

STAFF REPORT*CITY OF OCEANSIDE*

DATE: October 15, 2014

TO: Honorable President and Members of the Board of Directors of the Small Craft Harbor District

FROM: Development Services Department

SUBJECT: **ADOPTION OF A RESOLUTION APPROVING A REGULAR COASTAL PERMIT FOR THE CONSTRUCTION OF AN OUTDOOR PATIO COVER FOR AN EXISTING RESTAURANT LOCATED AT 1325 NORTH HARBOR DRIVE – OCEANSIDE BROILER – APPLICANT: PARKEV KRMOIAN**

SYNOPSIS

Staff recommends that the Harbor Board adopt a resolution approving the Regular Coastal Permit (RC14-00010) for the construction of a 1,360-square-foot outdoor patio cover for an existing restaurant located at 1325 North Harbor Drive (Oceanside Broiler) within the Oceanside Small Craft Harbor Precise Plan Area.

BACKGROUND

The existing 7,345-square-foot restaurant was constructed in 1983 and has been occupied by the Monterey Bay Cannery restaurant over the years. The Oceanside Broiler restaurant has taken over the business and is now in operation of the site. The business is under the real property that is ground leased from the City of Oceanside to the Oceanside Small Craft Harbor District.

The project involves the construction of a new 1,360-square-foot vinyl patio cover over an existing outdoor eating area located at the Oceanside Broiler restaurant. The site is located at 1325 Harbor Drive and bounded by the in-water boat slip parking areas to the north and west, and a public parking lot to the east and north.

Land Use and Zoning: The project site is located within the Harbor District (H) zoning and land use areas. The purpose of Harbor District is to provide facilities for boating-oriented and park-oriented passive and active recreation, and appropriate ancillary commercial and residential uses consistent with the Harbor Precise Plan.

Project Description: The proposed 1,360-square-foot vinyl patio cover would be constructed over the existing southwest facing outdoor eating area and would consist of gable roof design with steel sand blasted painted support poles. The clean and simplistic design of the patio cover would enhance and balance the existing restaurant building and

the surrounding Harbor area. Not only would the patio cover provide shelter for the patrons utilizing the outdoor eating space, but the proposed grey with blue accent trim colors would be consistent and match the existing awnings on the building. In addition, the patio cover includes clear vinyl roll-up curtains that would act as walls/windows for times of extreme weather or wet conditions. The proposed 9-foot sand blasted support poles anchored by the new footings would support the patio cover and allow the cover to be situated at a maximum height of 15 feet at the peak of the roof. The height of the patio cover would not extend over the existing building roof lines and would not block public coastal views. The existing wood railings would remain as a part of the outdoor eating area and continue to provide a separation from the outdoor eating area to the public sidewalk and parkways. Minimal demolition would be needed to construct the patio cover, which consists of removal of the existing triangular shade structures, supporting posts, and removal of the unpermitted gazebo structure.

ANALYSIS

This project is located within the Coastal Zone. The Local Coastal Plan designates this area for Harbor (H) uses. The Harbor classification is a multiple-use category, primarily for boating and harbor-dependent uses, and secondarily for harbor-related and support services such as open space, recreation, public facilities, visitor-serving commercial, and residential/transient accommodations. The proposed patio cover would be constructed to a commercial retail use that is permitted and considered a high priority in the Local Coastal Zone.

No additional square footage is proposed as a part of this application; therefore, no additional parking is required.

The project represents a high-quality design that is in compliance with policies and requirements of the Harbor Precise Plan. The basic intent of the Precise Plan is "to optimally protect and enhance primarily boating and water-dependent activities, and visitor-serving commercial. The proposed patio cover would enhance an existing visitor-serving commercial restaurant. Public coastal views would not be blocked or restricted by the development of the patio cover. Therefore, the proposed project is consistent with the City's Local Coastal program and the Small Craft Harbor Precise Plan.

Environmental Determination: The development proposal has been reviewed pursuant to the California Environmental Quality Act (CEQA) and has been found to be exempt as a Class 1 15301 (e) 2, Categorical Exemption "Existing Facilities".

COMMISSION OR COMMITTEE REPORTS

On September 22, 2014, the Planning Commission reviewed the project as a consent item and on September 25, 2014, the Harbor and Beaches Advisory Committee approved the design of the project and recommended approval to the Harbor Board.

CITY ATTORNEY'S ANALYSIS

The Harbor Board is authorized to hold a public hearing in this matter. Consideration of the matter should be based on the testimony and evidence presented at the hearing. After conducting the public hearing the Harbor Board shall affirm, modify or deny the project. The supporting document has been reviewed and approved as to form by the City Attorney.

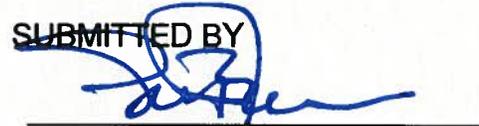
RECOMMENDATION

Staff recommends that the Harbor Board adopt a resolution approving the Regular Coastal Permit (RC14-00010) for the construction of a 1,360-square-foot outdoor patio cover for an existing restaurant located at 1325 North Harbor Drive (Oceanside Broiler) within the Oceanside Small Craft Harbor Precise Plan Area.

PREPARED BY


Scott Nightingale
Planner II

SUBMITTED BY


Steven R. Jepsen
City Manager

REVIEWED BY:

Michelle Skaggs Lawrence, Assistant City Manager
Marisa Lundstedt, City Planner
Paul C. Lawrence, Harbor Manager



ATTACHMENTS:

1. Harbor Board Resolution
2. Site Plan and Elevations
3. Other Attachments (Application page, Description and Justification, Legal Description, Notice of Exemption)

OCEANSIDE HARBOR DISTRICT BOARD OF DIRECTORS

RESOLUTION NO. 14-R

A RESOLUTION OF THE HARBOR DISTRICT BOARD OF DIRECTORS APPROVING A REGULAR COASTAL PERMIT (RC14-00010) FOR THE CONSTRUCTION OF A 1,360-SQAURE-FOOT OUTDOOR PATIO COVER FOR AN EXISTING RESTAURANT LOCATED AT 1325 NORTH HARBOR DRIVE WITHIN THE OCEANSIDE SMALL CRAFT HARBOR PRECISE PLAN AREA – OCEANSIDE BROILER – APPLICANT: PARKEV KRMOLIAN

WHEREAS, on October 15, 2014, the Harbor District Board of Directors held a duly noticed public hearing to consider an application for a Regular Coastal Permit (RC14-00010) for the construction of a 1,360-sqaure-foot outdoor patio cover for an existing restaurant located 1325 North Harbor Drive within the Oceanside Small Craft Harbor Precise Plan Area;

WHEREAS, pursuant to the California Environmental Quality Act of 1970, and State Guidelines thereto; this project has been found to be categorically exempt per Article 19 as a Class 1 project under Section 15301 (e) 2, regarding “Existing Facilities” Categorical Exemption from environmental review;

WHEREAS, the documents or other material which constitute the record of proceedings upon which the decision is based will be maintained by the City of Oceanside Planning Division, 300 North Coast Highway, Oceanside, California 92054.

WHEREAS, studies and investigations made by the Harbor District Board of Directors reveal the following facts:

FINDINGS:

For the Regular Coastal Permit:

1. The proposed patio cover, as conditioned, is in compliance with the land use policies of the Local Coastal Program as implemented through the Zoning Ordinance. Specifically, the project would not impact existing public views of the coastal zone area and the physical aspects of the project would enhance the existing site and surrounding area. The proposed patio cover would be constructed within the existing outdoor eating area and the height of cover would not project beyond the existing building. In addition, the project conforms to certain Local Coastal Plan policies that require development compatibility in height, scale, and color with the surrounding neighborhood.

