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DATE: June 27, 2012

TO: Chairman and Members of the Community Development Commission

FROM: Economic and Community Development Department

SUBJECT: **A RESOLUTION APPROVING AN AMENDMENT TO A REGULAR COASTAL PERMIT (RRP12-00003) FOR THE ADDITION OF A 213-SQUARE-FOOT ROOF DECK AND AN EXTERIOR STAIRWAY ON ONE OF THE UNITS OF AN EXISTING 5 UNIT MULTIFAMILY DEVELOPMENT LOCATED AT 508 SOUTH PACIFIC STREET – WILLIAMS RESIDENCE – APPLICANT - RICHARD WILLIAMS**

**SYNOPSIS**

The item under consideration is an amendment to a Regular Coastal Permit for the addition of a 213-square-foot roof deck and an exterior stairway on one of the units of an existing 5 unit multifamily development located at 508 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 were constructed in 2001.

On April 2, 2008, the Commission approved Resolution No. 08-R0213-3 approving a Regular Coastal Permit (RC-200-08) 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. Construction was completed in 2009.

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 5A of the "D" Downtown District. Subdistrict 5A is primarily intended to provide a medium-density residential neighborhood at South Pacific Street with 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 is a maximum of 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 as such requires an amendment to a previously approved Regular Coastal Permit (RC-200-08). Condition No. 8 of Resolution No. 08-R0213-3 states the following:

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 present 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.

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 a 213-square-foot roof deck and an exterior stairway. The proposed exterior stairway will be situated on the south side of the building (508 South Pacific Street) from the existing second story balcony extending up to the proposed roof deck. The existing flat roof will be converted into the 213-square-foot roof deck. The proposed exterior materials and colors will match the existing residence. It should be noted that the proposed roof deck railing at approximately 23 feet high, is well below the 27-foot maximum height limit.

Regular Coastal Permit: An amendment to the previously approved 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 and in accordance to Article 19 Categorical Exemption; Section 15332 (a through e) of the California Environmental Quality Act (CEQA) the project is considered exempt. Under the provisions of CEQA, 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 Zoning Ordinance and the Local Coastal Program.

General Plan: Section 1.35 of the General Plan states that the City's objective is to promote the long-term viability and rejuvenation of the Downtown District consistent with

the overall policies and improvements of the City. The proposed project is consistent with the objectives of the General Plan in that the project will renovate an existing unit by providing a new roof deck which increases the value of the unit.

**Local Coastal Plan:** 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 project is located within the "appealable area" which is defined as the first 300 feet east of The Strand (west side of Myers Street). The subject site is situated toward the middle of the block between Pine and Ash Streets; therefore, the proposed project will not obstruct and/or block any existing and/or proposed public beach access. Staff also evaluated the proposed project and its effect on public coastal views. The existing flat roof will be converted into a roof deck and the proposed required glass safety railings at 23 feet high, is well below the maximum height limit of 27 feet, therefore, potential view blockage both north and south of the subject site will be minimal. In addition, the proposed roof deck is consistent with the two roof decks that were constructed on two of the five units in 2009.

In conclusion, staff believes that the project meets the intent of the Zoning Ordinance and the underlying subdistrict goals, which encourages the development of residential uses. The proposed stairwell and roof deck 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**

Not applicable.

**FISCAL IMPACT**

Not applicable.

**CITY ATTORNEY'S ANALYSIS**

Pursuant to Oceanside Zoning Ordinance Article 41, Section 4104, the Community Development 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.

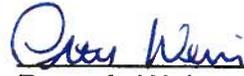
**RECOMMENDATION**

Staff recommends that the Commission adopt the resolution approving an amendment to a Regular Coastal Permit for the addition of a 213-square-foot roof deck and an exterior stairway on one of the units of an existing 5-unit multifamily development located at 508 South Pacific Street. Staff is recommending that the Commission approve the project and adopt the resolution as attached.

