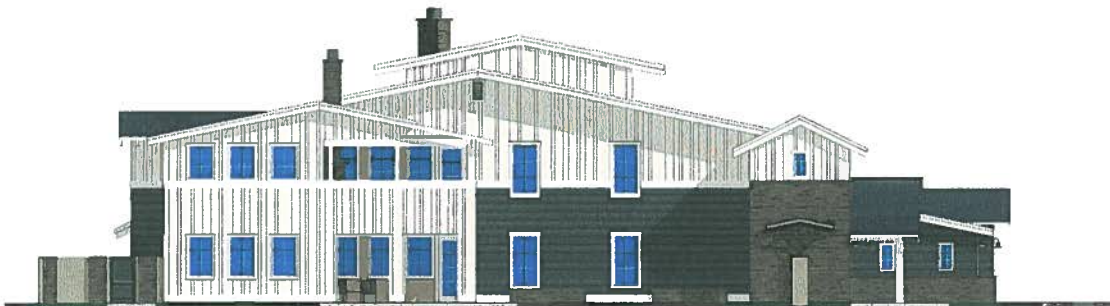
- Groundcover/Vines**
- Hesperis matronalis - Night-flowering Jasmine
 - Passiflora foetida - Bower Vine
 - Tradescantia virginiana - Star Jasmine
 - Wisteria sinensis - Chinese Wisteria