1 2. The proposed development, as conditioned, would not obstruct an existing, planned, or required
2 public beach access and conforms to the public access and recreation policies of Chapter 3 of
3 the Coastal Act. The location of the existing restaurant is located several feet away from the
4 oceanfront and adequate access to the harbor waters is provided through public access;
5 therefore, the proposed development would not obstruct existing or planned public beach access
6 ways.

7 3. The proposed project as conditioned conforms to certain Local Coastal Plan policies that
8 encourage variety, creativity, and site-responsive design for all new development. The design of
9 the patio cover would match the existing building elements and provide a simplistic design that
10 would enhance the building.

11 NOW, THEREFORE, the Harbor District Board of Directors does resolve that the Regular
12 Coastal Permit (RC14-00010) is hereby approved in accordance with the following conditions:

13 **Building:**

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

16 **2013 Triennial Edition of CCR, Title 24**

17 2. The 2013 triennial edition of the California Code of Regulations, Title 24 (California Building
18 Standards Code) applies to all occupancies that applied for a building permit on or after January
19 1, 2014, and remains in effect until the effective date of the 2016 triennial edition which will be
20 January 1, 2017. The California Building Standards Commission website at
21 <http://www.bsc.ca.gov/codes.aspx> has links to where the codes can be viewed online as well as
22 information on where the codes can be purchased; Parts 6, 11, and 12 can be directly
23 downloaded for free.

24 3. The project is subject to the Title 24 and Building Division permit applications as listed below:

25 a) Part 2: The 2013 California Building Code (CBC) is based on the 2012 IBC, but
26 includes numerous State of California amendments.

27 b) Part 2.5: The 2013 California Residential Code (CRC) is based on the 2012 IRC, but
28 includes numerous State of California amendments and does not include the electrical,

1 energy, mechanical, or, plumbing portions of the IRC, and instead parts 3 through 6 of
2 Title 24 as listed below apply.

3 c) Part 3: The 2013 California Electrical Code (CEC) is based on the 2011 NEC with State
4 of California amendments.

5 d) Part 4: The 2013 California Mechanical Code (CMC) is based on the 2012 UMC with
6 State of California amendments.

7 e) Part 5: The 2013 California Plumbing Code (CPC) is based on the 2012 UPC with State
8 of California amendments.

9 f) Part 6: The 2013 California Energy Code is currently based on the 2013 Building
10 Energy Efficiency Standards, and please visit California Energy Commission website at
11 <http://www.energy.ca.gov/title24/2013standards/> where additional information can be
12 found and Compliance manuals can be downloaded for free. Effective Date July 1,
13 2014.

14 g) Part 9: The 2013 California Fire Code (CFC) is based on the 2012 IFC with State of
15 California amendments.

16 h) Part 11: The 2013 California Green Building Standards Code (CALGreen Code) This
17 Part is known as the California Green Building Standards Code, and it is intended that it
18 shall also be known as the CALGreen Code.

19 i) Amendments to the City of Oceanside Administrative Code for Building Regulations
20 Ordinance No. 13-ORO752-1 Effective Date 01/01/2014 a copy of which can be
21 downloaded from the Building Division website at
22 <http://www.ci.oceanside.ca.us/gov/dev/bldg/codes.asp>

23
24 4. The building plans for this project shall be prepared by a licensed architect or engineer and shall
25 be in compliance with this requirement prior to submittal for building plan review.

26 5. Compliance with the Federal Clean Water Act (BMP's) shall be demonstrated on the
27 plans. Separate/unique addresses may be required to facilitate utility releases. Verification that
28 the addresses have been properly assigned by the City's Planning Division shall accompany the

1 **Building Permit application.**

- 2 6. A complete Soils Report, & Structural Calculations, Calculations/documentation shall be
3 required at time of plans submittal to the Building Division for plan check.
- 4 7. The developer shall monitor, supervise and control all building construction and supportive
5 activities so as to prevent these activities from causing a public nuisance, including, but not
6 limited to, strict adherence to the following:
- 7 a) Building construction work hours shall be limited to between 7 a.m. and 6 p.m. Monday
8 through Friday, and on Saturday from 7 a.m. to 6 p.m. for work that is not inherently
9 noise-producing. Examples of work not permitted on Saturday are concrete and grout
10 pours, roof nailing and activities of similar noise-producing nature. No work shall be
11 permitted on Sundays and Federal Holidays (New Year's Day, Memorial Day, July 4th,
12 Labor Day, Thanksgiving Day, Christmas Day) except as allowed for emergency work
13 under the provisions of the Oceanside City Code Chapter 38 (Noise Ordinance).
 - 14 b) The construction site shall be kept reasonably free of construction debris as specified in
15 Section 13.17 of the Oceanside City Code. Storage of debris in approved solid waste
16 containers shall be considered compliance with this requirement. Small amounts of
17 construction debris may be stored on site in a neat, safe manner for short periods of time
18 pending disposal.

18 **Engineering:**

- 19 8. An Encroachment Removal Agreement shall be required prior to issuance of any permit if any
20 portion, or all of the patio is within the public right-of-way.
- 21 9. The developer shall monitor, supervise, and control all construction and construction-supportive
22 activities, so as to prevent these activities from causing a public nuisance, including but not limited
23 to, insuring strict adherence to the following:
- 24 a) Dirt, debris and other construction material shall not be deposited on any public street or
25 within the City's storm water conveyance system.
 - 26 b) All grading and related site preparation and construction activities shall be limited to the
27 hours of 7 a.m. to 6 p.m. Monday through Friday. No engineering related construction
28 activities shall be conducted on Saturdays, Sundays or legal holidays unless written
permission is granted by the City Engineer with specific limitations to the working hours

1 and types of permitted operations. All on-site construction staging areas shall be as far as
2 possible (minimum 100 feet) from any existing residential development. Because
3 construction noise may still be intrusive in the evening or on holidays, the City of
4 Oceanside Noise Ordinance also prohibits “any disturbing excessive or offensive noise
5 which causes discomfort or annoyance to reasonable persons of normal sensitivity.”

6 c) The construction site shall accommodate the parking of all motor vehicles used by persons
7 working at or providing deliveries to the site.

8 d) A haul route shall be obtained at least 7 days prior to the start of hauling operations and
9 must be approved by the City Engineer. Hauling operations shall be 8:00 a.m. to 3:30 p.m.
10 unless approved otherwise.

11 **Fire:**

12 10. Fire Department requirements shall be placed on plans in the notes section.

13 **Planning:**

14 11. This Regular Coastal Permit approves only construction of an outdoor patio over an existing
15 restaurant’s outdoor eating area within the Oceanside Small Craft Harbor Precise Plan area.
16 Any substantial modification in the design or layout shall require a revision to the Regular Coastal
17 Permit and/or a new Regular Coastal Permit.

18 12. This Regular Coastal Permit shall expire on October 15, 2016 unless implemented as required
19 by the Zoning Ordinance or unless a time extension is granted by the Harbor Board.

20 13. All site lighting including lighting showcasing building architecture shall be shown on the building
21 plans and shall comply with applicable City standards and Oceanside Harbor Design Standards.

22 14. All mechanical rooftop and ground equipment shall be screened from public view as required by
23 the Zoning Ordinance. That is, on all four sides and top. The roof jacks, mechanical equipment,
24 screen and vents shall be painted with non-reflective paint to match the roof. This information
25 shall be shown on the building plans.