PREPARED BY:

  
Shan M. Babick  
Associate Planner

SUBMITTED BY:

  
Peter A. Weiss  
Executive Director

REVIEWED BY:

Michelle Skaggs Lawrence, Deputy City Manager  
Kathy Baker, Redevelopment Manager



**EXHIBITS/ATTACHMENTS**

1. Resolution
2. Site Plan and Elevations
3. Certificate of Exemption
4. Staff Report dated April 2, 2008
5. Homeowners Association Letter

RESOLUTION NO. 12-

A RESOLUTION OF THE COMMUNITY DEVELOPMENT COMMISSION OF THE CITY OF OCEANSIDE APPROVING AN AMENDMENT TO A REGULAR COASTAL PERMIT FOR THE ADDITION OF A 213 SQUARE FOOT ROOF DECK AND AN EXTERIOR STAIRWAY ON ONE OF THE UNITS OF AN EXISTING 5-UNIT MULTIFAMILY DEVELOPMENT LOCATED AT 508 SOUTH PACIFIC STREET – WILLIAMS RESIDENCE- APPLICANT: RICHARD WILLIAMS

WHEREAS, on June 27, 2012, the Community Development Commission held its duly noticed public hearing, and considered an application for an amendment to a Regular Coastal Permit (RRP12-00003) for the addition of a 213 square foot roof deck and an exterior stairway located at 508 South Pacific Street;

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. Pursuant to Section 15332 (a through e) of the California Environmental Quality Act guidelines the project is situated in an area (infill) that is not environmentally sensitive and therefore will not have a detrimental effect on the environment.

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. The proposed project is located near the middle of the block between Ash and Elm Streets and the top of the safety rail of the proposed roof deck at approximately 23-feet high is well below the maximum height limit of 27-feet, therefore, potential public view blockage both north and south of the subject site is minimal.

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. The project will not substantially alter or impact the existing coastal views both

1 north and south of the subject site because the proposed roof deck and accompanying stairway  
2 will not alter the existing roofline nor will it add any living area and the unit is located near the  
3 middle of the block.

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

9 SECTION 1. That an amendment to Regular Coastal Permit (RRP12-00003) is hereby  
10 approved subject to the following conditions:

11 **Building:**

12 1. Applicable Building Codes and Ordinances shall be based on the date of  
13 submittal for Building Department plan check (Currently the 2010 California  
14 Building Code).

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

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

20 a) Building construction work hours shall be limited to between 7 a.m. and  
21 6 p.m. Monday through Friday, and on Saturday from 7 a.m. to 6 p.m. for work that is not  
22 inherently noise-producing. Examples of work not permitted on Saturday are concrete and  
23 grout pours, roof nailing and activities of similar noise-producing nature. No work shall be  
24 permitted on Sundays and Federal Holidays (New Year's Day, Memorial Day, July 4<sup>th</sup>, Labor  
25 Day, Thanksgiving Day, Christmas Day) except as allowed for emergency work under the  
26 provisions of the Oceanside City Code Chapter 38. (Noise Ordinance)

27 b) The construction site shall be kept reasonably free of construction debris as  
28 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.

1 **Economic & Community Development:**

2 4. This Regular Coastal Permit (RRP12-00003) shall expire on June 27, 2014,  
3 unless implemented as required by the Zoning Ordinance.

4 5. This Regular Coastal Permit approves only the addition of a 213 square foot roof  
5 deck and an exterior stairway to the 508 South Pacific Street unit as shown on the plans and  
6 exhibits presented to the Community Development Commission for review and approval. No  
7 deviation from these approved plans and exhibits shall occur without Economic and Community  
8 Development Department approval. Substantial deviations shall require a revision to the  
9 Regular Coastal Permit or a new Regular Coastal Permit.

10 6. The applicant, permittee or any successor-in-interest shall defend, indemnify and  
11 hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or  
12 proceeding against the City, its agents, officers, or employees to attack, set aside, void or annual  
13 approval of the City, concerning Regular Coastal Permit (RRP12-00003). The City will  
14 promptly notify the applicant of any such claim, action or proceeding against the City and will  
15 cooperate fully in the defense. If the City fails to promptly notify the applicant of any such  
16 claim action or proceeding or fails to cooperate fully in the defense, the applicant shall not,  
17 thereafter, be responsible to defend, indemnify or hold harmless the City.

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

22 8. Prior to the issuance of building permits, compliance with the applicable  
23 provisions of the City's anti-graffiti Ordinance (Ordinance No. 93-19/Section 20.25 of the City  
24 Code) shall be reviewed and approved by the Economic and Community Development  
25 Department. These requirements, including the obligation to remove or cover with matching  
26 paint all graffiti within 24 hours.

