ITEM NO. 24

STAFF REPORT

CITY OF OCEANSIDE

DATE: April 2, 2008

TO: Chairman and Members of the Community Development Commission

FROM: Economic and Community Development Department

SUBJECT: **CONSIDERATION OF A RESOLUTION APPROVING A REGULAR COASTAL PERMIT (RC-200-08) FOR THE ADDITION OF A BALCONY AND CONVERSION OF TWO EXISTING FLAT ROOFS INTO ROOF DECKS ON AN EXISTING 5-UNIT MULTIFAMILY DEVELOPMENT LOCATED AT 506-514 SOUTH PACIFIC STREET – PACIFIC VIEW – APPLICANT: LOVE, BEAVERS AND RAYNES**

SYNOPSIS

The item under consideration is a Regular Coastal Permit for the addition of a balcony to one (510 S. Pacific Street) of the five existing units and the conversion of two flat roofs into roof decks for two other units (506 and 512 S. Pacific Street) located at 506 and 514 South Pacific Street. Staff is recommending that the Commission approve the project and adopt the resolution as attached.

BACKGROUND

The subject site consists of an existing legal parcel totaling 16,500 square feet in size. The subject site currently maintains 3 buildings consisting of 5-units that was constructed in 2001. It should be noted that the building is currently undergoing construction to repair interior water damage incurred from leaky windows.

The subject site is situated within the South Pacific Street corridor which consists of a mix of multifamily residential condominiums interspersed with single-family residences.

Land Use and Zoning: The subject site is located within Subdistrict 5 of the "D" Downtown District. Subdistrict 5 is primarily intended to provide a high-density residential neighborhood in an urban setting in close proximity to shopping, employment, transportation and recreational facilities. Single-family and multifamily residences are permitted. The density within this zone ranges from 29 dwelling units per acre. The subject site has a density of 13.2 dwelling units per acre.

Regular Coastal Permit: This project is situated within the Coastal Zone and requires a Regular Coastal Permit. Under the provisions of the Local Coastal Plan the project site is designated as Mixed High-Density and Transient Residential. Multifamily and single-family

are primarily the uses allowed within this land use designation.

The project is also situated within the Coastal Zone "appeal jurisdiction". Any local action by the City on this proposed coastal development permit may be appealed to the California Coastal Commission

Project Description: The project proposes to add a 307-square-foot second-story deck (510 S. Pacific Street) and to convert the flat roof of two units (506 and 512 S. Pacific Street) into roof decks either 546 or 582 square feet in size. Access to both roof decks will be through a stairway through the existing cupola. For safety purposes, 3.5-foot-high (see-through) railings will also be added to the proposed roof decks. It should be noted that the railings will be placed below the 27-foot height limit. In addition, the project has been conditioned that no living areas will be allowed on the proposed roof decks.

Outlined below is a comparison chart summarizing the required development criteria with the proposed project:

	MINIMUM REQUIRED	PROPOSED
LOT SIZE	5,000 s.f.	16,500 s.f.
SETBACKS Front Side Rear	 10 feet 3 feet 5 feet	 10 feet 3 feet 5 feet
LANDSCAPING	25%	25%
PARKING	10 spaces	10 spaces
BUILDING HEIGHT	27 feet	27 feet
DENSITY	29 du. Ac. (maximum)	13.2 du. Ac.

Regular Coastal Permit: A Regular Coastal Permit is required because the project is situated within the Coastal Zone and proposes new construction that requires discretionary action.

Environmental Determination: A Certificate of Exemption has been prepared for the project. Under the provisions of the California Environmental Quality Act, the Community Development Commission will consider the exemption during its hearing on the project.

ANALYSIS

Staff's analysis focused on the compatibility of the project with the existing building design and the project's consistency with the underlying Redevelopment Plan, Zoning Ordinance, and the Local Coastal Program.

Staff's concerns centered on the project's compatibility with the existing building architecture. The proposed balcony and railings will match the existing design of the building. Staff believes that the proposed project is consistent with the existing building as well as the surrounding neighborhood.

Staff's review of the project examined the consistency of the development with the underlying zoning regulations and policies of the Local Coastal Program. The existing 5-unit multifamily development will remain unchanged with the exception of the second-story balcony and railings, therefore, public view impacts will be minimal.

In conclusion, staff believes that the project meets the intent of the Redevelopment Plan and the underlying subdistrict goals, which encourages the development of residential uses. The proposed balcony addition and roof decks are consistent with the existing building design as well as the surrounding neighborhood. The project is also consistent with the land use policies of the Local Coastal Plan.

COMMISSION OR COMMITTEE REPORTS

The Redevelopment Design Review Committee (RDRC) reviewed the project at its February 15, 2008, meeting and approved the project.

The Redevelopment Advisory Committee (RAC) reviewed the project at its February 27, 2008, meeting and approved the project on a 6-0 vote.

FISCAL IMPACT

Not applicable.

CITY ATTORNEY'S ANALYSIS

Pursuant to Oceanside Zoning Ordinance Article 4102, the Commission is authorized to hold a public hearing on this project's applications. Consideration of the project should be based on the evidence presented at the public hearing. After conducting the public hearing, the Commission shall approve, conditionally approve, or disapprove the project. The resolution has been reviewed and approved as to form by the City Attorney.

RECOMMENDATION

Staff recommends that the Commission adopt the resolution approving Regular Coastal Permit for the addition of a second floor balcony to one (510 S. Pacific Street) of the five existing units and the conversion of two flat roofs into roof decks for two other units (506 and 512 S. Pacific Street) located at 506-514 South Pacific Street.

PREPARED BY:

Shari Babick
Associate Planner

SUBMITTED BY:

Peter A. Weiss
Executive Director

REVIEWED BY:

Jane McVey, Economic and Community Development Director JMc
Michelle Skaggs Lawrence, Deputy City Manager
Kathy Baker, Redevelopment Manager RB JMc

EXHIBITS/ATTACHMENTS

1. Resolution
2. Notice of Exemption
3. Site Plan / Floor Plans / Elevations
4. HOA Letter

RESOLUTION NO. 08-

A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE APPROVING A REGULAR COASTAL PERMIT FOR THE ADDITION OF A BALCONY AND CONVERSION OF TWO EXISTING FLAT ROOFS INTO TWO ROOF DECKS ON AN EXISTING FIVE-UNIT MULTIFAMILY DEVELOPMENT LOCATED AT 506-514 SOUTH PACIFIC STREET – APPLICANT: LOVE, BEAVERS, AND RAYNES

WHEREAS, on March 19, 2008, the Community Development Commission held its duly noticed public hearing, and considered an application for a Regular Coastal Permit (RC-200-08) for the addition of a second story balcony and conversion of two flat roofs into two roof decks located at 506-514 South Pacific Street;

WHEREAS, the Redevelopment Design Review Committee (RDRC) of the City of Oceanside did, on February 15, 2008, review and recommend approval of Regular Coastal Permit (RC-200-08);

WHEREAS, the Redevelopment Advisory Committee (RAC) of the City of Oceanside did, on February 27, 2008, recommend approval of Regular Coastal Permit (RC-200-08);

WHEREAS, the City expressly reserves the right to establish, modify or adjust any fee, dedication, reservation or other exaction to the extent permitted and as authorized by law;

WHEREAS, a Categorical Exemption was prepared by the Resource Officer of the City of Oceanside for this application pursuant to the California Environmental Quality Act 1970 and the State Guidelines implementing the Act. The project is considered an infill development and will not have a detrimental effect on the environment;

WHEREAS, pursuant to Government Code §66020(d)(1), NOTICE IS FURTHER GIVEN that the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction described in this resolution begins on the effective date of this resolution and any such protest must be in a manner that complies with Section 66020; and

WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes effective upon its adoption.

NOW, THEREFORE, the Community Development Commission of the City of Oceanside does resolve as follows:

For the Regular Coastal Permit:

1. The granting of the Regular Coastal Permit is consistent with the purposes of the California Coastal Act of 1976 in that the project does not impact public coastal views.

2. The proposed project is consistent with the policies of the Local Coastal Program as implemented through the City Zoning Ordinance by not impeding public coastal view and public access. In addition, the project will not substantially alter or impact the existing coastal views through the public rights-of-way view corridors because the proposed additions will not alter the existing roofline nor will it add any living area and the subject site is located near the middle of the block.

3. The proposed project will not obstruct any existing or planned public beach access; therefore, the project is in conformance with the policies of Chapter 3 of the Coastal Act. The subject site is located near the middle of the block and on the east side of South Pacific Street, therefore, the proposed project will not obstruct and/or block any existing and/or proposed public beach access.

SECTION 1. That Regular Coastal Permit (RC-200-08) is hereby approved subject to the following conditions:

Building:

1. Applicable Building Codes and Ordinances shall be based on the date of submittal for Building Department plan check.

2. The granting of approval under this action shall in no way relieve the applicant/project from compliance with all State and local building codes.

3. Compliance with the Federal Clean Water Act (BMP's) must be demonstrated on the plans.

4. The developer shall monitor, supervise and control all building construction and supportive activities so as to prevent these activities from causing a public nuisance, including, but not limited to, strict adherence to the following:

a) Building construction work hours shall be limited to between 7 a.m. and 6 p.m. Monday through Friday, and on Saturday from 7 a.m. to 6 p.m. for work that is not inherently noise-producing. Examples of work not permitted on Saturday are concrete and grout pours, roof nailing and activities of similar noise-producing nature. No work shall be

permitted on Sundays and Federal Holidays (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day) except as allowed for emergency work under the provisions of the Oceanside City Code Chapter 38. (Noise Ordinance)

b) The construction site shall be kept reasonably free of construction debris as specified in Section 13.17 of the Oceanside City Code. Storage of debris in approved solid waste containers shall be considered compliance with this requirement. Small amounts of construction debris may be stored on-site in a neat, safe manner for short periods of time pending disposal.

5. Structural calculations, and energy calculations/documentation will be required at time of plans submittal to the Building Department for plan check.

6. Setbacks and type of construction shall comply with the 2007 California Building Code. Exterior opening less than five feet from the property line shall be protected per table 704.8 of the CBC. Exterior walls less than five feet to the property line shall be one hour rated per table 602 of the CBC.

Planning:

7. This Regular Coastal Permit (RC-200-08) shall expire on March 19, 2010, unless implemented as required by the Zoning Ordinance.

8. This Regular Coastal Permit approves only the 307 square foot second story balcony and two roof decks 546 and 582 square feet in size as shown on the plans and exhibits presented to the Community Development Commission for review and approval. No deviation from these approved plans and exhibits shall occur without Economic and Community Development Department approval. Substantial deviations shall require a revision to the Regular Coastal Permit or a new Regular Coastal Permit.