26 15. Unless expressly waived, all current zoning standards and City ordinances and policies in effect at
27 the time building permits are issued are required to be met by this project. The approval of this
28 project constitutes the applicant's agreement with all statements in the Description and
Justification, and other materials and information submitted with this application, unless

- 1 specifically waived by an adopted condition of approval.
- 2 16. An operations and management plan for any temporary construction staging area shall be reviewed
3 and approved by the Director of Harbor and Beaches prior to its occupancy and use by the City's
4 contractor.
- 5 17. The City's project manager shall ensure that the City's contractor is provided with copies of the
6 staff report, resolution(s) of approval, and environmental documentation for the project. The
7 contractor shall be responsible to implement and adhere to the requirements of the project
8 approval, in as much as the scope and agreement of his contract with the City requires.
- 9 18. Failure to meet any conditions of approval for this development shall constitute a violation of the
10 Regular Coastal Permit.

11 PASSED AND ADOPTED by the Oceanside Harbor District Board of Directors this _____ day
12 of _____, 2014 by the following vote:

13 AYES:

14 NAYS:

15 ABSENT:

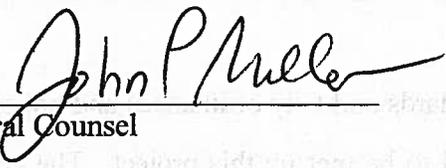
16 ABSTAIN:

17 _____
18 President

19 ATTEST:

20 _____
21 Secretary

22 APPROVED AS TO FORM:
23 OFFICE OF THE CITY ATTORNEY

24 by 
25 General Counsel

N HARBOR DR.



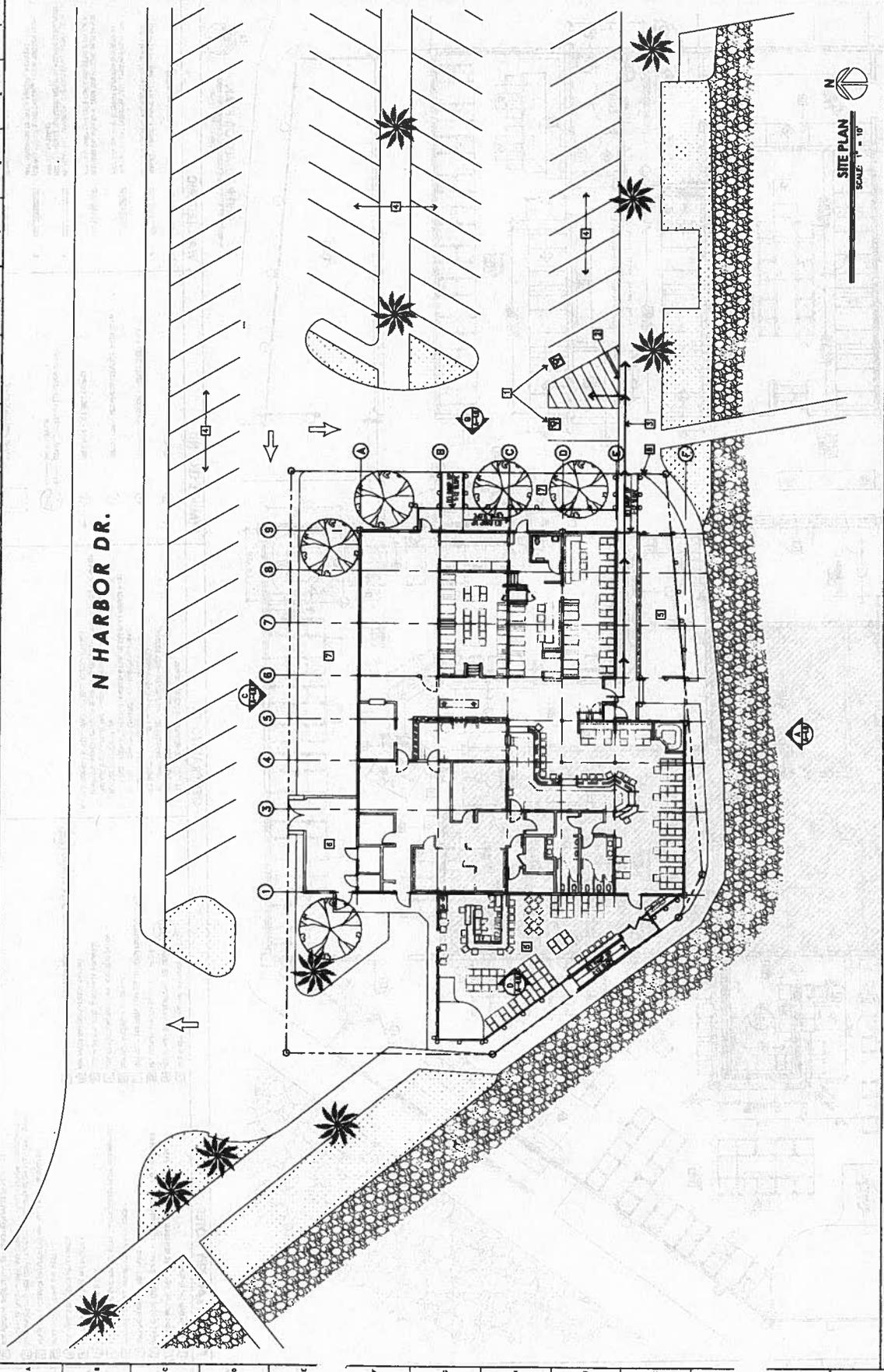
1325 HARBOR DRIVE NORTH
OCEANSIDE, CA 92054
TENANT IMPROVEMENT
OCEANSIDE BROILER

ARCHITECTURE INTERIORS DESIGN

11-17-18 CITY PERMITS
11-13-18 PLAC CODE CORRECTION
11-29-18 PLAC CODE CORRECTION

PROJECT NO. 13-010
DATE

SITE PLAN
ST-1



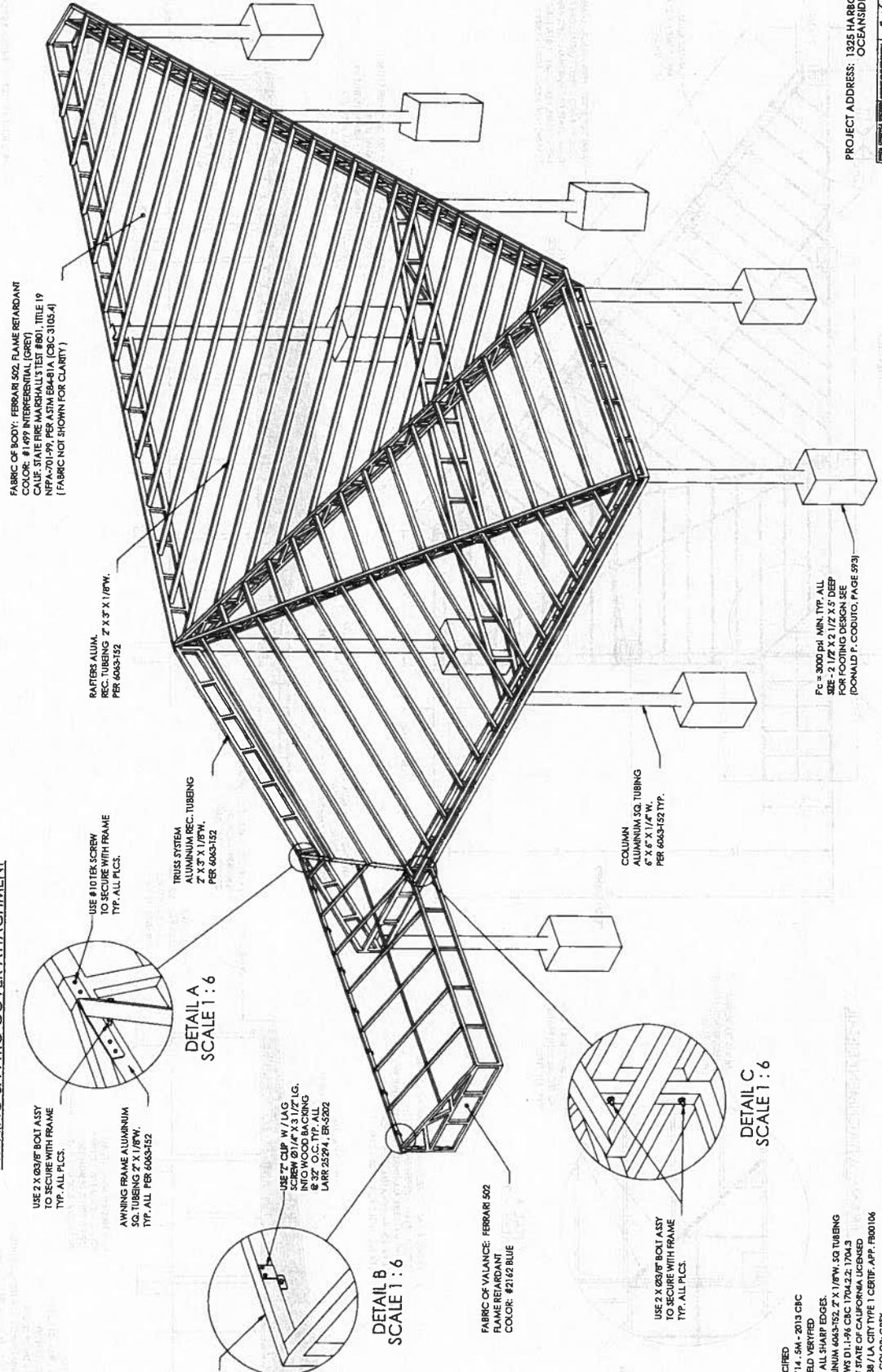
SITE PLAN
SCALE: 1" = 10'