27 9. Prior to the transfer of ownership and/or operation of the site the owner shall  
28 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.

1           10. Failure to meet any conditions of approval for this development shall constitute a  
2 violation of Regular Coastal Permit (RRP12-00003).

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

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

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

13           PASSED AND ADOPTED by the Oceanside Community Development Commission of  
14 the City of Oceanside this \_\_\_day of \_\_\_\_\_ 2012 by the following vote:

15 AYES:

16 NAYS:

17 ABSENT:

18 ABSTAIN:

19 \_\_\_\_\_  
20 Chairman

21 ATTEST:

22 \_\_\_\_\_  
23 Secretary

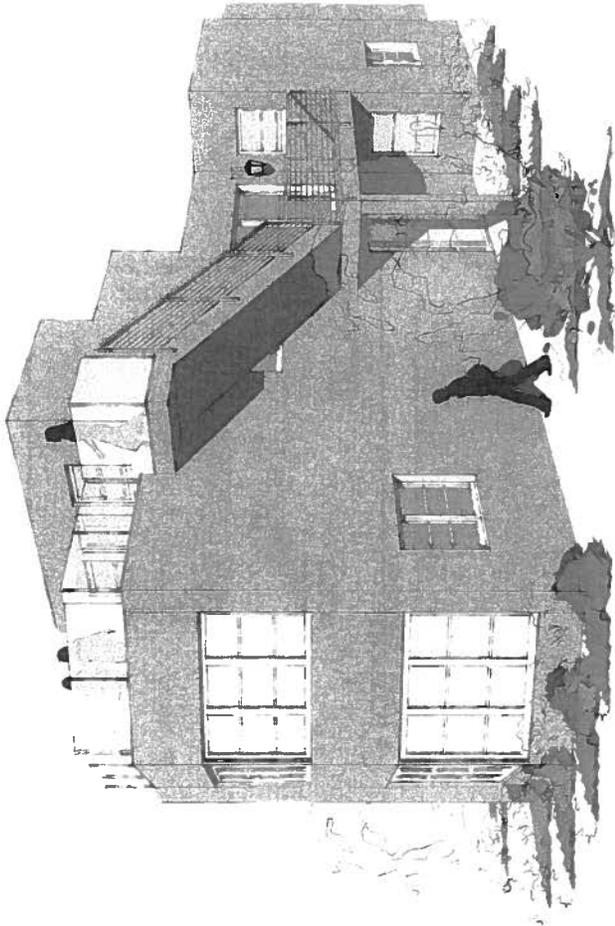
24 APPROVED AS TO FORM:  
25 OFFICE OF THE CITY ATTORNEY

26 by John P. Mullen  
27 General Counsel  
28

# WILLIAMS RENOVATION

508 SOUTH PACIFIC STREET  
OCEANSIDE, CA 92054

A.P.N. 150-261-30-02



## SHEET INDEX

- 1 A0.1 TITLE SHEET
- 2 A1.1 SITE PLAN
- 3 A2.1 FLOOR PLANS / ROOF PLAN / EXT. ELEVATIONS

## SCOPE OF WORK

NEW STAIR TO ROOF DECK  
RENOVED ROOF DECK  
RENOVED ROOF

## PROJECT TEAM

**CLIENT**  
MR & MRS RICHARD AND JEN  
WILLIAMS      CONTACT: RICHARD WILLIAMS

## ARCHITECT

total architecture inc.  
300 Caribou Village Dr.  
Suite 1100a-304  
Carlsbad, CA 92008  
CONTACT: JULIA WEAVER  
PHONE: 760.268.9900  
FAX: 760.268.9147  
EMAIL: julia@totalarch.com

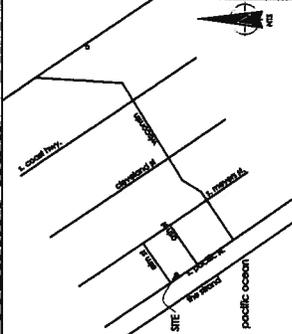
## PROJECT DATA

apn 150,261-30-02  
type residential  
occupancy R3  
construction type type v - non-rated  
building code 2010 california code, 2010 california electrical code, california energy code.  
legal LOT #1 OF HAMPTON'S BEACH CONDOMINIUMS IN THE CITY OF OCEANSIDE, STATE OF CALIFORNIA, MAP RECORD # 12875  
area of construction ocean side  
These plans and all work shall comply with the California Building Code and all applicable local ordinances and codes as amended and adopted by the County of San Diego.

