

RESOLUTION NO. 2024-17

AUGUST 1, 2024

**A RESOLUTION OF THE CITY OF ELK GROVE PLANNING COMMISSION
DENYING THE APPEAL OF THE ZONING ADMINISTRATOR APPROVAL, THEREBY FINDING THE
PROJECT EXEMPT FROM CEQA PURSUANT TO PUBLIC RESOURCES CODE SECTION 21080 (B)
(1), GOVERNMENT CODE SECTION 65913.4, AND STATE CEQA GUIDELINES SECTION 15268;
AND APPROVING A MINOR DESIGN REVIEW (SENATE BILL 35) AND DENSITY BONUS WITH
REDUCED PARKING AND CONCESSIONS/INCENTIVES
FOR THE**

**CORAL BLOSSOM APARTMENTS
PROJECT NO. APLA24-001
8484 ELK GROVE-FLORIN ROAD
APN: 115-0180-013**

WHEREAS, the Development Services Department of the City of Elk Grove (the "City") received an application on March 29, 2024, from Excelerate Housing Group, LLC., (the "Applicant") requesting a Minor design Review (Senate Bill 35) and Density Bonus with reduced parking and concessions/incentives for the Coral Blossom Apartments Project (the "Project"); and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as APN 115-0180-013; and

WHEREAS, the Development Services Department considered the Project request pursuant to the Elk Grove General Plan, the Elk Grove Municipal Code (EGMC) Title 22 (Land Development), and Title 23 (Zoning), the Elk Grove Design Guidelines, and all other applicable state and local regulations; and

WHEREAS, on June 17, 2024, following a duly-noticed public hearing, the Zoning Administrator approved the Coral Blossom Apartments Project (PLNG24-011); and

WHEREAS, on June 25, 2024, Elizabeth Marshall (the "Applicant") filed an appeal (the "Appeal") with the Elk Grove Office of the City Clerk appealing the Zoning Administrator's approval of the Coral Blossom Apartments Project; and

WHEREAS, the City's Planning Commission held a duly-noticed public hearing on August 1, 2024, as provided by law to hear the Appeal and consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting.

NOW, THEREFORE, BE IT RESOLVED that the City of Elk Grove Planning Commission hereby finds no environmental review under the California Environmental Quality Act ("CEQA") is necessary for the Coral Blossom Apartments Project pursuant to Public Resources Code Section 21080(b)(1), Government Code Section 65913.4, and State CEQA Guidelines Section 15268 (Ministerial Projects) based upon the following finding:

California Environmental Quality Act (CEQA)

Finding: The Project is exempt from CEQA review pursuant to Public Resources Code Section 21080(b)(1), Government Code Section 65913.4, and State CEQA Guidelines Section 15268.

Evidence: Under state law, approval of the Project is considered ministerial (as further described below) and not subject to review under CEQA (see Pub. Res. Code § 21080(b)(1); Gov. Code § 65913.4; CEQA Guidelines, § 15268.) Therefore, the Project is exempt from CEQA and no further environmental review is required.

AND, BE IT FURTHER RESOLVED, that, for the reasons presented by City staff and as identified on the record of the appeal hearing, the Planning Commission hereby denies the Appeal (APLA24-001) of the Coral Blossom Apartments Project (PLNG24-011), affirming the Zoning Administrator's: (1) approval of the Density Bonus to allow 81 residential units, concessions/incentives granting the Project relief from certain General Plan and Zoning Code requirements, and reduced parking pursuant to Government Code Section 65915(p); (2) finding that the Project complies with all applicable objective zoning standards and objective design review standards, with the above-referenced approved reduced parking and concessions/incentives, therefore, finding the Project eligible for Senate Bill 35 ministerial approval; and (3) approval of the Project, as described in Exhibit A and illustrated in Exhibit B of Zoning Administrator Resolution No. ZA-2024-06 which is incorporated herein by this reference and attached hereto as Exhibit 1, subject to the conditions of approval included in Exhibit C of Zoning Administrator Resolution No. ZA-2024-06.


AND, BE IT FURTHER RESOLVED, that, in denying the Appeal and affirming the Zoning Administrator's approval of the Project, the Planning Commission hereby incorporates by reference, as though fully set forth in this Resolution, all the Zoning Administrator's findings and conditions of approval included in Zoning Administrator Resolution No. ZA-2024-06, attached hereto as Exhibit 1.