SOUTH SIDE ELEVATION



WEST SIDE ELEVATION



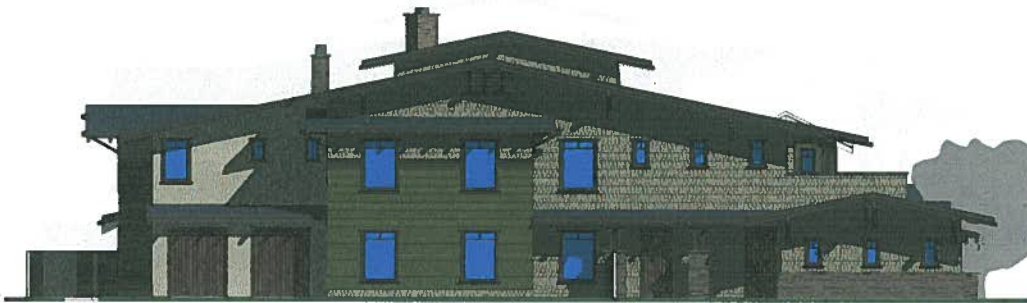
EAST SIDE ELEVATION



NORTH SIDE ELEVATION



SOUTH SIDE ELEVATION



WEST SIDE ELEVATION



EAST SIDE ELEVATION



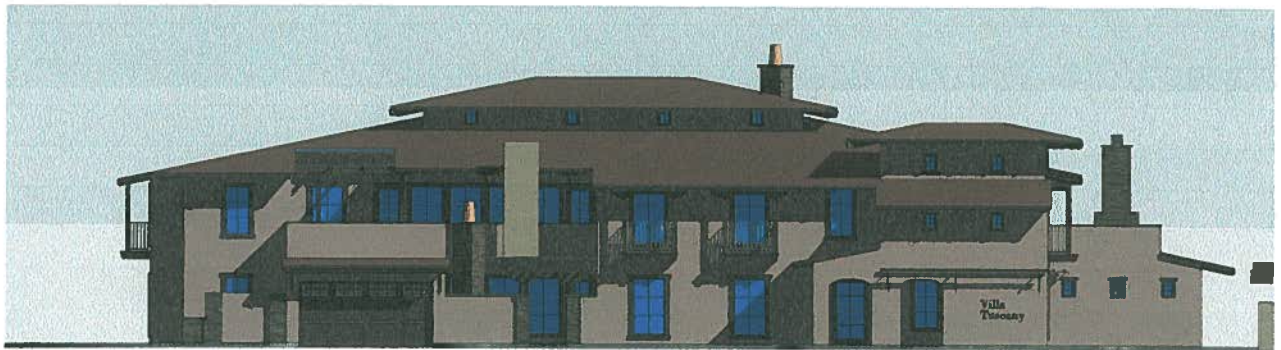
NORTH SIDE ELEVATION



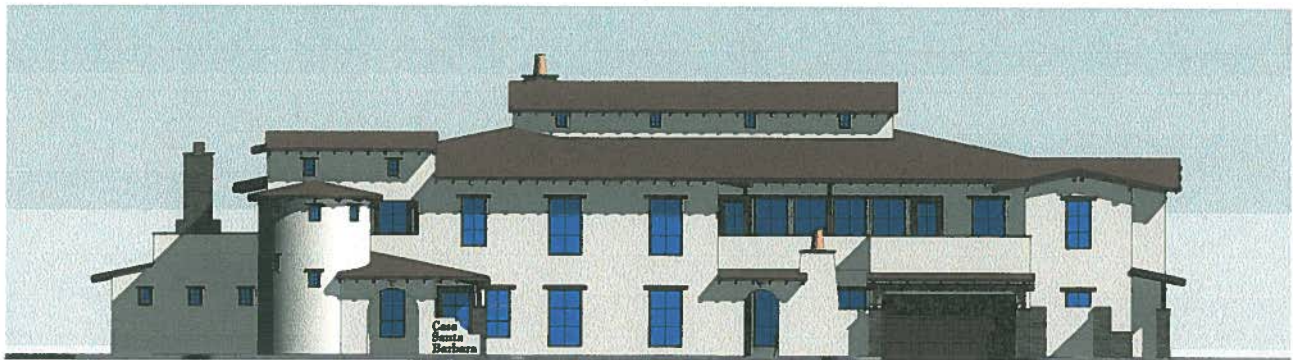
PASADENA HOUSE



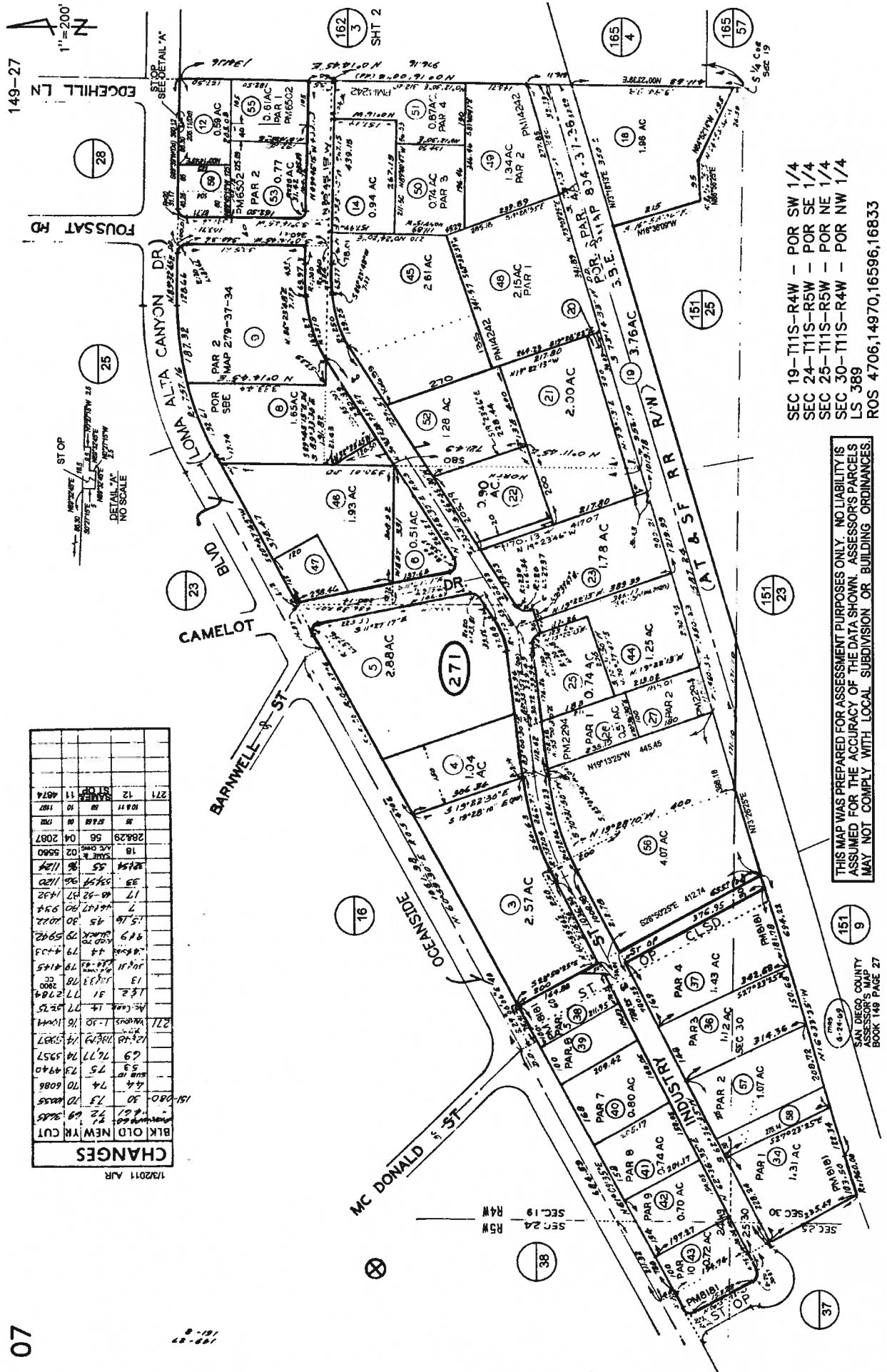
FARMHOUSE



VILLA TUSCANY



CASA SANTA BARBARA



149-27

FOUSSAT RD

EDGECRILL LN

162 3 SHT 2

165 4

165 57

28

25

23

23

25

23

151 25

151 23

162 3

165 4

165 57

28

25

23

23

25

23

151 25

151 23

162 3

165 4

165 57

28

25

23

23

25

23

25

23

151 25

151 23

162 3

165 4

165 57

28

25

23

23

25

23

25

23

151 25

151 23

162 3

165 4

165 57

28

25

23

23

25

23

25

23

151 25

151 23

162 3

165 4

165 57

28

25

23

23

25

23

25

23

151 25

151 23

162 3

165 4

165 57

28

25

23

23

25

23

25

23

151 25

151 23

162 3

165 4

165 57

28

25

23

23

25

23

25

23

151 25

151 23

162 3

165 4

165 57

28

25

23

23

25

23

25

23

151 25

151 23

162 3

165 4

165 57

28

25

23

23

25

23

25

23

151 25

151 23

162 3

165 4

165 57

28

25

23

23

25

23

25

23

151 25

151 23

162 3

165 4

165 57

28

25

23

23

25

23

25

23

151 25

151 23

162 3

165 4

165 57

28

25

23

23

25

23

25

23

151 25

151 23

162 3

165 4

165 57

28

25

23

23

25

23

25

23

151 25

151 23

162 3

165 4

165 57

28

25

23

23

25

23

25

23

151 25

151 23

162 3

165 4

165 57

28

25

23

23

25

23

25

23

151 25

151 23

162 3

165 4

165 57

28

25

23

23

25

23

25

23

151 25

151 23

162 3

165 4

165 57

28

25

23

23

25

23

25

23

151 25

151 23

162 3

165 4

165 57

28

25

23

23

25

23

25

23

151 25

151 23

162 3

165 4

165 57

28

25

23

23

25

23

25

23

151 25

151 23

162 3