## FLOOR AREA INFO

**BUILDING AREA INFORMATION**  
HABITABLE AREA 3,087 sq. ft.  
2-CAR GARAGE 592 sq. ft.  
CLERESTORY 14 sq. ft.  
BALCONY 68 sq. ft.  
PROPOSED ROOF DECK 213 sq. ft.

## VICINITY MAP



As the architect, I warrant that these plans were prepared by me or under my direct supervision and that I am a duly licensed architect in the State of California. I warrant that these plans were prepared by me or under my direct supervision and that I am a duly licensed architect in the State of California.

# WILLIAMS RESIDENCE

OCEANSIDE, CALIFORNIA

COASTAL PERMIT SUBMITTAL

PROJECT NUMBER: 1A/203  
DOCUMENT LOG  
#0712 COASTAL SUBMITTAL

DOCUMENT TITLE

TITLE SHEET

DOCUMENT NUMBER

# A0.1





By this document, I certify that I am a duly Licensed Professional Engineer in the State of California, License No. 45125, and that I am the author of the design and calculations herein. I am not providing any services for which I am not licensed. I am not providing any services for which I am not licensed. I am not providing any services for which I am not licensed.

**BMP NOTES**

1. **PERMANENT BEST MANAGEMENT PRACTICES**  
OPERATION AND MAINTENANCE SHALL BE REQUIRED BY AN APPROVED AND RECORDED EROSION CONTROL PLAN AND DISCHARGE PERMIT APPROVED BY THE CITY ENGINEER. THE EROSION CONTROL PLAN SHALL BE APPROVED BY THE CITY ENGINEER. THE EROSION CONTROL PLAN SHALL BE APPROVED BY THE CITY ENGINEER. THE EROSION CONTROL PLAN SHALL BE APPROVED BY THE CITY ENGINEER.
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**SPECIAL BMP NOTES**

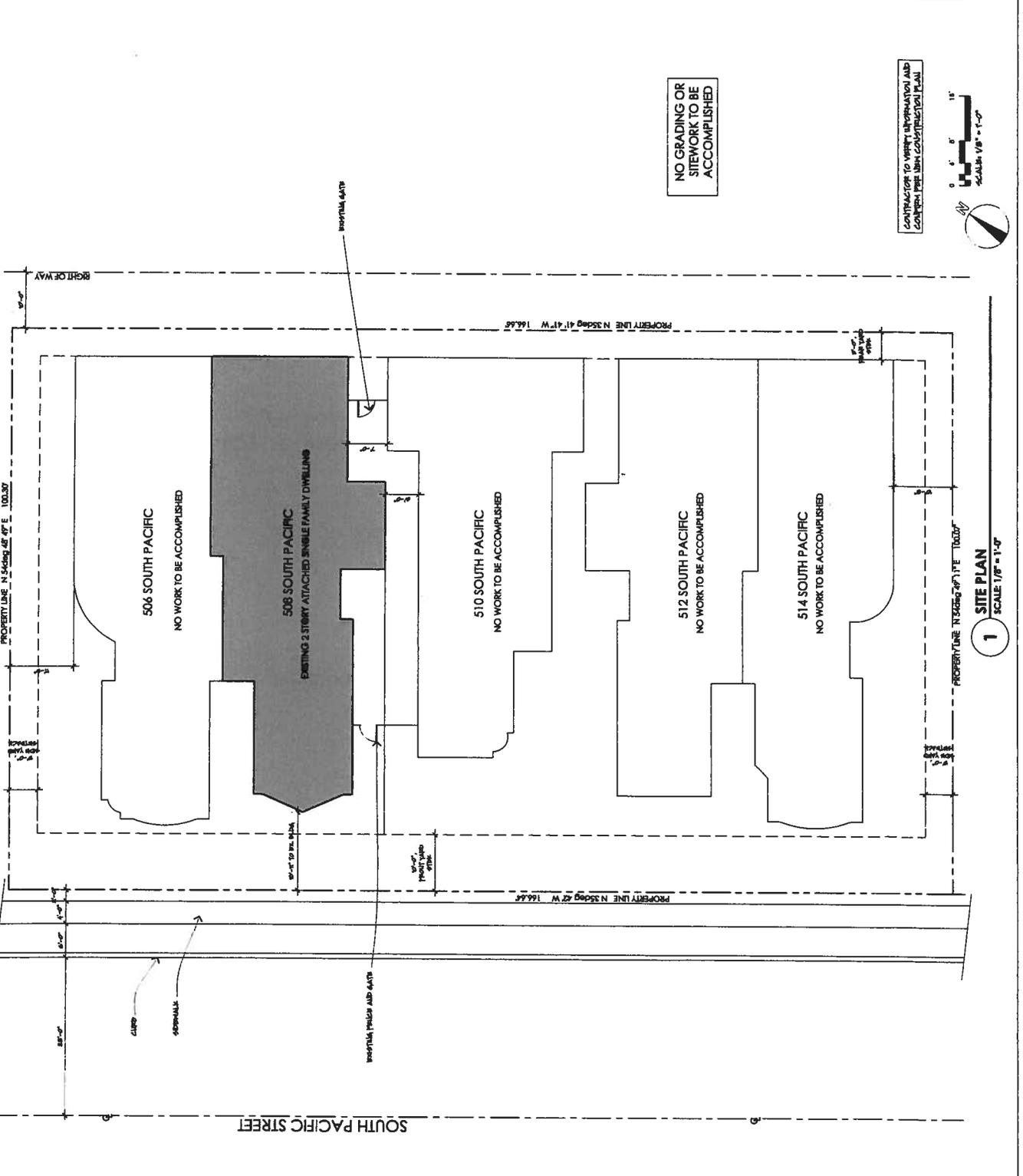
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**GRADING**