The foregoing Resolution of the City was passed and adopted by the Planning Commission on the 1st day of August 2024, by the following vote:

AYES:	O'con, Poole, Singh, Fernandez, Singha
NOES:	None
ABSENT:	None
ABSTAIN:	None

ATTEST:


Sandy Kyles, SECRETARY


Suman Singha, CHAIR of the
- PLANNING COMMISSION

**Exhibit 1
Coral Blossom Apartments Appeal (APLA24-001)
Zoning Administrator Resolution (ZA-2024-06)**

**RESOLUTION NO. ZA-2024-06
JUNE 17, 2024**

**A RESOLUTION OF THE CITY OF ELK GROVE ZONING ADMINISTRATOR
FINDING THE PROJECT EXEMPT FROM CEQA PURSUANT TO PUBLIC
RESOURCES CODE SECTION 21080(b)(1), GOVERNMENT CODE SECTION
65913.4, AND STATE CEQA GUIDELINES SECTION 15268, AND APPROVING
A MINOR DESIGN REVIEW (SB 35) AND DENSITY BONUS WITH REDUCED
PARKING AND CONCESSIONS/INCENTIVES
FOR THE**

**CORAL BLOSSOM APARTMENTS
PROJECT NO. PLNG24-011
8484 ELK GROVE-FLORIN ROAD
APN: 115-0180-013**

WHEREAS, the Development Services Department of the City of Elk Grove (the "City") received an application submitted on March 29, 2024, from Excelerate Housing Group, LLC (the "Applicant") requesting a Minor Design Review (Senate Bill 35) and Density Bonus with reduced parking and concessions/incentives for Coral Blossom Apartments (the "Project"); and

WHEREAS, the proposed Project is located on real property in the incorporated portions of the City more particularly described as APN 115-0180-013; and

WHEREAS, the Development Services Department considered the Project request pursuant to the Elk Grove General Plan, the Elk Grove Municipal Code (EGMC) Title 23 (Zoning), Title 22 (Land Development), the Elk Grove Design Guidelines and all other applicable state and local regulations; and

WHEREAS, the Zoning Administrator of the City (the "Zoning Administrator") held a duly-noticed public hearing on June 17, 2024, as authorized by law to consider all of the information presented by staff, information presented by the Applicant, and public testimony presented in writing and at the meeting,

NOW, THEREFORE, BE IT RESOLVED, no environmental review under the California Environmental Quality Act ("CEQA") is necessary for the Coral Blossom Apartments Project (PLNG24-011) pursuant to Public Resources Code Section 21080(b)(1), Government Code Section 65913.4, and State CEQA Guidelines Section 15268 (Ministerial Projects) based upon the following findings:

CEQA

Finding: The Project is exempt from CEQA review pursuant to Public Resources Code Section 21080(b)(1), Government Code Section 65913.4, and State CEQA Guidelines Section 15268.

Evidence: Under state law, approval of the Project is considered ministerial (as further described below) and not subject to review under CEQA (see Pub. Res. Code § 21080(b)(1); Gov. Code § 65913.4; CEQA Guidelines, § 15268.) Therefore, the Project is exempt from CEQA and no further environmental review is required.

AND, BE IT FURTHER RESOLVED, that the Zoning Administrator hereby approves the density bonus to allow an 80% increase to exceed the 30 unit per acre maximum density allowance and concessions/incentives granting relief from General Plan and Zoning Code requirements for the Project; reduced parking pursuant to Government Code Section 65915(p); and to allow for up to 81 residential units at the Project site based upon the following findings:

Density Bonus

Finding #1: The Project is eligible for a Density Bonus per the requirements of Elk Grove Municipal Code Chapter 23.50.

Evidence #1: Pursuant to EGMC Chapter 23.50, the City shall grant a Density Bonus, with concessions/incentives, when the Applicant agrees to construct a residential development that contains at least 10 percent of the total units of a housing development for lower-income households. One hundred percent (100%) of the Project units, exclusive of the manager's unit, are proposed as affordable supporting housing units meeting all applicable affordability requirements. Consistent with EGMC Section 23.50.030(H), the Project will be subject to a regulatory agreement with the City to ensure the continued affordability of all target units. Therefore, the Project is eligible for a Density Bonus of 80%, which increases the maximum density for the Project to 117 units. The Project complies with this increased density as it is an 81-unit complex for supportive housing. Pursuant to EGMC Section 23.50.070(B), the City is required to grant the density bonus because the Project meets the requirements of EGMC Chapter 23.50 and Government Code Section 65915.

Concessions/Incentives and Reduced Parking

Finding #2: The Project is eligible for the requested concessions/incentives and reduced parking per the requirements of the Elk Grove Municipal Code Chapter 23.50 (Density Bonus) and Government Code Section 65915.

Evidence #2: Pursuant to EGMC Chapter 23.50 and Government Code Section 65915, the Project is eligible for reduced parking plus five concessions/incentives.

The Project is eligible for reduced parking pursuant to Government Code Section 65915(p)(3) because it is supportive housing and located within ½ of mile from a public and active Regional Transit bus line. Specifically, Government Code Section 65915(p)(3) prohibits the City from imposing any minimum vehicular parking requirements. Therefore, the reduced parking requested for the Project is approved. Reduced parking pursuant to Government Code Section 65915(p) neither reduces nor increases the number of concessions or incentives to which the applicant is entitled.

In addition to reduced parking, the Project is requesting, and is eligible for, the following: (1) a concession/incentive to relocate the 10-foot landscape buffer and required tree plantings spacing on the south side to be adjacent to the building (instead of along the property line); (2) a concession/incentive for reduction of south side yard setback for the 3rd floor from 40 feet to 33 feet; (3) a concession/incentive for reduction in north side yard setback from 15 feet to 10 feet; and (4) concession/incentive for relief from General Plan and EGMC 23.63.020 requirements to place all utilities underground.