- FLOOR PLAN KEY NOTES**
- 1 EXISTING VAN ACCESSIBLE PARKING STALLS
 - 2 EXISTING ACCESSIBLE PARKING
 - 3 EXISTING PAIR OF TRAILS TO PUBLIC RIGHT OF WAY
 - 4 EXISTING PARKING STALLS
 - 5 EXISTING OUTDOOR DINING
 - 6 EXISTING EXTERIOR TRASH ENCLOSURE
 - 7 EXISTING LANDSCAPE AREA
 - 8 LEASE LINE

- GENERAL NOTES**
1. ALL NOTES ARE NOT INTEND UNLESS NOTED AS EXISTING.
 2. ALL NOTES ARE SUBJECT TO ALL EXISTING CONDITIONS WHICH WILL REMAIN AND BE MAINTAINED UNLESS NOTED OTHERWISE.
 3. REFER TO SHEET T-1 FOR ACCESSIBILITY REQUIREMENTS PER 2010 CBC CHAPTER 11.

REVISION HISTORY	DATE	BY	APP'D

AWNING & PATIO COVER ATTACHMENT



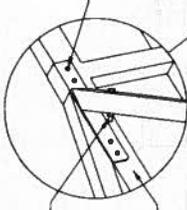
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 CALIF. STATE FIRE MARSHALL'S TEST #801, TITLE 19
 NFA-701-99, PER ASTM E84-81A (CSC 3105.4)
 (FABRIC NOT SHOWN FOR CLARITY)

BAFFERS ALUM.
 REC. TUBING 2" X 3" X 1/8"W.
 PER 6063-152

TRUSS SYSTEM
 ALUMINUM REC. TUBING
 2" X 3" X 1/8"W.
 PER 6063-152

COLUMN
 ALUMINUM SQ. TUBING
 6" X 6" X 1/4" W.
 PER 6063-152 TYP.

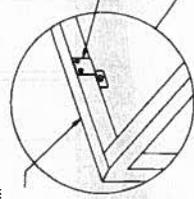
FC = 3000 psi MIN. TYP. ALL
 SEE - 2 1/2" X 2 1/2" X 5' DEEP
 FOR FOOTING DESIGN SEE
 (DONALD P. COBUTO, PAGE 593)



DETAIL A
 SCALE 1:6

USE 2 X 2 BOLT ASST
 TO SECURE WITH FRAME
 TYP. ALL PLCS.

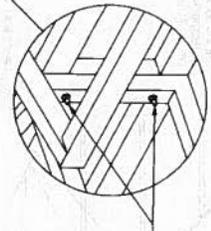
AWNING FRAME ALUMINUM
 SQ. TUBING 2" X 1/8"W.
 TYP. ALL PER 6063-152



DETAIL B
 SCALE 1:6

USE 7" CLIP W / LAG
 SCREW 2 1/4" X 3 1/2" LG.
 INTO WOOD BACKING
 TYP. ALL PER
 LARR 25294, FR-502

FRAME ALUMINUM
 BENG. 2" X 1/8"W.
 TYP. ALL PER 6063-152



DETAIL C
 SCALE 1:6

USE 2 X 2 BOLT ASST
 TO SECURE WITH FRAME
 TYP. ALL PLCS.

FABRIC OF VALANCE: FERRARI 502
 FLAME RETARDANT
 COLOR: #2162 BLUE

- NOTES: UNLESS OTHERWISE SPECIFIED
1. INTERPRET DWG PER ASME Y14.5M - 2013 CHC
 2. ALL DIMENSIONS MUST BE FIELD VERIFIED
 3. ENDOE BURRS AND BREAK ALL SHARP EDGES
 4. ALL WELDS PER ASME SECTION 5
 5. CERTIFIED WELD PER ASME SECTION 5
 6. ALL MUST BE FABRICATED AT STATE OF CALIFORNIA PER
 FABRICATOR ST. LIC. # 750538 / LA CITY TYPE 1 CERTIF. APP. FR00104
 7. FRAME: POWDER COATED, COLOR: GREY
 FABRIC: FERRARI 502, FLAME RETARDANT - COLOR: #1499 INTERPENTHAL (GREY)
 MEETS CALIFORNIA STATE FIRE MARSHALL'S TEST PROCEDURE #801, TITLE 19 - FRESIST
 PER CP-1434 AND FW-53-202; ASTM E84 OR UL 729, (CSC 3105.4)
 (FABRIC NOT SHOWN FOR CLARITY)