9. 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 annual approval of the City, concerning Regular Coastal Permit (RC-200-08). The City will promptly notify the applicant of any such claim, action or proceeding against the City and will cooperate fully in the defense. If the City fails to promptly notify the applicant of any such claim action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be

responsible to defend, indemnify or hold harmless the City.

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

11. Prior to the issuance of building permits, compliance with the applicable provisions of the City's anti-graffiti Ordinance (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, shall be noted on the Landscape Plan and shall be recorded in the form of a covenant affecting the subject property.

12. 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.

13. Failure to meet any conditions of approval for this development shall constitute a violation of Regular Coastal Permit (RC-200-08).

14. 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.

15. Side and rear elevations and window treatments shall be trimmed to substantially match the front elevations. A set of building plans shall be reviewed and approved by the Economic and Community Development Department prior to the issuance of building permits.

16. Elevations, siding materials, colors, roofing materials and floor plans shall be substantially the same as those approved by the Community Development Commission. These shall be shown on plans submitted to the Building Division and Economic and Community Development Department.

17. No new living area shall be allowed on the proposed roof decks.

PASSED AND ADOPTED by the Oceanside Community Development Commission of the City of Oceanside this ___day of _____ 2008 by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

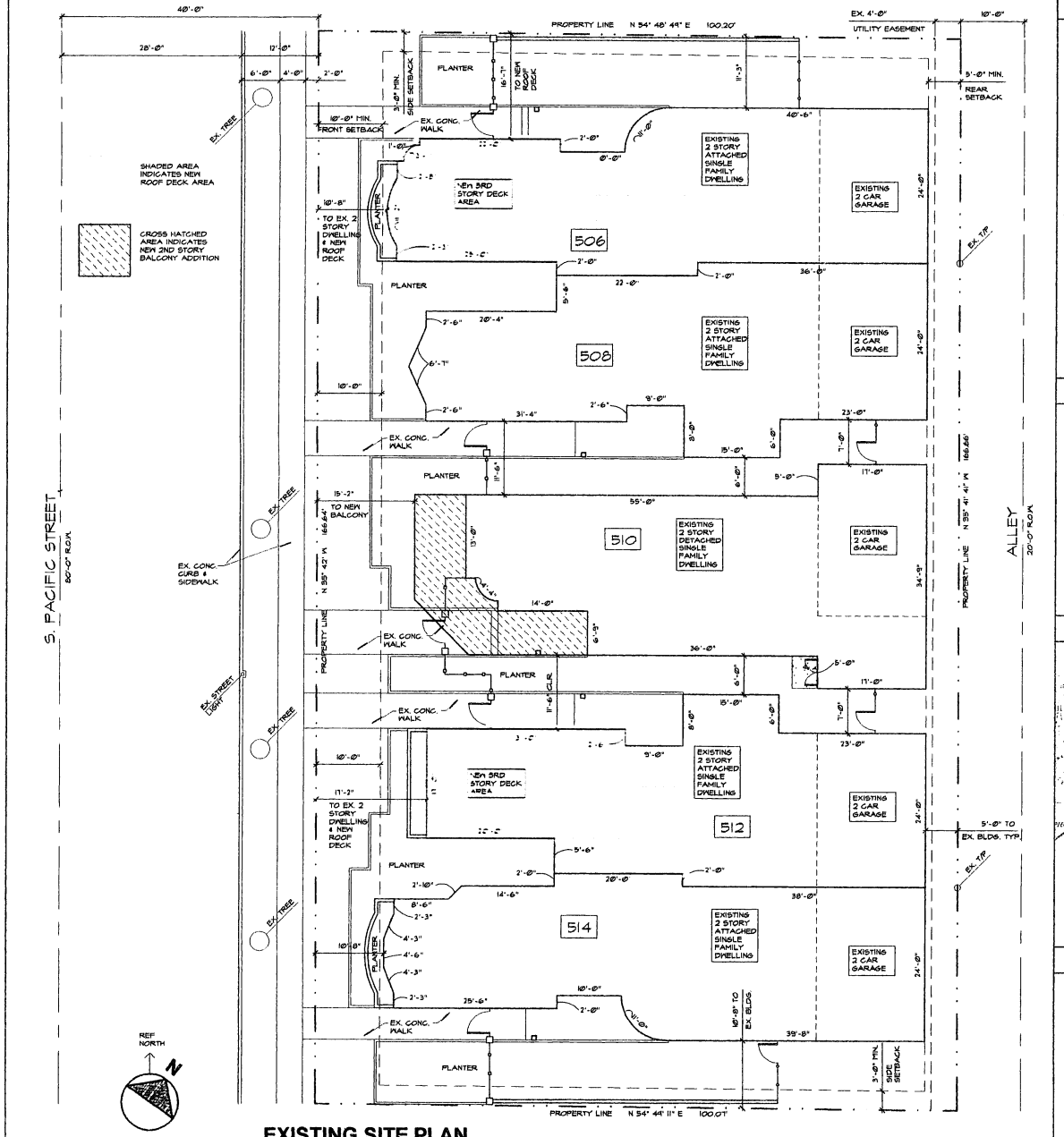
_____
Chairman

ATTEST:

_____
Secretary

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

by _____
General Counsel



EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"

PROJECT DATA

LOT SIZE:	16,695 SQ. FT.
ZONE:	D SUBDISTRICT 5
FLOOR AREA RATIO (F.A.R.)	N/A
UNIT 506 DWELLING AREA:	3,140 SQ. FT.
2 CAR GARAGE:	521 SQ. FT.
NEW ROOF DECK AREA:	546 SQ. FT.
UNIT 508 DWELLING AREA:	3,081 SQ. FT.
2 CAR GARAGE:	506 SQ. FT.
UNIT 510 DWELLING AREA:	3,173 SQ. FT.
2 CAR GARAGE:	442 SQ. FT.
NEW BALCONY AREA:	301 SQ. FT.
UNIT 512 DWELLING AREA:	3,056 SQ. FT.
2 CAR GARAGE:	506 SQ. FT.
NEW ROOF DECK AREA:	582 SQ. FT.
UNIT 514 DWELLING AREA:	3,114 SQ. FT.
2 CAR GARAGE:	521 SQ. FT.
TOTAL EXISTING BUILDING AREAS:	18,066 SQ. FT.
TOTAL NEW BALCONY & DECK AREAS:	1,435 SQ. FT.
OCCUPANCY:	R-3
CONSTRUCTION TYPE:	V-N (1 HR. @ COMMON WALLS & CEILINGS WITH GARAGE AND ADJACENT UNITS
GRADING:	@ IMPORT - @ EXPORT
ORIGINAL PROJECT PERMIT:	05 98814

DIRECTORY

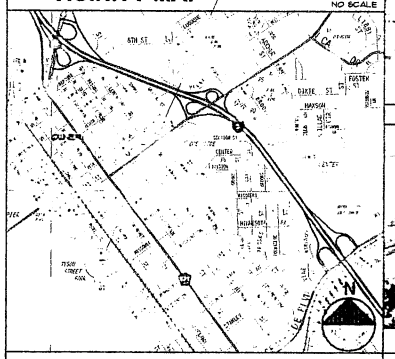
OWNER: PACIFIC VIEW HOA
UNIT 506
MR. JEFFERY RAYNES
UNIT 510
MS. ANN BEAVERS & MS. RUTH SORENSEN
UNIT 512
MR. DAVID LOVE
S. PACIFIC STREET
OCEANSIDE, CA 92054
(760) 271-1162

ARCHITECT: SR BRADLEY AND ASSOCIATES, INC.
814 MORENA BLVD. SUITE 209
SAN DIEGO, CA 92110-2633
(619) 295-4102 FAX: (619) 295-4428
CONTACT: STEVE BRADLEY

VICINITY MAP

SITE LOCATION

NO SCALE



GOVERNING CODES

2001 CALIFORNIA BUILDING CODE (BASED ON THE 2006 IBC)
2001 CALIFORNIA PLUMBING CODE (BASED ON THE 2006 UPC)
2001 CALIFORNIA PLUMBING CODE (BASED ON THE 2006 UMC)
2001 CALIFORNIA ELECTRICAL CODE (BASED ON THE 2005 NEC)
A.D.A. GUIDELINES
2001 CALIFORNIA FIRE CODE (BASED ON THE 2006 IFC)
2001 CALIFORNIA ENERGY CODE (TITLE 24)

SHEET INDEX

ARCHITECTURAL.

A-0.0	SITE PLAN, LEGAL DESCRIPTION
A0.01	ENLARGED AREA SITE PLAN
A-1.0	UNIT 506 2ND FLOOR & 3RD FLOOR DECK & PARTIAL ROOF PLANS
A-1.1	UNIT 510 1ST & 2ND FLOOR PLANS
A-1.2	UNIT 512 2ND FLOOR & 3RD FLOOR DECK & PARTIAL ROOF PLANS
A-2.0	UNIT 506 EXTERIOR ELEVATIONS
A-2.1	UNIT 510 EXTERIOR ELEVATIONS
A-2.2	UNIT 512 EXTERIOR ELEVATIONS
A-3.0	UNIT 510 ROOF PLAN
L-1	LANDSCAPE PLANS

SCOPE OF WORK

SCOPE OF WORK:

NEW EXTERIOR BALCONY STRUCTURE @ 2ND FLOOR AREA @ UNIT 510.