165 4

165 57

28

25

23

23

25

23

25

23

151 25

151 23

162 3

165 4

165 57

28

25

23

23

25

23

25

23

151 25

151 23

162 3

165 4

165 57

28

25

23

23

25

23

25

23

151 25

151 23

162 3

165 4

165 57

28

</

Sky's Skateland Grinds (SSG)

Business Plan Draft 8/2012

General Company Description

Mission Statement

We strive to provide a safe, fun environment and an appropriate and encouraging place for kids to express themselves creatively through media such as skateboarding, education camps, arts, music, and games.

Goals

We would like to build the initial site here in Oceanside and use it as our flagship model for our future vision of franchising this business concept across this great country of ours. Like Starbucks with an arcade and a skatepark attached!

Business Philosophy

Cooperative

Who are our target customers?

We cater to families with children ages about 5-19. We will offer a banquet room for parties and a wide range of caterers, activities, live music or D.J.'s with age appropriate music. Areas for rental consist of the skatepark, staging room or main room, and banquet room. Packages can be arranged, or rent the whole place for a special party or event.

Industry Description

The skateboard industry and related clothing and musical components are growing areas which are only gaining popularity with all ages. Parents are always looking for the "cool" but safe place for their active kids to go. They need a place to have parties, take skateboarding lessons, practice skateboarding, separate area for roller skating, listen to and play live music, play video games, snack, and more. Skateboard clothing and shoes are also desired and worn by all ages. Skateboards, gear and safety equipment will be available for rental or purchase. In the San Diego area, there is no other comparable business.