PROJECT ADDRESS: 1325 HARBOR DR.
 OCEANSIDE, CA. 92054

SCALE	SHEET	OF
B	28	107

Scale City Building
 PATIO COVER
 FRAME ASSY

JOB # 10077

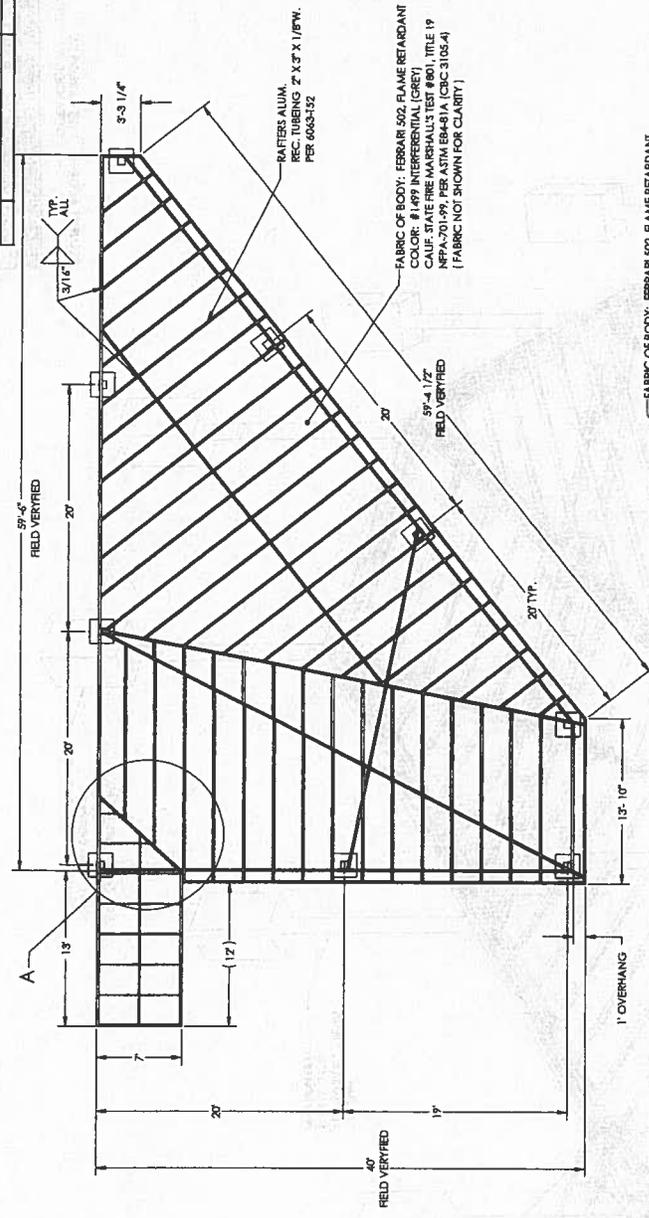
DATE: 08/11/2014
 TIME: 10:00 AM
 DRAWN BY: J. J. J.
 CHECKED BY: J. J. J.
 APPROVED BY: J. J. J.

DO NOT SCALE DRAWING

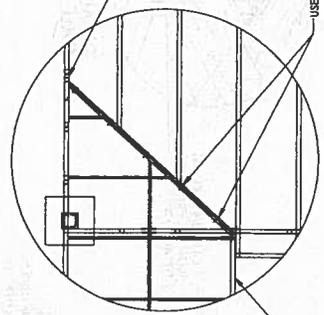
ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED ARE IN INCHES AND DECIMALS THEREOF. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE SPECIFIED.

REVISION	DATE	BY

AWNING & PATIO COVER FRAME ATTACHMENT DETAIL



DETAIL A
SCALE 1 : 30



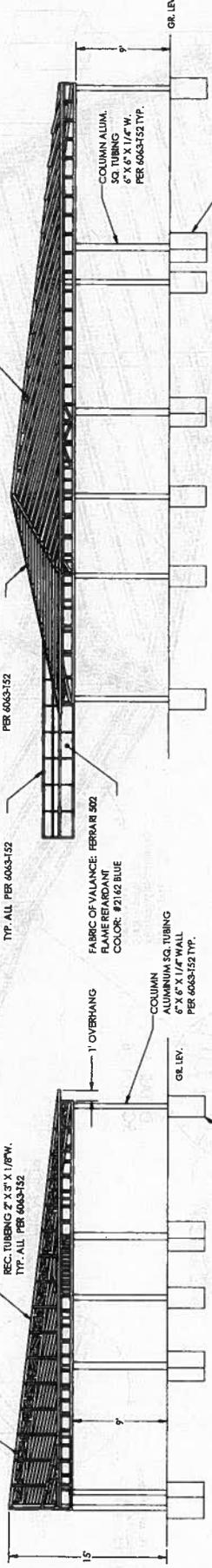
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CALIF. STATE FIRE MARSHALL'S TEST #801, TITLE 19
MIPA-701-99, PER ASTM E848.1A, (CBC 31.05.4)
(FABRIC NOT SHOWN FOR CLARITY)

TRUSS ASSY ALUM.
REC. TUBING 2" X 3" X 1/8"W.
TYP. ALL PER 6063-52

AWNING FRAME ALUMINUM
SQ. TUBING 2" X 1 1/8"W.
TYP. ALL PER 6063-52

RAFTERS ALUM.
REC. TUBING 2" X 3" X 1/8"W.
PER 6063-52

FABRIC OF BODY: FERRARI 502, FLAME RETARDANT
COLOR: #1499 INTERFERENTIAL (GREY)
CALIF. STATE FIRE MARSHALL'S TEST #801, TITLE 19
MIPA-701-99, PER ASTM E848.1A, (CBC 31.05.4)
(FABRIC NOT SHOWN FOR CLARITY)



F_c = 3000 psf MIN. TYP. ALL
SIZE - 2 1/2" X 2 1/2" X 5" DEEP
FOR FOOTING DESIGN SEE
[DONALD P. CODUTO, PAGE 593]

- NOTES: UNLESS OTHERWISE SPECIFIED
- INTERPRET DWG PER ASME Y14.5M - 2013 CBC
 - ALL DIMENSIONS MUST BE FIELD VERIFIED
 - REMOVE BURRS AND BREAK ALL SHARP EDGES
 - MATERIAL: EXTRUDED ALUMINUM 6063-52, 2" X 1 1/8"W. SQ. TUBING
 - CERTIFIED WELD PER AWS/AWS D1.1-96 CBC 1704.3.2: 1704.3
 - ALL MUST BE FABRICATED AT STATE OF CALIFORNIA LICENSED
 - FRAME: POWER COATING 55058 / 1.0. COIT TYPE 1 CBRIF. APP. #R00104
 - FABRIC: FERRARI 502, FLAME RETARDANT - COLOR: #1499 INTERFERENTIAL (GREY)
MEETS CALIFORNIA STATE FIRE MARSHALL'S TEST PROCEDURE #801, TITLE 19 - FIRE RESIST
PER CFA-84 AND FVSS-302; ASTM E84 OR UL 728, (CBC 31.05.4)
(FABRIC NOT SHOWN FOR CLARITY)