LEGAL DESCRIPTION

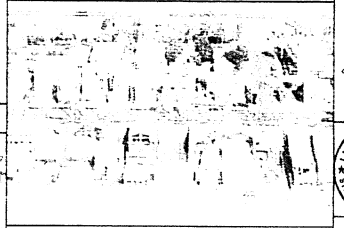
LEGAL DESCRIPTION:
LOT 1 OF HAMPTON'S BEACH CONDOMINIUMS, IN THE CITY OF OCEANSIDE, STATE OF CALIFORNIA, MAP THEREOF #10803

SITE ADDRESS:
506-514 SO. PACIFIC STREET, OCEANSIDE, CA 92054

ASSESSOR'S PARCEL NO.: 150-261-23

AERIAL PHOTOS

NO SCALE



SITE LOOKING EAST

SITE LOOKING NORTH WEST

S.R. Bradley & Associates, Inc.
814 Morena Boulevard, Suite 209 San Diego, CA 92110-2633
Phone: 619.295.4102 Fax: 619.295.4428

DRAWN BY: MM

LICENSED ARCHITECT
STEVEN R. BRADLEY
No. C18984
REN 7-31-08
STATE OF CALIFORNIA

PACIFIC VIEW HOA BALCONY/
ROOF DECK ADDITIONS
506, 510 & 512 SOUTH PACIFIC ST.
OCEANSIDE, CA 92054

REVISIONS:

SITE PLAN

ORIGINAL DATE: 11-14-07

SHEET 1 OF 10

SCALE = 1/8" = 1'-0"

REVISION 1 _____
REVISION 2 _____
REVISION 3 _____
REVISION 4 _____

SHEET: A0.0

DATE: 11/27/07

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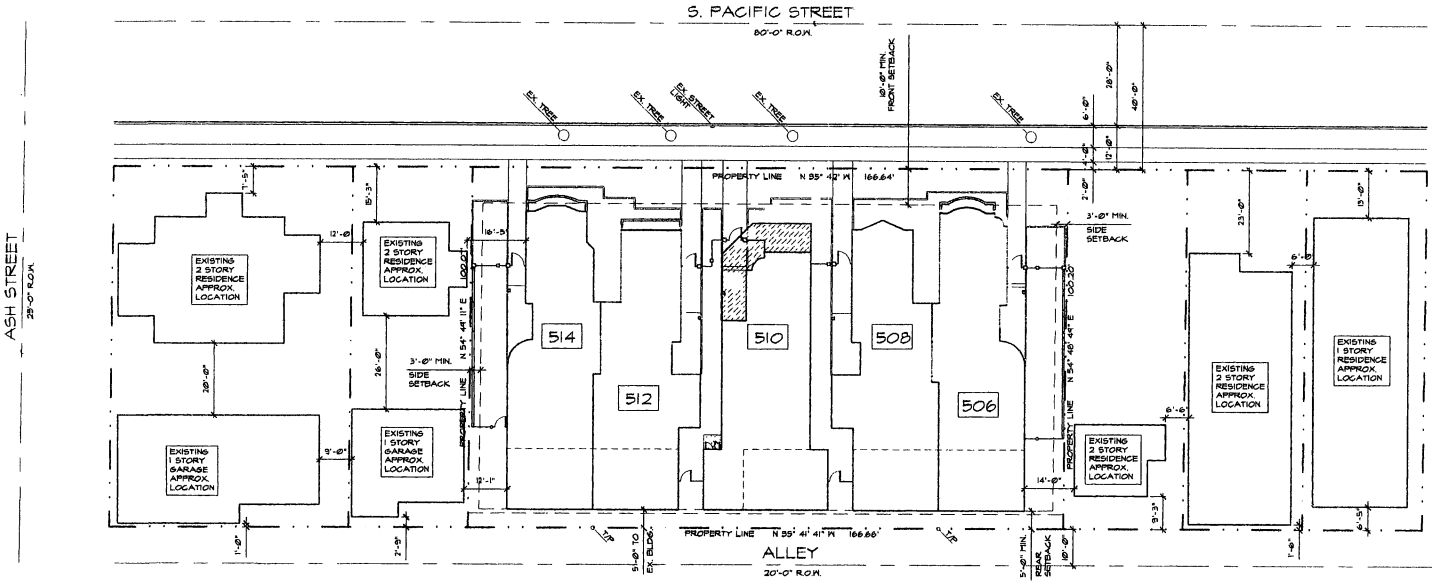

EXISTING AREA SITE PLAN

SCALE: 1/16" = 1'-0"

REF. NORTH

ENLARGED AREA SITE PLAN

ORIGINAL DATE: 11-14-07

SHEET 2 OF 10

SCALE = 1/16" = 1'-0"

REVISION 1 _____

REVISION 2 _____

REVISION 3 _____

REVISION 4 _____

S.R. Bradley & Associates, Inc.
814 Morena Boulevard, Suite 209 San Diego, CA 92110-2633
Phone: 619.295.4102 Fax: 619.295.4428

LICENSED ARCHITECT STEVEN R. BRADLEY No. C18684 REN 7-31-08 STATE OF CALIFORNIA

PACIFIC VIEW HOA BALCONY/ ROOF DECK ADDITIONS
506, 510 & 512 SOUTH PACIFIC ST.
OCEANSIDE, CA 92054

REVISIONS: 1 2 3 4

SHEET: A0.0.1

DATE: 11/27/07

DRAWN BY: MM

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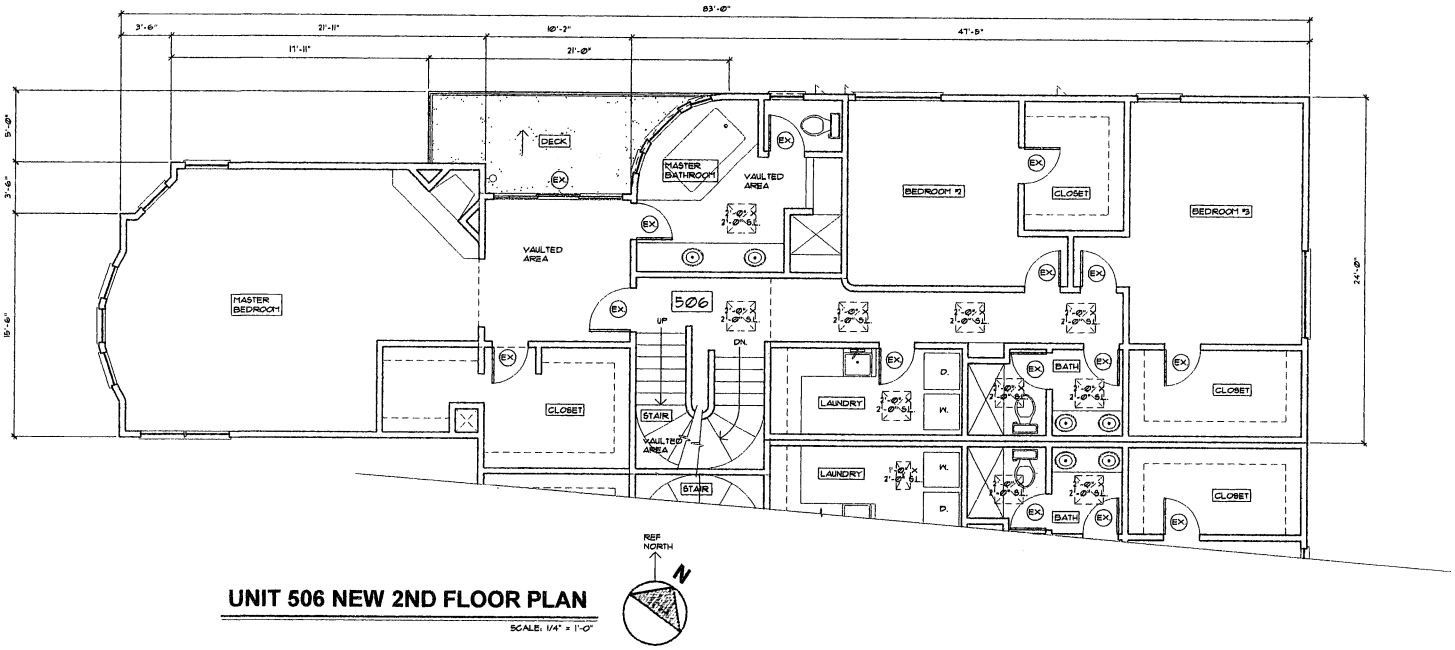
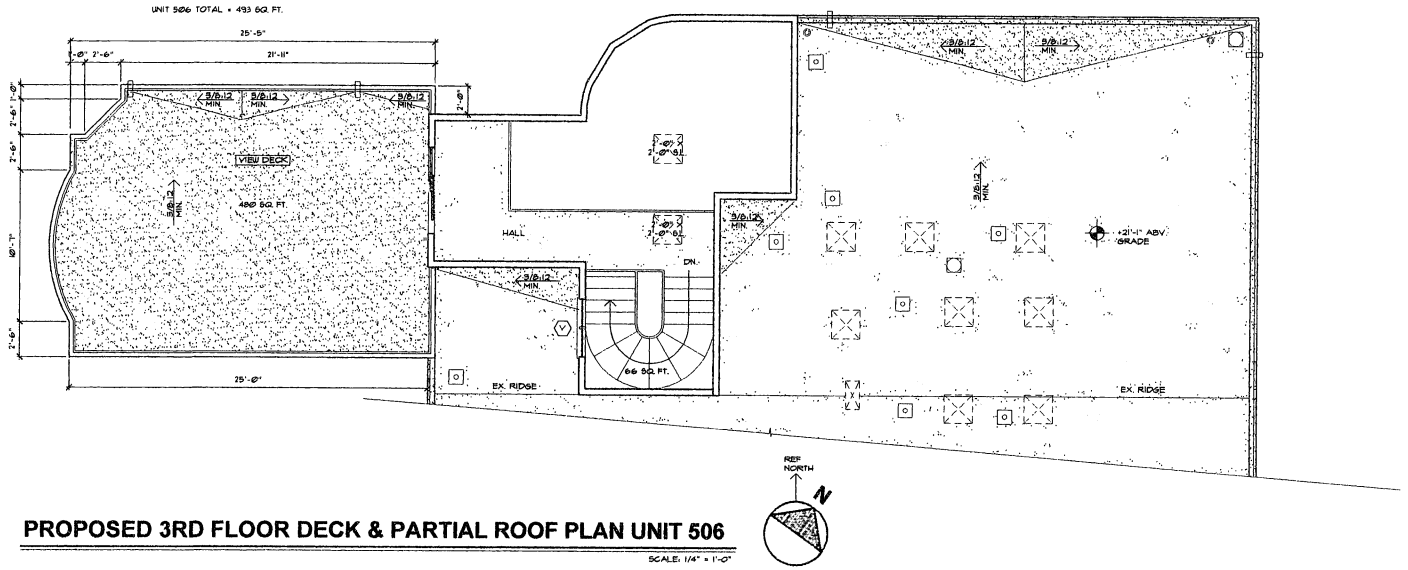


UNIT 506 NEW 2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"