Strengths

The partners of Tri-Skate, LLC each bring important experience to the business. We have partners who have a clothing and shoe retail business, a skateboard park designer and builder, and a partner who has previously owned a café and has experience in music promotion and audio/video production. Each member brings to the table important experience, equipment/supplies, capital investment and an enthusiasm for the business vision. Besides, we're all parents too!

Legal ownership

We have decided to operate as a Limited Liability Corporation (LLC). We believe this supports our needs and vision for the company. (*To be discussed*)

Members are: Christopher Austin, Sophia Cosentino-Franklin, Dia Hanna, Beth Hanna, Jack Flaherty, Lyssa Flaherty

Products and Services

Skateboards/Roller Skates/In-Line Skates

Memberships with ID cards and pictures, daily skate fee, equipment rentals, lessons, parties, competitions, charity events. Our parks will cater to skaters from beginners to old timers. The park will consist of movable wood skate structures. This will be a morphing park, meaning it changes configuration monthly. It forces the imagination of the kids to ride new lines and try new tricks. This is the problem with fixed parks and the older more aggressive skaters. This way the kids never get bored of riding the same course time and time again. Kids are safe from being under foot of the more experienced riders at other parks..... this is why this place is about kids first.

Retail Store

Extreme clothing wear, Skate Clothing, Shoes, Boards, Safety Gear, Related Skating accessories.

Snack Station

We will offer Hot and Cold prepackaged items; ice cream, burritos, hot dogs, popcorn, etc., Microwaves for heating, Beverage vending machines, and Slushies. Vegetarian options available as well.

Arcade

Games/Machines, Digital Jukebox, Air Hockey, Photo Booth, Interactive games; Wii, Xbox, PlayStation, Dance Revolution, etc., mounted Televisions playing extreme sports and music programs.

Wi-Fi

Provide Wi-Fi service for patrons free of charge. We plan for parents to hang out to watch their kids and they will want and need internet service.

Banquet Room

We will provide full party services for Birthday parties and more. The banquet room and other areas of the venue are also available for party rentals.

Music/stage area

Full production services will be available; Live Sound reinforcement, pro-lighting and audio/video recording for your event or your future kid stars

We offer; Private events, concerts, kid bands, school and public events and fundraisers.

We will simulcast some of our in-house events online via our future T-1 webcast connection. Patrons and all public will be able to access and download events, concerts and performances for purchase. (Some events may not be available due to artist rights.)

Interior lounge is large and airy providing a very relaxed environment out of the sun to set up a laptop and get some needed work done or watch T.V. on one of our many flat screens mounted around the building. Outdoor seating is set up to sun and relax while monitoring your kids at play in comfort. There's also a cafe style setting in the front of the skate park with tables, chairs, shade trees (which also serve to block industrial buildings across the street) and a nice view of the mountains.

Art Gallery

We will be supporting and showcasing student, local and touring artists. We reserve the right to accept/reject artists or specific art pieces in order to preserve our kid-first philosophy. The House charges a percent of artist sales, except as specified for fundraising or charity purposes. We are dedicated to promoting the artistic expression of our youth and the whole community to support Oceanside's artistic legacy.

Competitive Advantages

There are no other businesses in the San Diego area which offer the combined Products and Services that SSG will have. Our business model fills a void that Parks & Recreation Skate Park does not. The city park is prominently used by older kids and adults at a medium to expert level. There is a definite need for somewhere appropriate for elementary and high school age children with a family environment. Even if kids do not skateboard, they will like to go to a place after school and on weekends where their peers will be hanging out.

We require only a modest initial investment, provided by Tri-Skate, LLC.

Possible Disadvantages

Economy down

Do not have 6 months operation costs saved. However, we do not believe we will need it.