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## 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:**

AMENDMENT TO A REGULAR COASTAL PERMIT (RRP12-00003) FOR THE CONSTRUCTION OF A BALCONY AND EXTERIOR STAIRWAY OF AN EXISTENCE RESIDENCE LOCATED AT 508 SOUTH PACIFIC STREET – WILLIAMS RESIDENCE – APPLICANT: RICHARD WILLIAMS

**PROJECT LOCATION - SPECIFIC:**

508 South Pacific Street  
REGULAR COASTAL PERMIT (RRP12-00003)

**PROJECT LOCATION - GENERAL:**

Ash and South Pacific Streets

**DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:**

For the construction of a balcony and exterior stairway located at 508 South Pacific Street.

**NAME OF PUBLIC AGENCY APPROVING PROJECT:**

City of Oceanside

**NAME OF PERSON(S) OR AGENCY CARRYING OUT PROJECT:**

Alan Teta  
300 Carlsbad Village Drive Suite 108a-336  
Carlsbad, CA 92008  
(760) 268-9090

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)**

**CATEGORICAL EXEMPTION PER ARTICLE 19, SECTION 15332 (a through e)**

**REASONS WHY PROJECT IS EXEMPT:**

The proposed project is a Regular Coastal Permit for the construction of a balcony and exterior stairway on an existing residence located at 508 South Pacific Street. The proposed use is located in an infill area, therefore, it is exempt from environmental review.

Contact Person: Shan Babick, Associate Planner

SIGNATURE

May 15, 2012

DATE

For: Jerry Hittleman, Planning Director

# STAFF REPORT



ITEM NO. 24  
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

## **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.

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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:

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

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

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

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

14 **Planning:**

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

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

23 9. The applicant, permittee or any successor-in-interest shall defend, indemnify and  
24 hold harmless the City of Oceanside, its agents, officers or employees from any claim, action or  
25 proceeding against the City, its agents, officers, or employees to attack, set aside, void or annual  
26 approval of the City, concerning Regular Coastal Permit (RC-200-08). The City will promptly  
27 notify the applicant of any such claim, action or proceeding against the City and will cooperate  
28 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

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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