WALL / FINISH LEGEND

- EXISTING 2X @ 16" O.C. STUDWALL TO REMAIN
- EXISTING 2X PARAPET LOW WALL TO REMAIN W/ NEW ELASTOMERIC FINISH AT INTERIOR FACE O/ PLY./O.S.B. SHT'G. PROVIDE NEW ST. STL. MTL. CABLE GUARDRAIL @ 3" O/C HORIZ. W/ 2" SQ. ST. STL. TUBE UPRIGHTS PER EXT. ELEV. PROVIDE INT. SIDE PARAPET WALL MOUNTED ATTACHMENT PL.
- EXISTING 2X6 @ 16" O.C. STUDWALL W/ EXT. CEMENT STUCCO OVERALL TO REMAIN, APPLY LIQUID CLEANING SOLUTION PER SPECIFICATIONS, TO REMOVE DIRT & ALL PREVIOUS COATINGS & EXPOSE ORIGINAL BASE COLOR COAT PRIOR TO APPLICATION OF NEW ELASTOMERIC COATING OVERALL
- NEW ST. STL. MTL. CABLE GUARDRAIL @ 5" O/C HORIZ., W/ 2" SQ. ST. STL. TUBE UPRIGHTS PER EXT. ELEV. PROVIDE SIDE MOUNTED WALL ATTACHMENT PL. ATTACH THRU WALL STUCCO INTO RIM FRAMING @ PRE-DRILLED HOLES. CLEAN & FILL BOLT HOLES W/ SEALANT PRIOR TO ATTACHMENT. APPLY NEW SEALANT BEAD @ ALL BASE PL. EDGES W/ ELASTOMERIC COATING O/ EXT STUCCO.
- NEW STL COLUMN & WOOD BEAM SUPPORT AT NEW BALCONY ADDITION. WRAP STL. & WOOD W/ BLD'G PAPER, LATH & EXTERIOR STUCCO, TEXTURE TO MATCH EX. DWELLING
- 3/8 OR 1/4:12 MIN. — INDICATES NEW ELASTOMERIC ROOF DECK & BALCONY COATING PER SPECIFICATIONS O/ NEW PLY. SHT'G. VERIFY MIN. 3/8:12 SLOPE AT ROOF DECKS & MIN. 1/4:12 SLOPE AT BALCONY, TO DRAIN, PER PLAN
- EX. ROOF DRAIN TO REMAIN
- NEW ROOF SCUPPER & OVERFLOW
- NEW SOFFIT RECESSED LIGHT
- NEW WALL MOUNTED LIGHT
- VERIFY EX. OR PROVIDE NEW BATTERY OPERATED CEILING MOUNTED SMOKE DETECTOR, TYP AT EACH SLEEPING ROOM & AT CENTRAL HALL AREA OF EACH FLOOR
- EXISTING CURB MOUNTED SKYLIGHT, SIZE VARIES, REMOVE EX. SKYLIGHT & CURB, REPLACE CURB & PROVIDE NEW ROOFING PER DETAIL



PROPOSED 3RD FLOOR DECK & PARTIAL ROOF PLAN UNIT 506

SCALE: 1/4" = 1'-0"

UNIT 506 FLOOR PLANS

ORIGINAL DATE: 11-14-07

SHEET 3 OF 10

SCALE = 1/4" = 1'-0"

REVISION 1 _____

REVISION 2 _____

REVISION 3 _____

REVISION 4 _____

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Phone: 619.295.4102 Fax: 619.295.4428

DRAWN BY: MM

STATE OF CALIFORNIA — LICENSED ARCHITECT — STEVEN R. BRADLEY — No. C18984 — REN 7-31-08

PACIFIC VIEW HOA BALCONY/ ROOF DECK ADDITIONS
506, 510 & 512 SOUTH PACIFIC ST.
OCEANSIDE, CA 92054

REVISIONS: 1 2 3 4

SHEET: A1.0

DATE: 11/27/07

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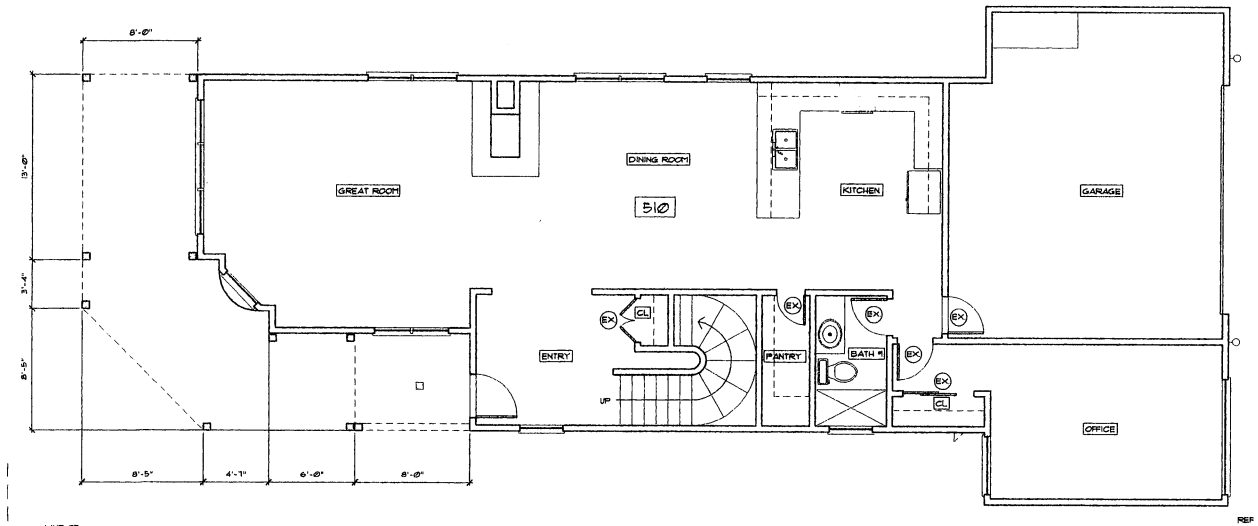
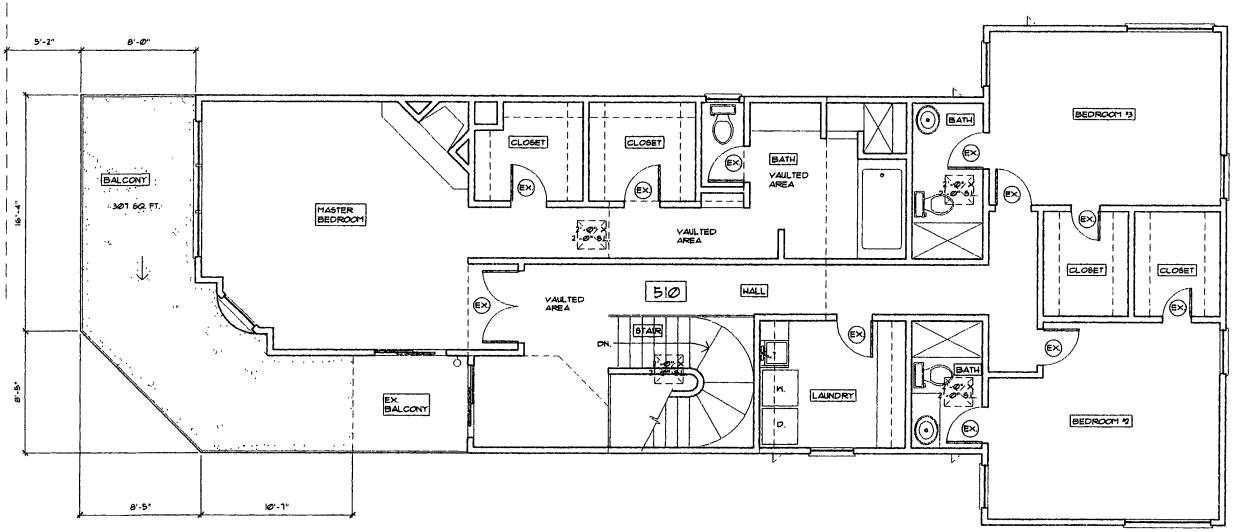


LINE OF SETBACK

REF NORTH

UNIT 510 NEW 1ST FLOOR PLAN

SCALE: 1/4" = 1'-0"



REF NORTH

PROPOSED UNIT 510 2ND FLOOR BALCONY PLAN

SCALE: 1/4" = 1'-0"

WALL / FINISH LEGEND

- EXISTING 2X @ 16" O.C. STUDWALL TO REMAIN
- EXISTING 2X PARAPET LOW WALL TO REMAIN W/ NEW ELASTOMERIC FINISH AT INTERIOR FACE O/ PLY./O.S.B. SHTG. PROVIDE NEW ST. STL. MTL CABLE GUARDRAIL @ 9" O/C HORIZ. W/ 2" SQ. ST. STL. TUBE UPRIGHTS PER EXT. ELEV. PROVIDE INT. SIDE PARAPET WALL MOUNTED ATTACHMENT PL.
- EXISTING 2X6 @ 16" O.C. STUDWALL W/ EXT. CEMENT STUCCO OVERALL TO REMAIN, APPLY LIQUID CLEANING SOLUTION PER SPECIFICATIONS, TO REMOVE DIRT & ALL PREVIOUS COATINGS & EXPOSE ORIGINAL BASE COLOR COAT PRIOR TO APPLICATION OF NEW ELASTOMERIC COATING OVERALL
- NEW ST. STL. MTL. CABLE GUARDRAIL @ 9" O/C HORIZ., W/ 2" SQ. ST. STL. TUBE UPRIGHTS PER EXT. ELEV. PROVIDE SIDE MOUNTED WALL ATTACHMENT PL. ATTACH THRU WALL STUCCO INTO RIM FRAMING @ PRE-DRILLED HOLES. CLEAN & FILL BOLT HOLES W/ SEALANT PRIOR TO ATTACHMENT. APPLY NEW SEALANT BEAD @ ALL BASE PL. EDGES W/ ELASTOMERIC COATING O/ EXT STUCCO.
- NEW STL COLUMN & WOOD BEAM SUPPORT AT NEW BALCONY ADDITION, WRAP STL. & WOOD W/ BLD'G PAPER, LATH & EXTERIOR STUCCO, TEXTURE TO MATCH EX. DWELLING
- 3/8 OR 1/4:12 MIN. — INDICATES NEW ELASTOMERIC ROOF DECK & BALCONY COATING PER SPECIFICATIONS O/ NEW PLY. SHTG. VERIFY MIN. 3/8:12 SLOPE AT ROOF DECKS & MIN. 1/4:12 SLOPE AT BALCONY, TO DRAIN, PER PLAN
- EX. ROOF DRAIN TO REMAIN
- NEW ROOF SCUPPER & OVERFLOW
- NEW SOFFIT RECESSED LIGHT
- NEW WALL MOUNTED LIGHT
- VERIFY EX. OR PROVIDE NEW BATTERY OPERATED CEILING MOUNTED SMOKE DETECTOR, TYP AT EACH SLEEPING ROOM & AT CENTRAL HALL AREA OF EACH FLOOR
- EXISTING CURB MOUNTED SKYLIGHT, SIZE VARIES, REMOVE EX. SKYLIGHT & CURB, REPLACE CURB & PROVIDE NEW ROOFING PER DETAIL

S.R. Bradley & Associates, Inc.
814 Morena Boulevard, Suite 209 San Diego, CA 92110-2633
Phone: 619.295.4102 Fax. 619.295.4428

LICENSED ARCHITECT STEVEN R. BRADLEY No. C18984 REN 7-31-08 STATE OF CALIFORNIA

PACIFIC VIEW HOA BALCONY/ ROOF DECK ADDITIONS
506, 510 & 512 SOUTH PACIFIC ST.
OCEANSIDE, CA 92054

UNIT 510 FLOOR PLANS

ORIGINAL DATE: 11-14-07

SHEET 4 OF 10

SCALE = 1/4" = 1'-0"