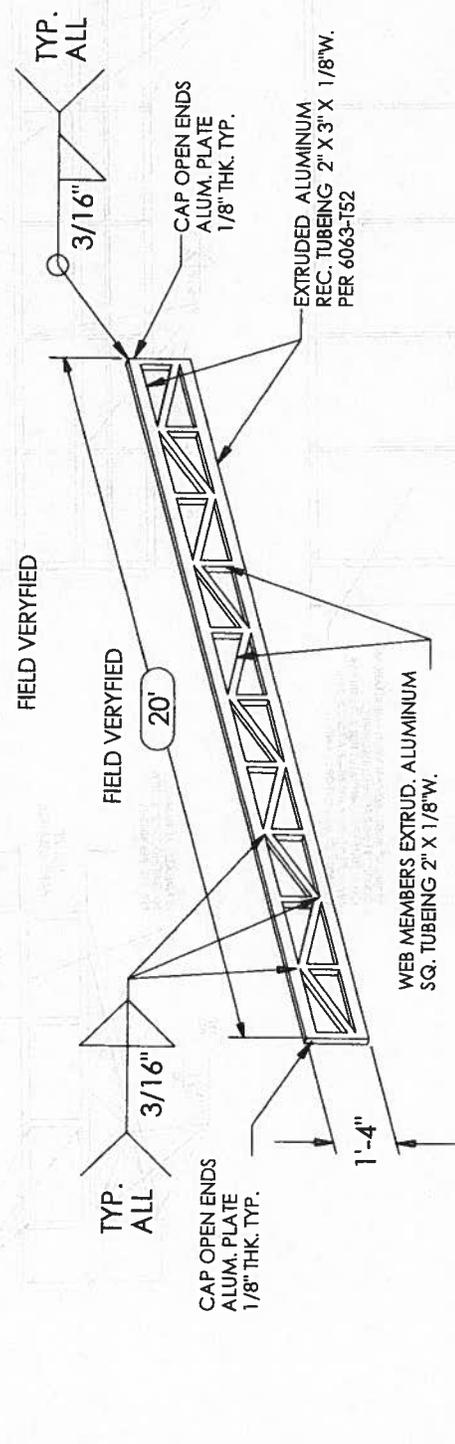
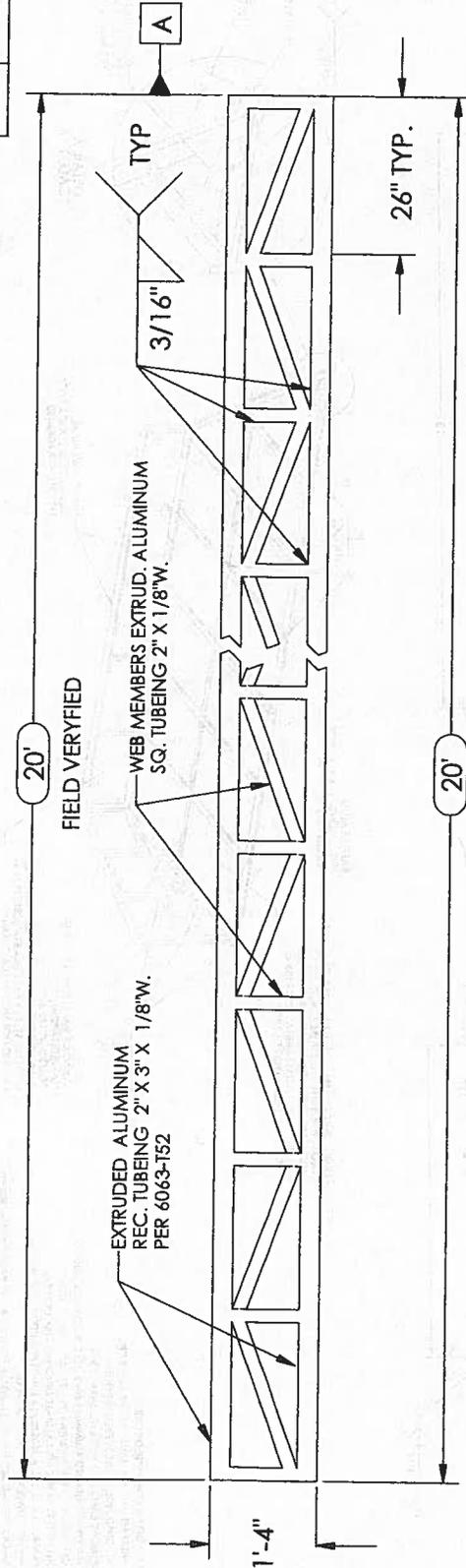
PROJECT ADDRESS: 1325 HARBOUR DR.
OCEANSIDE, CA. 92054

PROJECT NO.	281910
DATE	JUN 8 1997
SCALE	SHEET 1 OF 1

AWNING & PATIO COVER FRAME ASSY

REVISION HISTORY

DWG REV	DESCRIPTION	DATE	ED NO



PROJECT ADDRESS: 1325 HARBOR DR.
OCEANSIDE, CA. 92054

- NOTES: UNLESS OTHERWISE SPECIFIED
1. INTERPRET DWG PER ASME Y14.5M - 2013 CBC
 2. ALL DIMENSIONS MUST BE FIELD VERIFIED
 3. REMOVE BURRS AND BREAK ALL SHARP EDGES.
 4. MATERIAL: EXTRUDED ALUMINUM 6063-T52, 2" X 3" X 1/8"W. REC. TUBING
 5. CERTIFIED WELD PER ANS/AWS D1.1-96 CBC 1704.2.2; 1704.3
 6. ALL MUST BE FABRICATED AT STATE OF CALIFORNIA LICENSED FABRICATOR ST. LIC. # 750538 / LA CITY TYPE I CERTIF. APP. FB00106
 7. FRAME: POWDER COATED, COLOR: GREY

UNLESS OTHERWISE SPECIFIED
DIMENSIONS ARE IN INCHES
TOLERANCES ARE:

1/2"	X	2 1/2"	3
3/16"	X	2 1/2"	3
3/16"	X	2 1/2"	3
3/16"	X	2 1/2"	3

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DRAWN	A.J. 06/16/14
ENG APPR	A.J. 06/16/14
COMMENTS:	

JOB # 10979
SCALE
SHEET 1 OF 2

Academy Awning
TEL (925) 721-9979 2510 HALL AVE. COMMERCE, CA 90040-3204

TRUSS WELDMENT

DWG. NO. 282027

FILE B

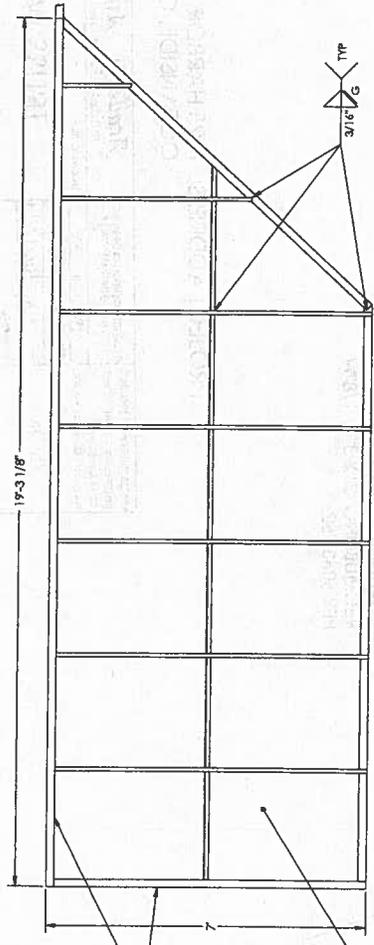
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DATE 06/16/14

DATE 06/16/14

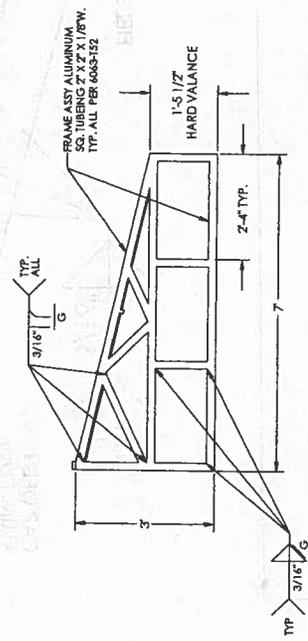
DATE 06/16/14

REVISION	DATE	BY	DESCRIPTION



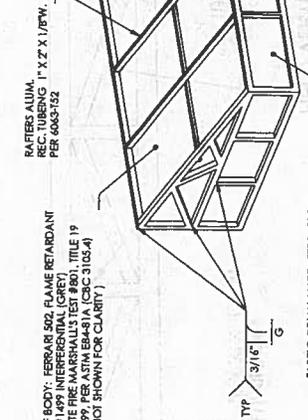
FRAME ASSY ALUMINUM
SQ. TUBING 2" X 2" X 1/8"W.
TYP. ALL PER 6063-T52

FABRIC OF BODY: FERRARI 502, FLAME RETARDANT
COLOR: INTERFERENTIAL (GREY)
CALIF. STATE FIRE MARSHALL'S TEST (FBI), TITLE 19
NFA-701-99, PER ASTM E84-81A (CSC 3105.4)
(FABRIC NOT SHOWN FOR CLARITY)