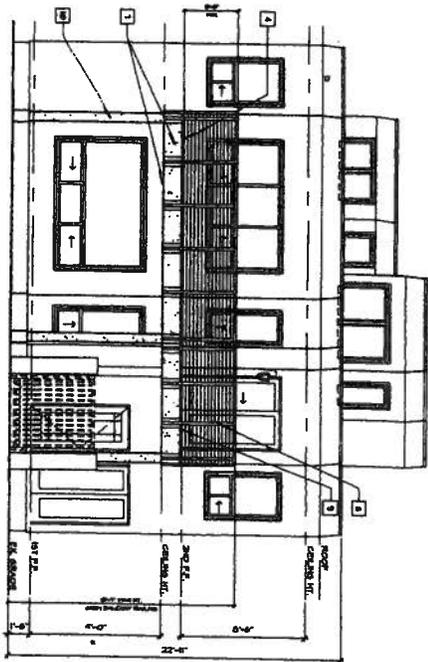
APPROVED AS TO FORM:  
OFFICE OF THE CITY ATTORNEY

by *[Signature]*  
General Counsel



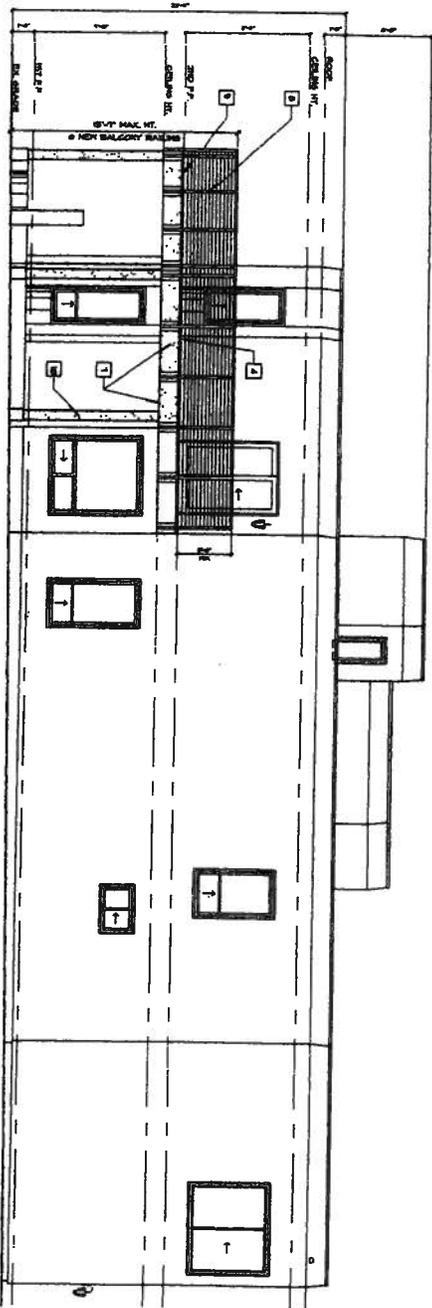






NEW WEST ELEVATION - BALCONY - UNIT 510

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



NEW SOUTH ELEVATION - BALCONY - UNIT 510

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

**EXTERIOR FINISH KEY**

- 1 PROVIDE NEW BRICK FACING APPROXIMATE 10'-0" HIGH x 10'-0" WIDE. BRICK TO BE 4" x 8" x 16" MODULAR BRICK, TYPE N, 10% SOFTENED. BRICK TO BE SET IN MORTAR. BRICK FACING TO BE SET ON 2" MIN. THICK CONCRETE. BRICK FACING TO BE SET ON 2" MIN. THICK CONCRETE. BRICK FACING TO BE SET ON 2" MIN. THICK CONCRETE.
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**EXTERIOR ELEVATIONS**