REVISION 1 _____
REVISION 2 _____
REVISION 3 _____
REVISION 4 _____

REVISIONS: 1 2 3 4

DRAWN BY: MM

SHEET: A1.1

DATE: 11/27/07

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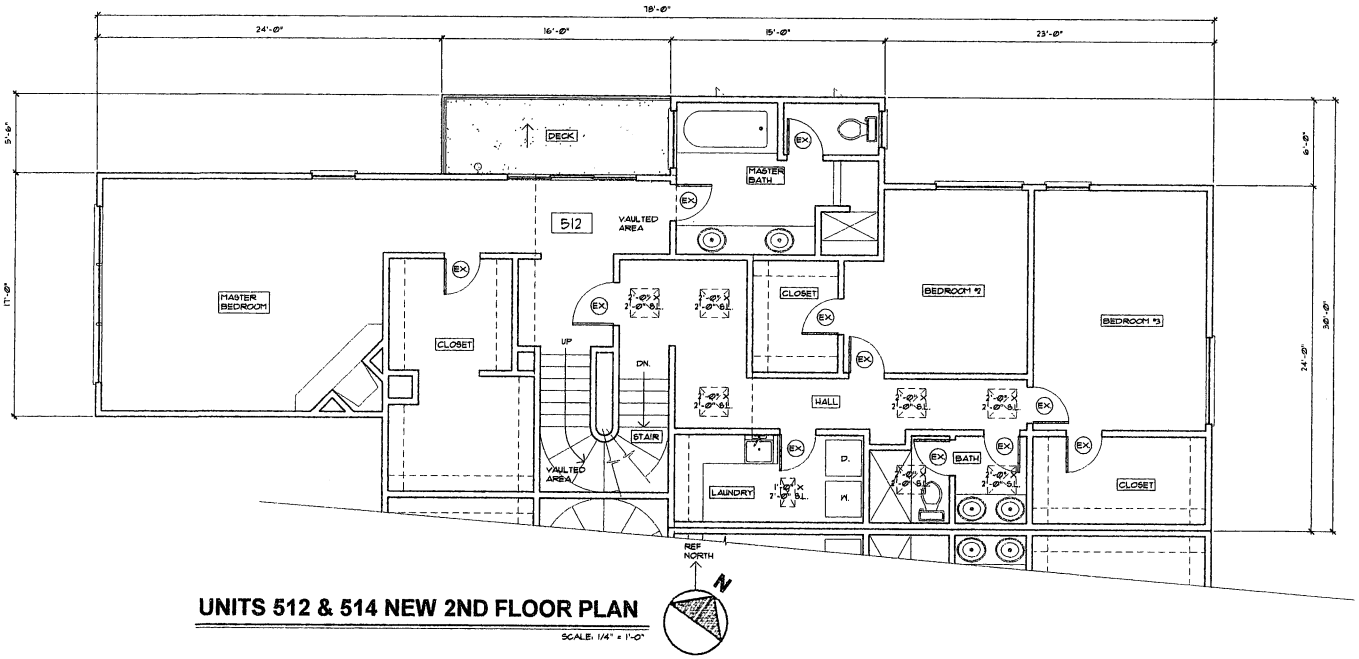
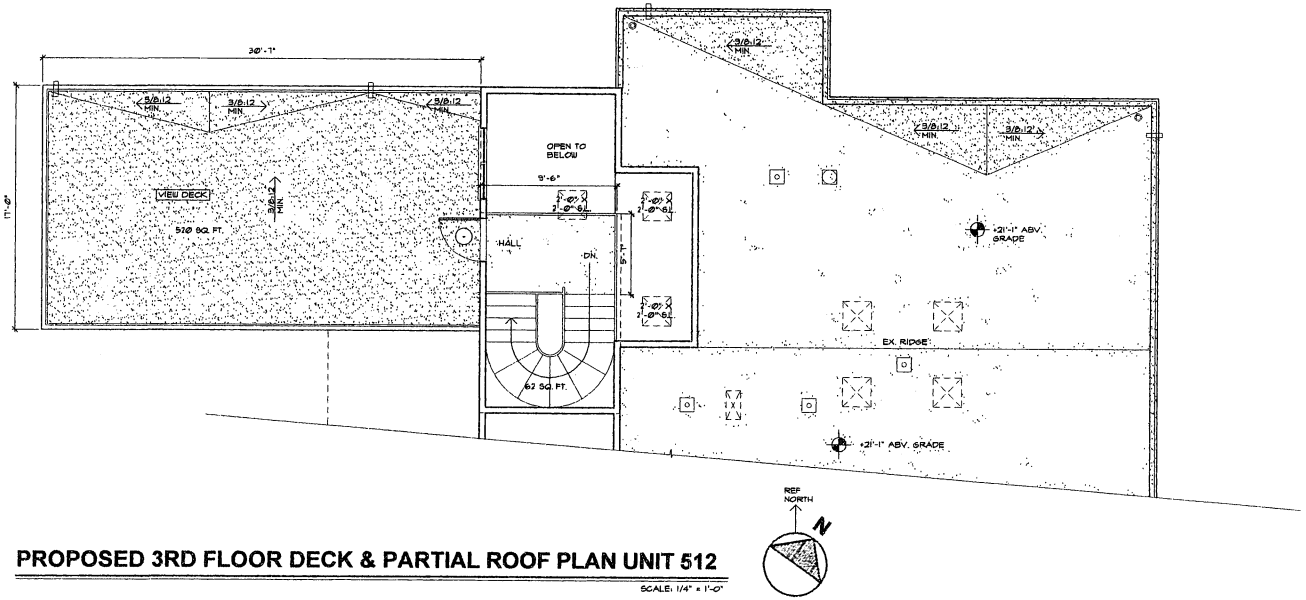


UNITS 512 & 514 NEW 2ND FLOOR PLAN

SCALE: 1/4" = 1'-0"



PROPOSED 3RD FLOOR DECK & PARTIAL ROOF PLAN UNIT 512

SCALE: 1/4" = 1'-0"

WALL / FINISH LEGEND

- EXISTING 2X @ 16" O.C. STUDWALL TO REMAIN
- EXISTING 2X PARAPET LOW WALL TO REMAIN W/ NEW ELASTOMERIC FINISH AT INTERIOR FACE O/ PLY./O.S.B. SHT'G. PROVIDE NEW ST. STL. MTL CABLE GUARDRAIL @ 5" O/C HORIZ. W/ 2" SQ. ST. STL. TUBE UPRIGHTS PER EXT. ELEV. PROVIDE INT. SIDE PARAPET WALL MOUNTED ATTACHMENT PL.
- EXISTING 2X6 @ 16" O.C. STUDWALL W/ EXT. CEMENT STUCCO OVERALL TO REMAIN, APPLY LIQUID CLEANING SOLUTION PER SPECIFICATIONS, TO REMOVE DIRT & ALL PREVIOUS COATINGS & EXPOSE ORIGINAL BASE COLOR COAT PRIOR TO APPLICATION OF NEW ELASTOMERIC COATING OVERALL
- NEW ST. STL. MTL. CABLE GUARDRAIL @ 5" O/C HORIZ., W/ 2" SQ. ST. STL. TUBE UPRIGHTS PER EXT. ELEV. PROVIDE SIDE MOUNTED WALL ATTACHMENT PL. ATTACH THRU WALL STUCCO INTO RIM FRAMING @ PRE-DRILLED HOLES. CLEAN & FILL BOLT HOLES W/ SEALANT PRIOR TO ATTACHMENT. APPLY NEW SEALANT BEAD @ ALL BASE PL. EDGES W/ ELASTOMERIC COATING O/ EXT STUCCO.
- NEW STL COLUMN & WOOD BEAM SUPPORT AT NEW BALCONY ADDITION. WRAP STL. & WOOD W/ BLD'G PAPER, LATH & EXTERIOR STUCCO, TEXTURE TO MATCH EX. DWELLING
- 3/8 OR 1/4:12 MIN. — INDICATES NEW ELASTOMERIC ROOF DECK & BALCONY COATING PER SPECIFICATIONS O/ NEW PLY. SHT'G. VERIFY MIN. 3/8:12 SLOPE AT ROOF DECKS & MIN. 1/4:12 SLOPE AT BALCONY, TO DRAIN, PER PLAN
- EX. ROOF DRAIN TO REMAIN
- NEW ROOF SCUPPER & OVERFLOW
- NEW SOFFIT RECESSED LIGHT
- NEW WALL MOUNTED LIGHT
- VERIFY EX. OR PROVIDE NEW BATTERY OPERATED CEILING MOUNTED SMOKE DETECTOR, TYP AT EACH SLEEPING ROOM & AT CENTRAL HALL AREA OF EACH FLOOR
- EXISTING CURB MOUNTED SKYLIGHT, SIZE VARIES, REMOVE EX. SKYLIGHT & CURB. REPLACE CURB & PROVIDE NEW ROOFING PER DETAIL

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DRAWN BY: MM

LICENSED ARCHITECT STEVEN R. BRADLEY No. C18884 REN 7-31-08 STATE OF CALIFORNIA

PACIFIC VIEW HOA BALCONY/ ROOF DECK ADDITIONS
506, 510 & 512 SOUTH PACIFIC ST.
OCEANSIDE, CA 92054

REVISIONS: 1 2 3 4

UNIT 512 FLOOR PLANS

ORIGINAL DATE: 11-14-07

SHEET 5 OF 10

SCALE = 1/4" = 1'-0"

REVISION 1 _____
REVISION 2 _____
REVISION 3 _____
REVISION 4 _____

SHEET: A1.2

DATE: 11/27/07

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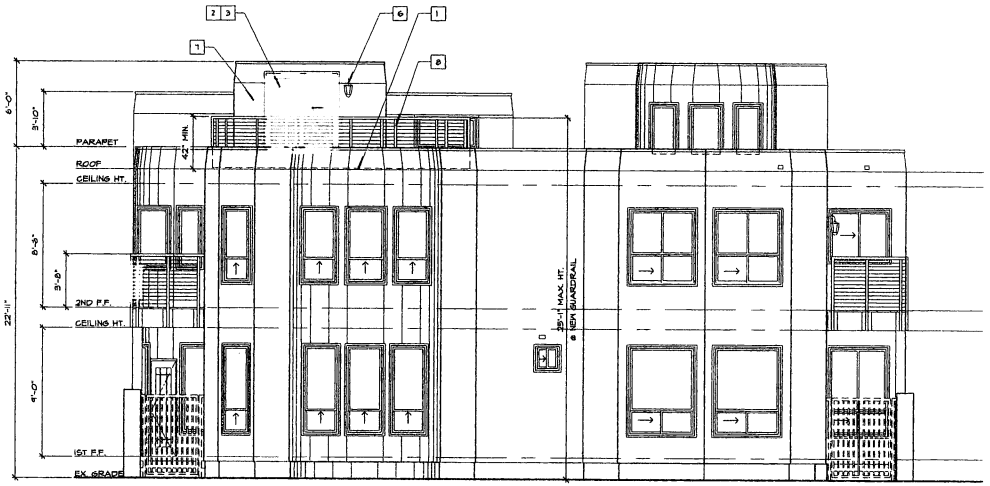