FRAME ASSY ALUMINUM
SQ. TUBING 2" X 2" X 1/8"W.
TYP. ALL PER 6063-T52

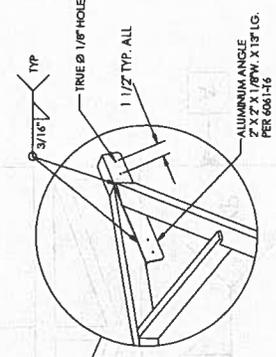
1'-5 1/2"
HARD VALANCE



FRAME ASSY ALUM.
REC. TUBING 1" X 2" X 1/8"W.
PER 6063-T52

FABRIC OF BODY: FERRARI 502, FLAME RETARDANT
COLOR: #2162 BLUE
CALIF. STATE FIRE MARSHALL'S TEST (FBI), TITLE 19
NFA-701-99, PER ASTM E84-81A (CSC 3105.4)
(FABRIC NOT SHOWN FOR CLARITY)

FABRIC OF VALANCE: FERRARI 502
FLAME RETARDANT
COLOR: #2162 BLUE
CALIF. STATE FIRE MARSHALL'S TEST (FBI), TITLE 19
NFA-701-99, PER ASTM E84-81A (CSC 3105.4)
(FABRIC NOT SHOWN FOR CLARITY)



DETAIL A
SCALE: 1" = 6"

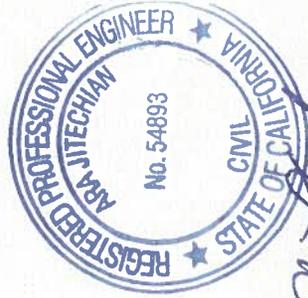
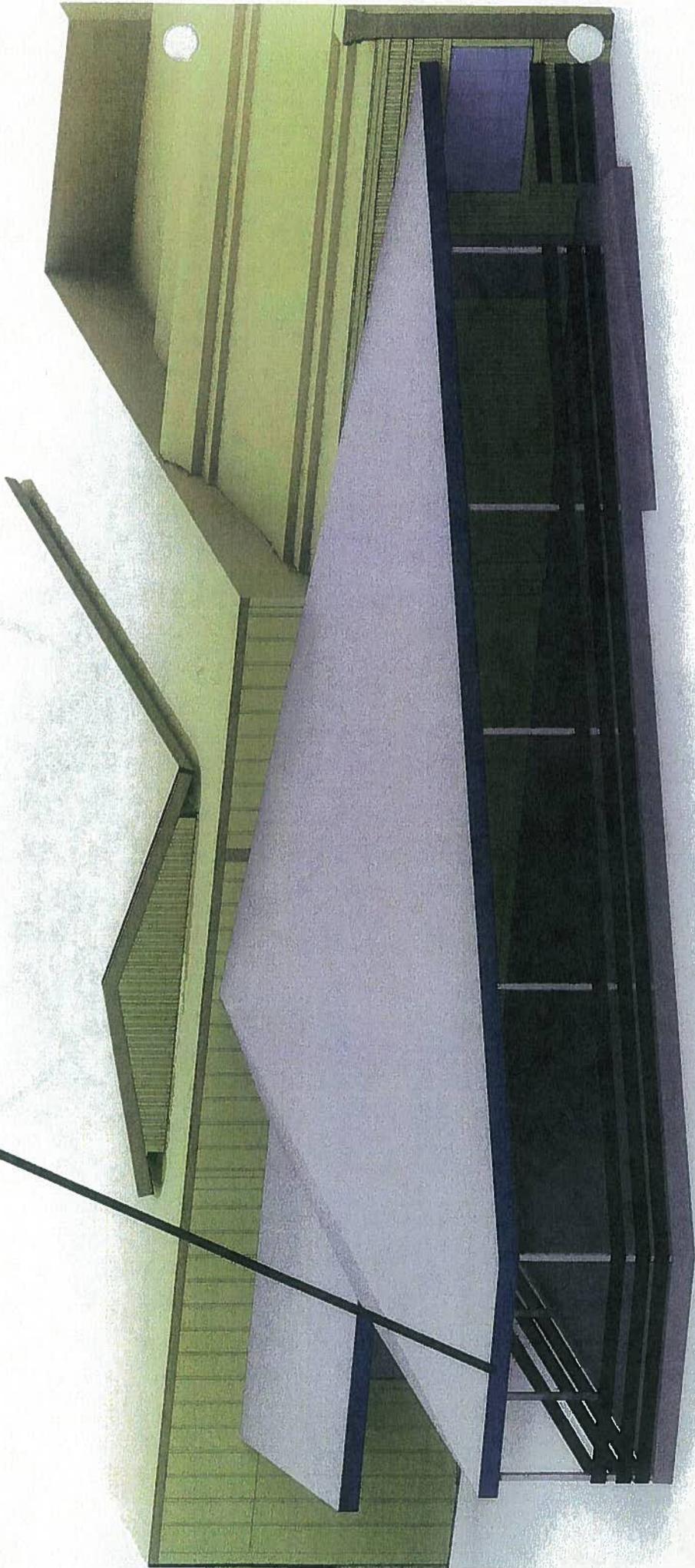
- NOTES: UNLESS OTHERWISE SPECIFIED
- INTERFERING PER ANE T14 - 3M - 2013 CSC
 - ALL DIMENSIONS MUST BE FIELD VERIFIED
 - REMOVE BURRS AND BREAK ALL SHARP EDGES
 - RENDERED INSULATED ALUMINUM 6063-T52, 2" X 1/8"W. SQ. TUBING PER 6063-T52, 1704.3
 - CERTIFIED MANUFACTURED AT STATE OF CALIFORNIA
 - ALL MUST BE FABRICATED AT STATE OF CALIFORNIA
 - FABRICATOR ST. JIC # 756538 / 1/A CITY TYPE I CERT. APP. FR00104
 - FABRIC: POWDER COATED, COLOR: GREY
 - FRAME: FERRARI 502, FLAME RETARDANT - COLOR: #1099 INTERFERENTIAL (GREY) MEETS CALIFORNIA STATE FIRE MARSHALL'S TEST PROCEDURE #901, TITLE 19 - PRESET PER CPA-84 AND FAVS-302, ASTM E84 OR U. 723, (CSC 3105.4) (FABRIC NOT SHOWN FOR CLARITY)