UNIT 510

ORIGINAL DATE: 11-14-07

SHEET 7 OF 10

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

REVISION  $\Delta$

REVISION  $\Delta$

REVISION  $\Delta$

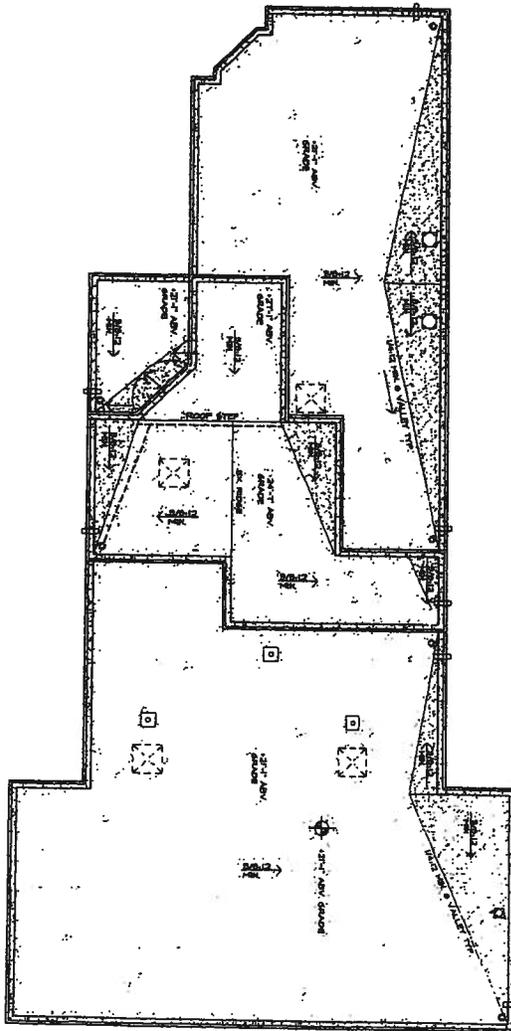
REVISION  $\Delta$



**S.R. Bradley & Associates, Inc.**  
814 Morens Boulevard, Suite 209 San Diego, CA 92110-2633

Phone: 619.295.4102 Fax: 619.295.4428

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



**EXISTING ROOF PLAN - UNIT 510**  
 SCALE: 1/4" = 1'-0"  
 NORTH

**WALL / FINISH LEGEND**

- EXISTING 2" x 4" WOOD STUD WALL TO REMAIN
- EXISTING 4" x 8" WOOD STUD WALL TO REMAIN
- EXISTING 6" x 8" WOOD STUD WALL TO REMAIN
- EXISTING 8" x 8" WOOD STUD WALL TO REMAIN
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- EXISTING 98" x 8" WOOD STUD WALL TO REMAIN
- EXISTING 100" x 8" WOOD STUD WALL TO REMAIN

ROOF PLAN  
 ORIGINAL DATE: 11-14-07  
 SHEET 8 OF 10  
 SCALE = 1/4" = 1'-0"

REVISIONS  
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 SHEET: A3.0  
 DATE: 11/27/07

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



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

CITY OF OCEANSIDE  
PLANNING DEPARTMENT

## NOTICE OF EXEMPTION

TO:  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)

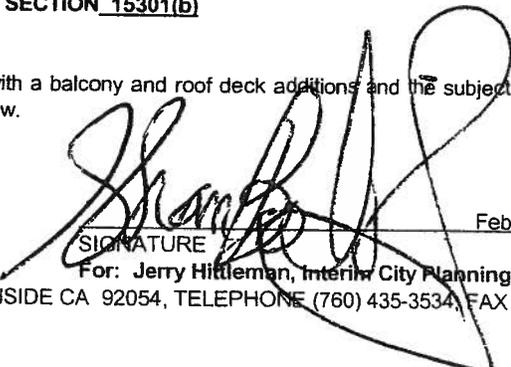
STATUTORY EXEMPTION PER ARTICLE 18, SECTION(S)

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 Planner

CITY HALL, 300 NORTH COAST HIGHWAY, OCEANSIDE CA 92054, TELEPHONE (760) 435-3534, FAX (760) 435-3538

# Application for Architectural Change

Date:	5-14-12	House Number:	5085 PACIFIC ST.
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Proposed Exterior Change:

ADDITION OF ROOF DECK  
AND STAIRCASE

ALL CONTRACTS  
HOA NEEDS TO BE NAMED AS "ADDITIONAL  
~~INSURANCE~~ INSUREDS."

I understand that all exterior changes will be the sole responsibility of the homeowner, including initial cost and ongoing maintenance.

Homeowner's Signature <i>Richard Williams</i>	Date 5-14-12



Board Action:	<input checked="" type="checkbox"/> Approved: <input checked="" type="checkbox"/>	<input type="checkbox"/> Denied:	
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<i>[Signature]</i>	
Board President's Signature	Date 5/28/12

Email a copy of this application to all HOA members. The original and attachments are to be given to the HOA president. The Board will notify the owner in writing once a decision is made. Attachments are to include: detailed plans, insurance documents of contractor, warranty information, brochures, color samples and any other relevant information,