NEW WEST ELEVATION - ROOF DECK - UNIT 506

SCALE: 1/4" = 1'-0"

NEW NORTH ELEVATION - ROOF DECK - UNIT 506

SCALE: 1/4" = 1'-0"

EXTERIOR FINISH KEY

1. PROVIDE NEW ROOF DECK STUCTURE @ EX. ROOF STRUCTURE W/ NEW 3/4" T & G PLY./O.S.B. SHTG. & A FINISH DECK SLOPE OF 3/8-12 MINIMUM. PROVIDE NEW 2X CUT @ 24" O/C MAX. FRAMED CRICKETS W/ 3/4" PLY./O.S.B. OVERALL AT 1/2-12 MIN. SLOPE, DIRECTING DECK DRAINAGE TO NEW ROOF SCUPPERS. SEE NEW DECK/ROOF PLAN. CRICKET VALLEYS SHALL HAVE A SLOPE OF NO LESS THAN 1/4-12. ENTIRE NEW ROOF DECK TO HAVE AN APPROVED ELASTOMERIC FINISH, PER SPECIFICATIONS.
2. NEW VINYL FRAMED , DUAL PANE, EXTERIOR DOORS & WINDOWS, PER SCHEDULES. PROVIDE NEW EXTERIOR PERIMETER FLASHING AT ALL OPENINGS
3. NOTE: REPAIR INTERIOR GYP. BD. AT HEAD, JAMB, SILL AREAS AS REQUIRED, WITH 1/2" GYP. BD. TEXTURED & PAINTED TO MATCH ADJACENT WALL AREAS.
4. PROVIDE NEW CONT. ST. STL. OR VINYL WEEP SCREED AT ALL EXTERIOR WALL BASE LOCATIONS. REPAIR STUCCO ADJACENT TO NEW SCREED WITH TEXTURE TO MATCH EXISTING. ELASTOMERIC FINISH TO MATCH ITEM #1.
5. PROVIDE THRU-WALL, NEW 4X2 ST. STL. OVERFLOW DRAINS & SCUPPERS PER PLAN. OVERFLOW AT 2" HT. MAX. ABOVE EX. MAIN DECK DRAIN FLOW LINES.
6. NEW LIGHT FIXTURES. PROVIDE NEW SEALANT BEAD AT ALL WALL FIXTURES, PRIOR TO NEW WALL ELASTOMERIC FINISH. NOTE: ELECTRIC FIXTURE TYPE PER OWNER APPROVAL.
7. AT ALL NEW EXTERIOR WALL & SOFFIT LOCATIONS, PROVIDE COLORCOAT FINISH OVERALL W/ "EXPO" #412 "SALTY WHITE". PROVIDE NEW ELASTOMERIC FINISH OVERALL "SILFLEX" PER SPECS. @ HORIZ. SURFACES PROVIDED ACRLIC COATING OVERALL, "SEALCOAT" PER SPECS
8. NEW ST. STL. 2ND FLOOR BALCONY DECK / 3RD FLOOR ROOF DECK GUARDRAIL SYSTEM, INC. ST. STL. UPRIGHTS & ST. STL. HORIZ. CABLE RAILS TO 42" HT. ABOVE F.F.
9. NEW ELASTOMERIC BALCONY DECK FINISH PER SPECIFICATIONS OVER 3/4" T. & G. PLY. / O.S.B. SHTG. VERIFY DECK SLOPE AT 1/4"/12 MINIMUM.
10. NEW BALCONY DECK STEEL COLUMNS, WRAP W/ EXTERIOR STUCCO & COLOR TO MATCH BUILDING WALL AREA. PROVIDE NEW ELASTOMERIC COATING OVERALL.
11. NEW WALL MOUNTED ST. STL. LEADER-HEAD AND 2X4 ST. STL. DOWNSPOUT TO GRADE FOR ROOF DECK DRAINAGE ONLY.

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Phone: 619.295.4102 Fax: 619.295.4428

LICENSED ARCHITECT STEVEN R. BRADLEY No. C18984 REN 7-31-09 STATE OF CALIFORNIA

PACIFIC VIEW HOA
506-514 SOUTH PACIFIC ST.
OCEANSIDE, CA 92054

REVISIONS: 1 2 3 4 5

DRAWN BY: MM

EXTERIOR ELEVATIONS
UNIT 506

ORIGINAL DATE: 11-14-07

SHEET 6 OF 10

SCALE = 1/4" = 1'-0"

REVISION 1 _____
REVISION 2 _____
REVISION 3 _____
REVISION 4 _____

SHEET: A2.0

DATE: 7/13/07

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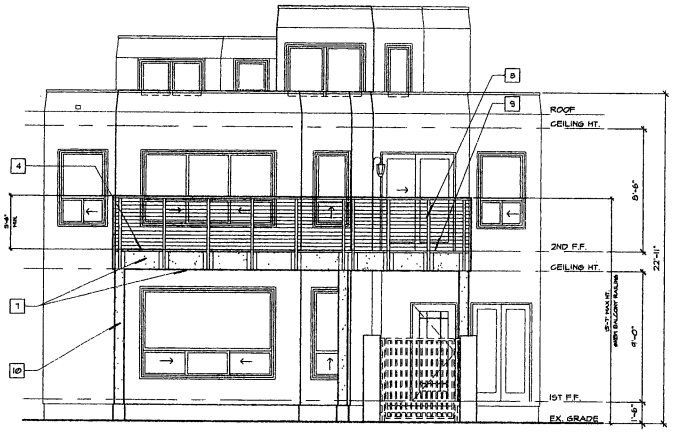
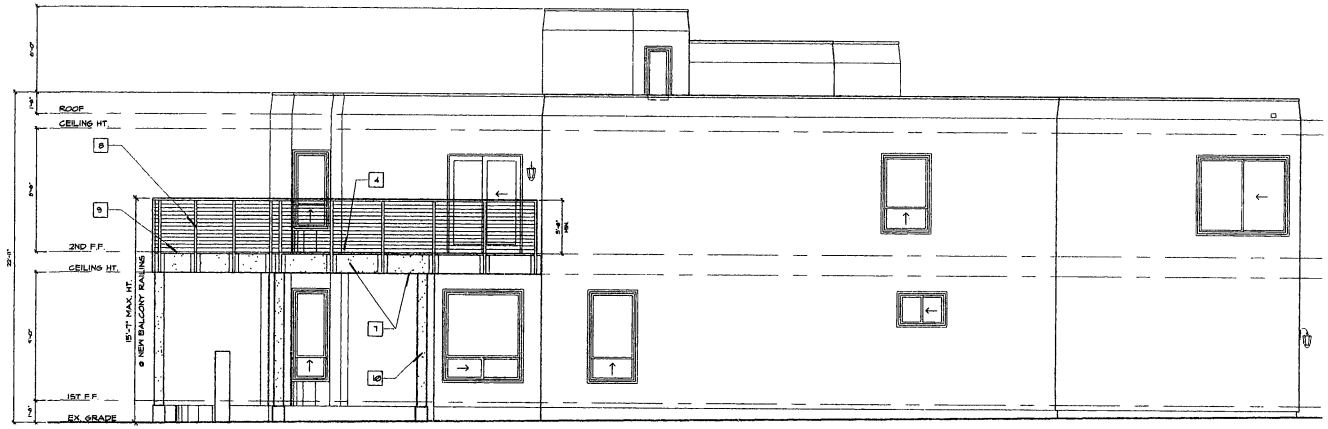
EXTERIOR FINISH KEY

1. PROVIDE NEW ROOF DECK STUCTURE @ EX. ROOF STRUCTURE W/ NEW 3/4" T & G PLY./O.S.B. SHTG. & A FINISH DECK SLOPE OF 3/8:12 MINIMUM. PROVIDE NEW 2X CUT @ 24" O/C MAX. FRAMED CRICKETS W/ 3/4" PLY./O.S.B. OVERALL AT 1/2:12 MIN. SLOPE, DIRECTING DECK DRAINAGE TO NEW ROOF SCUPPERS. SEE NEW DECK/ROOF PLAN. CRICKET VALLEYS SHALL HAVE A SLOPE OF NO LESS THAN 1/4:12. ENTIRE NEW ROOF DECK TO HAVE AN APPROVED ELASTOMERIC FINISH, PER SPECIFICATIONS.
2. NEW VINYL FRAMED , DUAL PANE, EXTERIOR DOORS & WINDOWS, PER SCHEDULES. PROVIDE NEW EXTERIOR PERIMETER FLASHING AT ALL OPENINGS
3. NOTE: REPAIR INTERIOR GYP. BD. AT HEAD, JAMB, SILL AREAS AS REQUIRED, WITH 1/2" GYP. BD. TEXTURED & PAINTED TO MATCH ADJACENT WALL AREAS.
4. PROVIDE NEW CONT. ST. STL. OR VINYL WEEP SCREED AT ALL EXTERIOR WALL BASE LOCATIONS. REPAIR STUCCO ADJACENT TO NEW SCREED WITH TEXTURE TO MATCH EXISTING. ELASTOMERIC FINISH TO MATCH ITEM #1.
5. PROVIDE THRU-WALL, NEW 4X4 ST. STL. OVERFLOW DRAINS & SCUPPERS PER PLAN. OVERFLOW AT 2" HT. MAX. ABOVE EX. MAIN DECK DRAIN FLOW LINES.
6. NEW LIGHT FIXTURES: PROVIDE NEW SEALANT BEAD AT ALL WALL FIXTURES, PRIOR TO NEW WALL ELASTOMERIC FINISH. NOTE: ELECTRIC FIXTURE TYPE PER OWNER APPROVAL.
7. AT ALL NEW EXTERIOR WALL & SOFFIT LOCATIONS, PROVIDE COLORCOAT FINISH OVERALL W/ "EXPO" #412 "SALTY WHITE". PROVIDE NEW ELASTOMERIC FINISH OVERALL "SILFLEX" PER SPECS. @ HORIZ. SURFACES PROVIDED ACRLIC COATING OVERALL, "SEALCOAT" PER SPECS
8. NEW ST. STL. 2ND FLOOR BALCONY DECK / 3RD FLOOR ROOF DECK GUARDRAIL SYSTEM, INC. ST. STL. UPRIGHTS & ST. STL. HORIZ. CABLE RAILS TO 42" HT. ABOVE F.F.
9. NEW ELASTOMERIC BALCONY DECK FINISH PER SPECIFICATIONS OVER 3/4" T. & G. PLY. / O.S.B. SHT'G. VERIFY DECK SLOPE AT 1/4":12 MINIMUM.
10. NEW BALCONY DECK STEEL COLUMNS. WRAP W/ EXTERIOR STUCCO & COLOR TO MATCH BUILDING WALL AREA PROVIDE NEW ELASTOMERIC COATING OVERALL
11. NEW WALL MOUNTED ST. STL. LEADERHEAD AND 2X4 ST. STL. DOWNSPOUT TO GRADE FOR ROOF DECK DRAINAGE ONLY.