PROJECT ADDRESS: 1325 HARBOR DR.
OCEANSIDE, CA. 92054

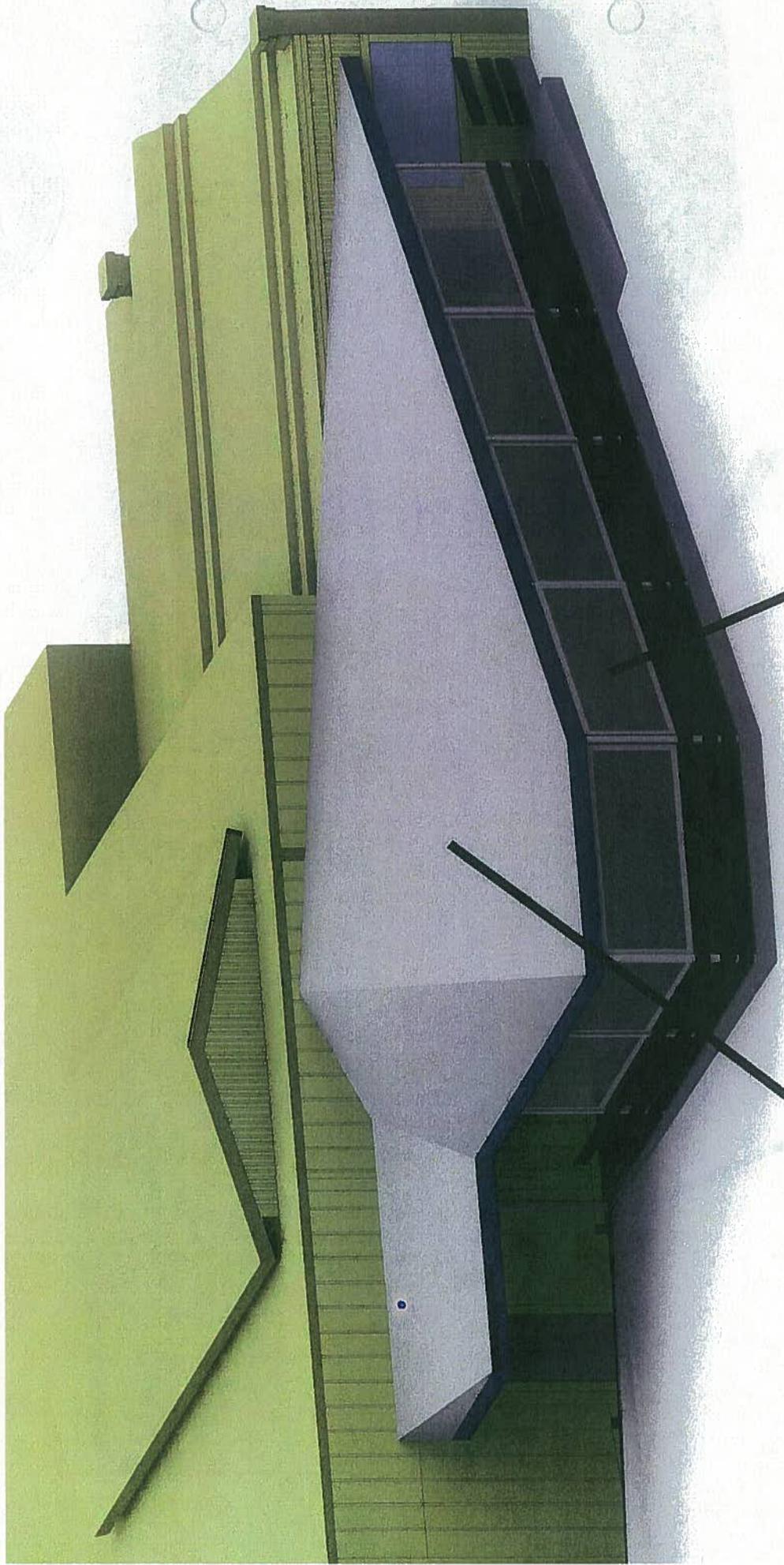
DATE	SCALE	SHEET	OF
		28	100

AWNING FRAME
WELDMENT

FABRIC OF VALANCE:
FERRERI 502-2162 BLUE.



Aram Teichian



FABRIC OF BODY:
FERRARI 502-
1499 INTERFERENTIAL (GREY).

(7) ROLL UP CURTAINS.
ROLL UP CURTAINS HAVE A
4" BORDER OF FERRARI 502 -
INTERFERENTIAL (GREY) A TOP

FERRARI 502-
1499 INTERFERENTIAL

Oceanside Broiler Patio Cover

 Application for Discretionary Permit Development Services Department / Planning Division (760) 435-3520 Oceanside Civic Center 300 North Coast Highway Oceanside, California 92054-2885				STAFF USE ONLY ACCEPTED		RECEIVED JUL 24 2014 CITY OF OCEANSIDE DEVELOPMENT SERVICE	BY SN DHW
				HEARING			
Please Print or Type All Information							
PART I - APPLICANT INFORMATION							
1. APPLICANT		2. STATUS		GPA			
PARKEY KRMOIAN		CONTR. AGENT		MASTER/SP.PLAN			
3. ADDRESS		4. PHONE/FAX/E-mail		ZONE CH.			
435 W. HARBOR DR. GLENDALE, CA. 91203		(818) 934-6071		TENT. MAP			
5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)				PAR. MAP			
6. ADDRESS				DEV. PL.			
7. PHONE/FAX/E-mail				C.U.P.			
				VARIANCE			
				COASTAL		RC14-00010	
				O.H.P.A.C.			
PART II - PROPERTY DESCRIPTION							
8. LOCATION					9. SIZE		
1325 HARBOR DR. OCEANSIDE, CA.							
10. GENERAL PLAN		11. ZONING	12. LAND USE		13. ASSESSOR'S PARCEL NUMBER		
14. LATITUDE			15. LONGITUDE				
PART III - PROJECT DESCRIPTION							
16. GENERAL PROJECT DESCRIPTION							
PATIO COVER							
17. PROPOSED GENERAL PLAN		18. PROPOSED ZONING		19. PROPOSED LAND USE	20. NO. UNITS	21. DENSITY	
NA		NA		NA	1	NA	
22. BUILDING SIZE		23. PARKING SPACES		24. % LANDSCAPE	25. % LOT COVERAGE or PAR		
PART IV - ATTACHMENTS							
26. DESCRIPTION/JUSTIFICATION		27. LEGAL DESCRIPTION		28. TITLE REPORT			
29. NOTIFICATION MAP & LABELS		30. ENVIRONMENTAL INFO FORM		31. PLOT PLANS			
32. FLOOR PLANS AND ELEVATIONS		33. CERTIFICATION OF POSTING		34. OTHER (See attachment for required reports)			
PART V - SIGNATURES							
SIGNATURES FROM ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).							
35. APPLICANT OR REPRESENTATIVE (Print):		36. DATE	37. OWNER (Print)		38. DATE		
PARKEY KRMOIAN		7.24.14					
Sign: 			Sign:				
I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. FURTHER, I UNDERSTANDING THAT SUBMITTING FALSE STATEMENTS OR INFORMATION IN THIS APPLICATION MAY CONSTITUTE FRAUD, PUNISHABLE IN CIVIL AND CRIMINAL PROCEEDINGS. I HAVE READ AND AGREE TO ABIDE BY THE CITY OF OCEANSIDE DEVELOPMENT SERVICES DEPARTMENT AND ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT POLICY NO. 2011-01/POLICY AND PROCEDURE FOR DEVELOPMENT DEPOSIT ACCOUNT ADMINISTRATION.							



NOTICE OF EXEMPTION
 City of Oceanside, California

Post Date: October 15, 2014
 Removal:
 (180 days)

1. **APPLICANT:** Oceanside Broiler
2. **ADDRESS:** 1325 Harbor Drive, Oceanside CA. 92054
3. **PHONE NUMBER:** 818-934-6071 (Parkev Krmoian)
4. **LEAD AGENCY:** City of Oceanside
5. **PROJECT MGR.:** Scott Nightingale
6. **PROJECT TITLE:** RC14-00010 (Oceanside Broiler)
7. **DESCRIPTION:** The project involves the construction of a new 1,360-square-foot vinyl patio cover over an existing outdoor eating area located at the Oceanside Broiler restaurant. Situated within the Coastal Zone's appealable area and the Townsite Neighborhood Planning Area, the subject property has a Local Coastal Program land use designation and a zoning designation of Harbor (H).

ADMINISTRATIVE DETERMINATION: Planning Division staff has completed a preliminary review of this project in accordance with the City of Oceanside's Environmental Review Guidelines and the California Environmental Quality Act (CEQA), 1970. Based on this review, the Environmental Coordinator has determined that further environmental evaluation is not required because:

- The project is categorically exempt as a Class 1, 15301 (e) 2 for Existing Facilities;
- "The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA" (Section 15061(b)(3)); or,
- The project is statutorily exempt, Section , ____ (Sections 15260-15277); or,
- The project does not constitute a "project" as defined by CEQA (Section 15378).


 Scott Nightingale, Planner II

Date: October 15, 2014

cc: Project file Counter file Library Posting: County Clerk \$50.00 Admin. Fee