Promotional Strategy

Budget and Outreach Plan

Schools ASB, Community events, Public Access TV, Reader, Radio

\$5,000 Startup

\$500 approximately per month ongoing

Sales Forecast

Operational Plan

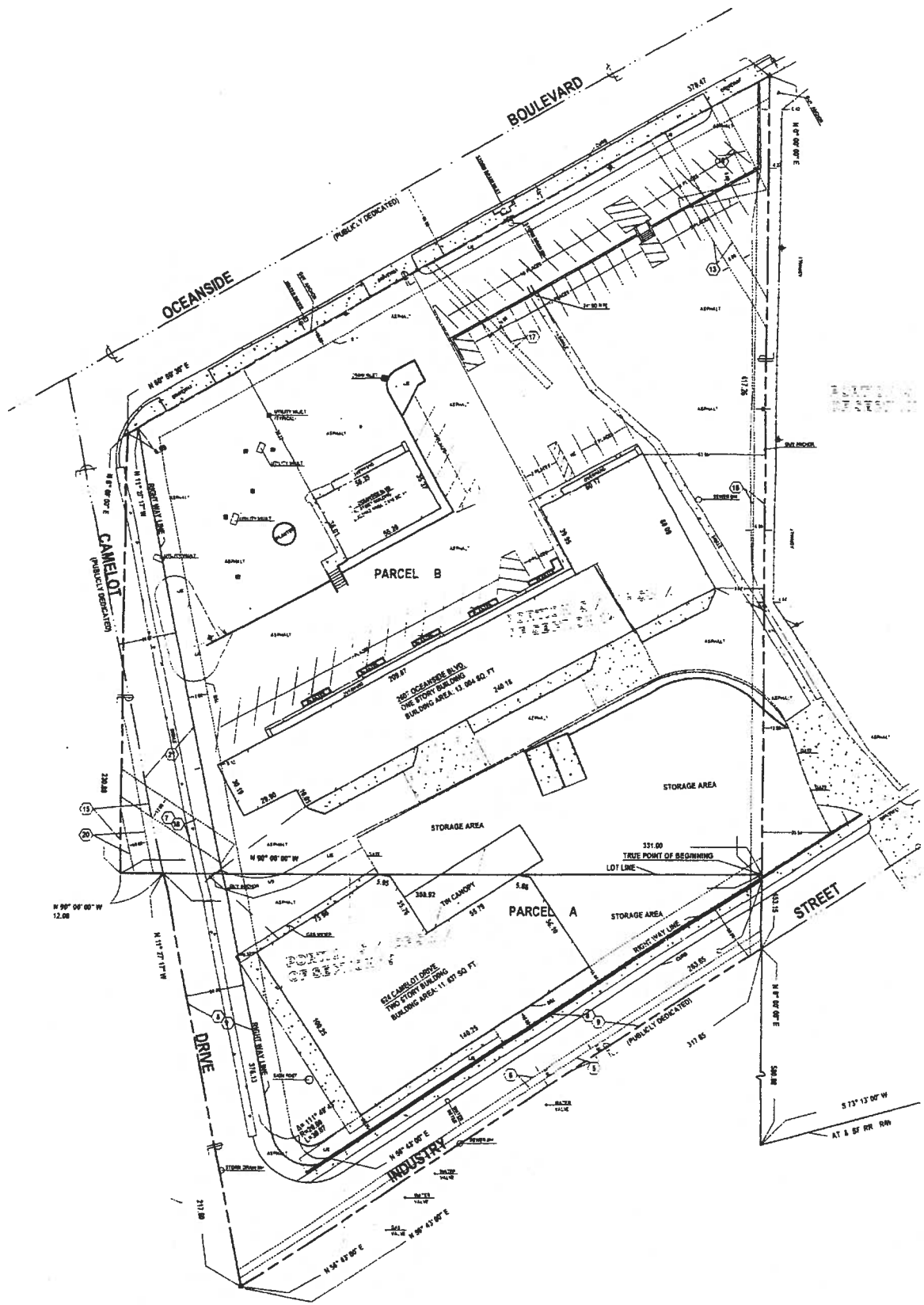
Production

Our skate park will be designed and produced by Tri-Skate, LLC. The arcade games and vending services will be contracted out to local companies. We believe in supporting and using local companies as much as possible. Quality Control, Inventory and Customer Service policies will be put in to place. We will be active in continual product improvement and development to provide the optimal experience for customers.

Location

We require a building with a large parking lot big enough for an enclosed park area plus parking area. The building needs to be at least 2000 square feet preferably a warehouse with high ceilings. We need appropriate zoning allowing for live music.

We require ease of access to public transportation and skate-close access from bus and train stops. We need to be separate enough from residential and shopping mall areas so there is no noise issues but close enough to beach and downtown areas to be a tourist attraction.



2605 OCEANSIDE BOULEVARD
Suite A