NEW WEST ELEVATION - BALCONY - UNIT 510

SCALE: 1/4" = 1'-0"



NEW SOUTH ELEVATION - BALCONY - UNIT 510

SCALE: 1/4" = 1'-0"

S.R. Bradley & Associates, Inc.
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Phone: 619.295.4102 Fax: 619.295.4428

LICENSED ARCHITECT STEVEN R. BRADLEY No. C18984 REN 7-31-09 STATE OF CALIFORNIA

PACIFIC VIEW HOA
506-514 SOUTH PACIFIC ST.
OCEANSIDE, CA 92054

EXTERIOR ELEVATIONS
UNIT 510

ORIGINAL DATE: 11-14-07

SHEET 7 OF 10

SCALE = 1/4" = 1'-0"

REVISION 1 _____
REVISION 2 _____
REVISION 3 _____
REVISION 4 _____

REVISIONS: 1 2 3 4

SHEET: **A2.1**

DRAWN BY: MM

DATE: 7/13/07

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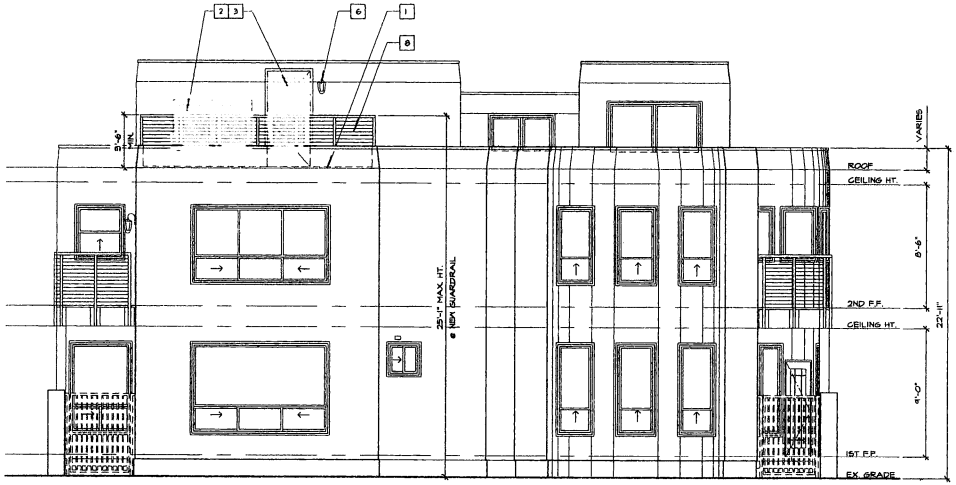

NEW WEST ELEVATION - ROOF DECK - UNIT 512

SCALE: 1/4" = 1'-0"

NEW NORTH ELEVATION - ROOF DECK - UNIT 512

SCALE: 1/4" = 1'-0"

EXTERIOR FINISH KEY

1. PROVIDE NEW ROOF DECK STUCTURE @ EX. ROOF STRUCTURE W/ NEW 3/4" T & G PLY./O.S.B. SHTG. & A FINISH DECK SLOPE OF 3/8:12 MINIMUM. PROVIDE NEW 2X CUT @ 24" O/C MAX. FRAMED CRICKETS W/ 3/4" PLY./O.S.B. OVERALL AT 1/2:12 MIN. SLOPE, DIRECTING DECK DRAINAGE TO NEW ROOF SCUPPERS. SEE NEW DECK/ROOF PLAN. CRICKET VALLEYS SHALL HAVE A SLOPE OF NO LESS THAN 1/4:12. ENTIRE NEW ROOF DECK TO HAVE AN APPROVED ELASTOMERIC FINISH, PER SPECIFICATIONS.
2. NEW VINYL FRAMED, DUAL PANE, EXTERIOR DOORS & WINDOWS, PER SCHEDULES. PROVIDE NEW EXTERIOR PERIMETER FLASHING AT ALL OPENINGS
3. NOTE: REPAIR INTERIOR GYP. BD. AT HEAD, JAMBS, SILL AREAS AS REQUIRED, WITH 1/2" GYP. BD. TEXTURED & PAINTED TO MATCH ADJACENT WALL AREAS.
4. PROVIDE NEW CONT. ST. STL. OR VINYL WEEP SCREED AT ALL EXTERIOR WALL BASE LOCATIONS. REPAIR STUCCO ADJACENT TO NEW SCREED WITH TEXTURE TO MATCH EXISTING. ELASTOMERIC FINISH TO MATCH ITEM #1.
5. PROVIDE THRU-WALL, NEW 4X2 ST. STL. OVERFLOW DRAINS & SCUPPERS PER PLAN. OVERFLOW AT 2" HT. MAX. ABOVE EX. MAIN DECK DRAIN FLOW LINES.
6. NEW LIGHT FIXTURES. PROVIDE NEW SEALANT BEAD AT ALL WALL FIXTURES, PRIOR TO NEW WALL ELASTOMERIC FINISH. NOTE: ELECTRIC FIXTURE TYPE PER OWNER APPROVAL.
7. AT ALL NEW EXTERIOR WALL & SOFFIT LOCATIONS, PROVIDE COLORCOAT FINISH OVERALL W/ 'EXPO' #472 'SALTY WHITE'. PROVIDE NEW ELASTOMERIC FINISH OVERALL 'SILFLEX' PER SPECS, @ HORIZ. SURFACES PROVIDED ACRLIC COATING OVERALL, 'SEALCOAT' PER SPECS
8. NEW ST. STL. 2ND FLOOR BALCONY DECK / 3RD FLOOR ROOF DECK GUARDRAIL SYSTEM, INC. ST. STL. UPRIGHTS & ST. STL. HORIZ. CABLE RAILS TO 42" HT. ABOVE F.F.
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PACIFIC VIEW HOA
506-514 SOUTH PACIFIC ST.
OCEANSIDE, CA 92054

EXTERIOR ELEVATIONS
UNIT 512

ORIGINAL DATE: 11-14-07

SHEET 8 OF 10

SCALE = 1/4" = 1'-0"

REVISION 1 _____
REVISION 2 _____
REVISION 3 _____
REVISION 4 _____

REVISIONS: 1 2 3 4

DRAWN BY: MM

SHEET: **A2.2**

DATE: 7/13/07

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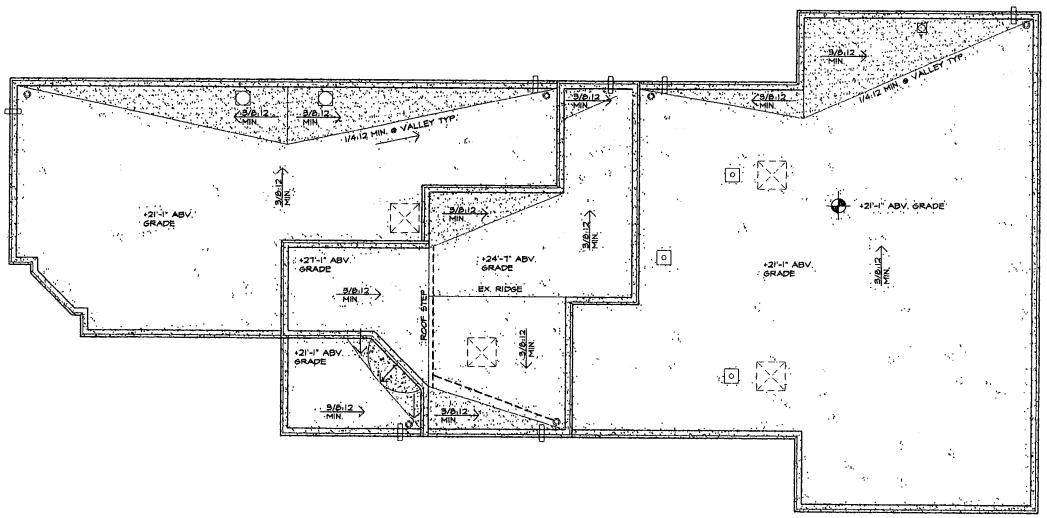

EXISTING ROOF PLAN - UNIT 510

SCALE: 1/4" = 1'-0"

WALL / FINISH LEGEND

- EXISTING 2X @ 16" O.C. STUDWALL TO REMAIN
- EXISTING 2X PARAPET LOW WALL TO REMAIN W/ NEW ELASTOMERIC FINISH AT INTERIOR FACE O/ PLY./O.S.B. SHT'G. PROVIDE NEW ST. STL. MTL. CABLE GUARDRAIL @ 9" O/C HORIZ. W/ 2" SQ. ST. STL. TUBE UPRIGHTS PER EXT. ELEV. PROVIDE INT. SIDE PARAPET WALL MOUNTED ATTACHMENT PL.
- EXISTING 2X6 @ 16" O.C. STUDWALL W/ EXT. CEMENT STUCCO OVERALL TO REMAIN, APPLY LIQUID CLEANING SOLUTION PER SPECIFICATIONS, TO REMOVE DIRT & ALL PREVIOUS COATINGS & EXPOSE ORIGINAL BASE COLOR COAT PRIOR TO APPLICATION OF NEW ELASTOMERIC COATING OVERALL
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- NEW STL. COLUMN & WOOD BEAM SUPPORT AT NEW BALCONY ADDITION. WRAP STL. & WOOD W/ BLD'G PAPER, LATH & EXTERIOR STUCCO, TEXTURE TO MATCH EX. DWELLING
- 3/8 OR 1/4:12 MIN. — INDICATES NEW ELASTOMERIC ROOF DECK & BALCONY COATING PER SPECIFICATIONS O/ NEW PLY. SHT'G. VERIFY MIN. 3/8:12 SLOPE AT ROOF DECKS & MIN. 1/4:12 SLOPE AT BALCONY, TO DRAIN. PER PLAN
- EX. ROOF DRAIN TO REMAIN
- NEW ROOF SCUPPER & OVERFLOW
- NEW SOFFIT RECESSED LIGHT
- NEW WALL MOUNTED LIGHT
- VERIFY EX. OR PROVIDE NEW BATTERY OPERATED CEILING MOUNTED SMOKE DETECTOR, TYP AT EACH SLEEPING ROOM & AT CENTRAL HALL AREA OF EACH FLOOR
- EXISTING CURB MOUNTED SKYLIGHT, SIZE VARIES, REMOVE EX. SKYLIGHT & CURB, REPLACE CURB & PROVIDE NEW ROOFING PER DETAIL

S.R. Bradley & Associates, Inc.
814 Morena Boulevard, Suite 209 San Diego, CA 92110-2633
Phone: 619.295.4102 Fax: 619.295.4428

LICENSED ARCHITECT STEVEN R. BRADLEY No. C18994 REN 7-31-09 STATE OF CALIFORNIA

PACIFIC VIEW HOA BALCONY/
ROOF DECK ADDITIONS
506, 510 & 512 SOUTH PACIFIC ST.
OCEANSIDE, CA 92054

ROOF PLAN

ORIGINAL DATE: 11-14-07

SHEET 9 OF 10

SCALE = 1/4" = 1'-0"

REVISION 1 _____
REVISION 2 _____
REVISION 3 _____
REVISION 4 _____

REVISIONS: 1 2 3 4

DRAWN BY: MM

SHEET: A3.0

DATE: 11/27/07

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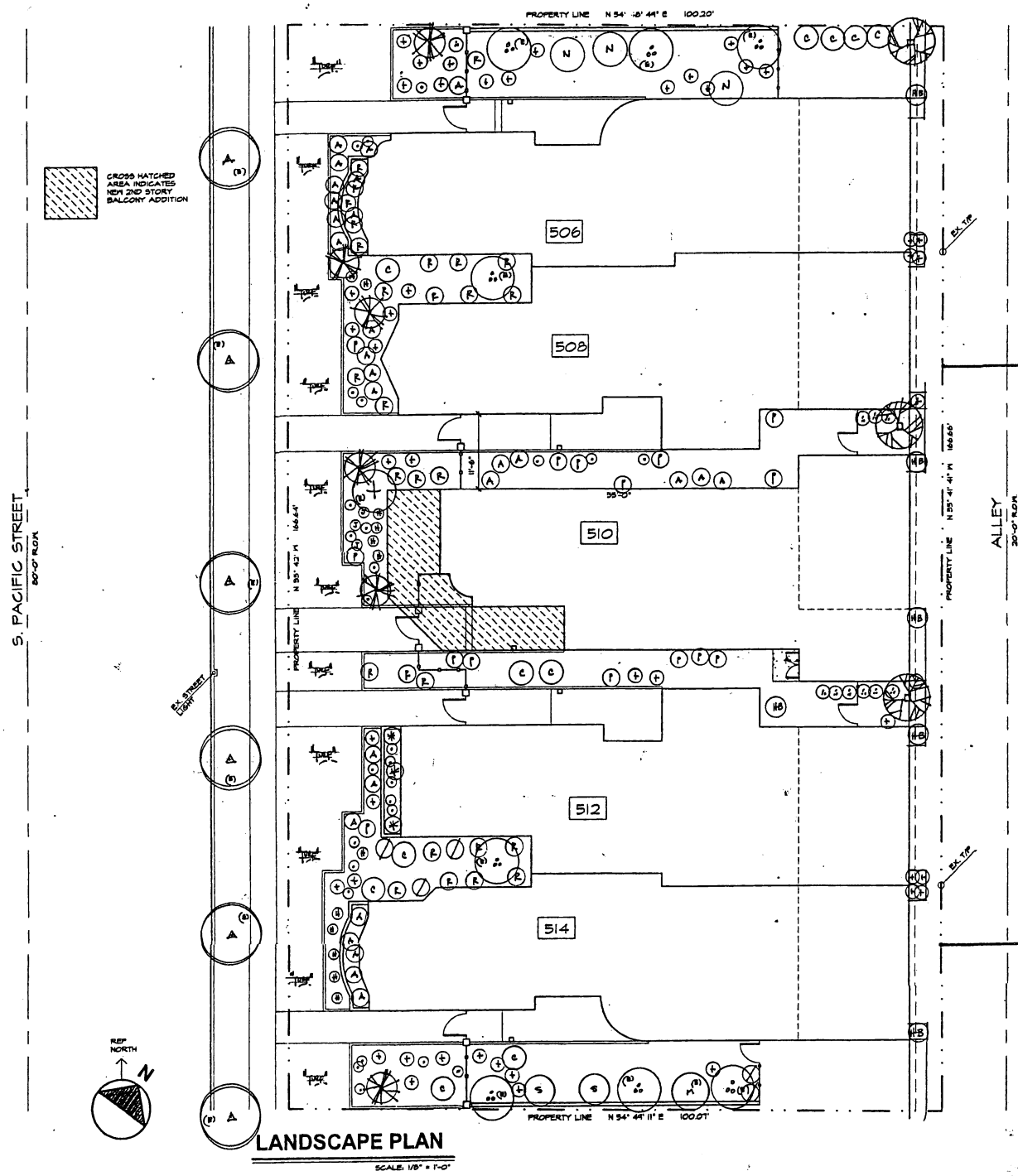

LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"

PLANT LEGEND

- (3) SMALL "ROSE" SHRUBS - PERSONAL
- (27) GERANIUM "PELARGONIUM" (MIXED COLORS)
- (14) PITTOSPORIUM "TOBIRA" (STANDARD GREEN)
- (6) HIBISCUS "ROSE SENSIS"
- (10) LIGUSTRUM "TEXIANA"
- (5) MARGARETS
- (12) HEMEROCALLIS "HYBRIDS"
- (28) AGAPANTHAS "AFRAGANIS"
- (3) PHORMIUM "TENAX" (NEW ZELAND FLAX)
- (17) LIRIDPE "MASCARI" (BIG BLUE LILY TURF)
- (1) MEDITERRANEAN PALM (EXISTING)
- (4) SAGO PALMS
- (11) CAMELLIA "JAPONICA"
- (8) SCHEFFLERA "ACTINOPHYLLA" (QUEENSLAND UMBRELLA TREE)
- (3) TRACHELOSPERMUM "JASMINOIDES" STAR JASMINE
- (3) ERIOBOTRYA "JAPONICA" (LOQUAT - GREEN)
- (6) PHOENIX "ROBOLENII" (PIGMY DATE PALM)
- (28) RAPHIOLEPIS "SPRINGTIME"
- (6) WASHINGTONIA "ROBUSTA" (EXISTING) (MEXICAN FAN PALM)
- (1) SEAFORTHORIA "ELEGANSA" (KING PALM)
- "TURF" BONZII "FESCUE"

NOTE: ALL PLANTER BEDS COVERED WITH MULCH 1" THICK

LANDSCAPE PLAN

ORIGINAL DATE: 11-09-07

SHEET 10 OF 10

SCALE = 1/8" = 1'-0"

REVISION 1

REVISION 2

REVISION 3

REVISION 4

S.R. Bradley & Associates, Inc.
814 Morena Boulevard, Suite 209 San Diego, CA 92110-2633
Phone: 619 295 4102 Fax: 619 295 4428

LICENSED ARCHITECT STEVEN R. BRADLEY No. C18964 REN 7-31-08 STATE OF CALIFORNIA

PACIFIC VIEW HOA BALCONY/
ROOF DECK ADDITIONS
506, 510 & 512 SOUTH PACIFIC ST.
OCEANSIDE, CA 92054

SHEET: L-1

CONTENTS AS INDICATED ON THESE DRAWINGS ARE THE LEGAL PROPERTY OF STEVEN R. BRADLEY, ARCHITECT, S.R. BRADLEY & ASSOCIATES AND SHALL BE RESTRICTED TO THE ORIGINAL SITE AND SPECIFIC PROJECT FOR WHICH THEY WERE PREPARED. REPRODUCTION, PUBLICATION OR REUSE BY ANY METHOD, IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN CONSENT OF STEVEN R. BRADLEY, ARCHITECT IS PROHIBITED. THERE SHALL BE NO CHANGES OR DEVIATIONS FROM THESE DRAWINGS OR ACCOMPANYING SPECIFICATIONS WITHOUT THE WRITTEN CONSENT OF STEVEN R. BRADLEY, ARCHITECT. VISUAL CONTACT WITH THESE DRAWINGS AND ATTACHED SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIA EVIDENCE OF THE ACCEPTANCE OF ALL THESE RESTRICTIONS WITHOUT PRE-LOG

CITY OF OCEANSIDE
PLANNING DEPARTMENT

NOTICE OF EXEMPTION

TO: X RECORDER/COUNTY CLERK
COUNTY OF SAN DIEGO
P.O. BOX 1750
SAN DIEGO, CA 92112-4147

PROJECT TITLE AND FILE NUMBER:
REGULAR COASTAL PERMIT (RC-200-08) FOR THE CONSTRUCTION OF BALCONY AND TWO ROOF DECKS LOCATED AT 506-512 SOUTH PACIFIC STREET

PROJECT LOCATION - SPECIFIC:
506-512 South Pacific Street

PROJECT LOCATION - GENERAL:
S. Pacific and Ash Streets

REGULAR COASTAL PERMIT (RC-200-08)

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:
A Regular Coastal Permit for a balcony and roof deck additions located at 506-512 South Coast Highway

NAME OF PUBLIC AGENCY APPROVING PROJECT:
City of Oceanside
NAME OF PERSON(S) OR AGENCY CARRYING OUT PROJECT:
Steve Bradley
814 Morena Blvd. #209
San Diego, CA 92110
(619) 245-4102

Exempt Status per the Guidelines to Implement the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et. al.):

__**NOT SUBJECT TO CEQA PER THE GENERAL RULE, SECTION 15061(B)(3)**

_**STATUTORY EXEMPTION PER ARTICLE 18, SECTION(S)**

X _CATEGORICAL EXEMPTION PER ARTICLE 19, SECTION 15301(b)

REASONS WHY PROJECT IS EXEMPT:
The proposed project is an infill project on one lot with a balcony and roof deck additions and the subject site is less than 5-acres in size, therefore, it is exempt from environmental review.

Contact Person: Shan Babick, Associate Planner

SIGNATURE — February 14 , 2008 DATE

For: Jerry Hittleman, Interim City Planning

1/12/08

To: Oceanside Community Development Dept / Planning Division

From: David Love, Pacific View HOA Secretary

Re: Roof Deck and Balcony Construction

Dear Sir/Madam,

Please find for your reference the agenda and approved meeting minutes from our Annual Meeting held Oct 20, 2007. Of particular interest to you would be the discussion and unanimous approval of Roof Decks for units 506 and 512, and a wrap-around balcony for unit 510. All owners were present for this meeting and none have any issues with this project. This vote result is captured on pages 14-15 of the meeting minutes. These minutes have been circulated to all members and approved.

If there are any questions about this meeting or these minutes I can be reached at 858-699-7715.

Regards,

David Love

Pacific View HOA Secretary