The requested concessions/incentives are required in order to provide for affordable housing costs reductions, as the units could not feasibly be constructed at the density required by the Housing Element without the proposed reductions in setbacks, landscape buffer and underground utilities. The concessions/incentives would not have a specific adverse impact upon public health and safety or on any real property listed in the California Register of Historical Resources. The Project proposes the following unit counts: 80, 1-bedroom units; and one, 2-bedroom manager's unit. The Project will have a reduction in setbacks on the north

and south sides of the building with the setback on the south side on the upper level being reduced from 40 feet to 33 feet. In addition, the south side will have a landscape buffer along the building instead of along the south property line. Even with the reduction of setback of the building, there will be a separation from the nearest residential neighborhood to the south by more than 30 feet with landscaping and a drive aisle serving as a buffer. The proposed concessions/incentives are not contrary to any state or federal law. Pursuant to Government Code Section 65915(d) and EGMC 23.50.070(C), and unless supporting contrary findings can be made, the City is required to grant the concessions/incentives to qualifying affordable housing projects such as the subject Project. The Zoning Administrator concludes that the granting of the requested concessions/incentives is appropriate here. Therefore, the requested concessions/incentives are approved.

AND, BE IT FURTHER RESOLVED, that the Zoning Administrator finds that the Project complies with all applicable objective zoning standards and objective design review standards, with the above-referenced approved reduced parking concessions/incentives, therefore, finding the Project eligible for SB 35 ministerial approval, and hereby approving the Project, as described in Exhibit A and illustrated in Exhibit B, subject to the conditions of approval in Exhibit C (all incorporated herein by this reference), based upon the following findings:

Senate Bill 35

Finding: The proposed Project is eligible for streamlined ministerial approval pursuant to Senate Bill 35.

Evidence: The Project has been reviewed and it has been determined that it complies with the eligibility criteria for the streamlined ministerial approval process pursuant to Government Code Section 65913.4, which includes compliance with the City's objective standards. The Applicant is requesting a density bonus with concessions/incentives for reduction in the City's development standards and undergrounding utilities. The Project complies with the City's objective standards for lighting, landscaping, parking, and design guidelines. A detailed analysis of compliance with the City's objective standards is set forth in the staff report accompanying this Resolution.

The Project is a 100% affordable supportive housing project that will have more than two thirds of residential located in a high-density residential zoning district. At least 75% of the perimeter of the Project site adjoins parcels that are developed with urban uses. The Project will pay prevailing wage and will comply with any other applicable labor standards as required by state law. A condition of approval has been added to the Project requiring the Applicant to submit to the City all applicable labor standard certifications required by Government Code section 65913.4 prior to approval of a building permit(s). The Project site is not located in any of the following areas: wetlands, earthquake fault zone, high fire hazard zone, hazardous waste site, a site that will require demolition of housing or a historic building, FEMA special flood hazard area or regulatory floodway, protected species habitat, lands under conservation easement, or a site governed by the Mobile Home Residency law, Recreational Vehicle Park Occupancy Law, Mobilehome Parks Act, or the Special Occupancy Parks Act.

Minor Design Review

Finding #1: The proposed project is consistent with the objectives of the General Plan, complies with applicable Zoning regulations (with the application of a Density Bonus with Concession/Incentives), Elk Grove Design Guidelines, and Improvement Standards adopted by the City.

Evidence #1: The Project requires approval of a Minor Design Review for an 81-unit residential development with associated courtyards, parking, and landscape area. The Project plans have been reviewed in accordance with the General Plan, Zoning Code, and Elk Grove

Design Guidelines. With the application of the requested Density Bonus with Concessions/Incentives, all applicable objective development standards have been met. Pursuant to state law, the Project is not required to comply with the City's non-objective development standards. The Project complies with the development standards of Title 23, Zoning, including setbacks, height limits, landscaping requirements, and bicycle parking requirements as detailed in Table 2 of the Project's staff report. The Project design includes a variety of building materials; including stucco and wood finishes. The Project also includes a large number of windows, multiple stepbacks, and a flat roof. The Project will be designed with structural and spatial variety especially along the front façade, the street corners will have a change of height and massing with the sides having a break with windows and entries with stairwells. These architectural details meet the Elk Grove Design Guidelines. The Project incorporates common open space areas. The site is identified in the Housing Element as Site L-14 and the proposed Project provides 81 of the identified 110 units. The Applicant is requesting a density bonus for the 100% affordable housing project with concessions/incentives for reduction in setbacks on the north and south side yards, for a relocation of the landscape buffer and tree spacing on the south side of the property adjacent to the building instead of along the property line and for the undergrounding of utilities as a concession/incentive.

Finding #2: The proposed architecture, site design, and landscape are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community.

Evidence #2: All objective development standards have been met. Pursuant to state law, the Project is not required to comply with the City's non-objective development standards. Nonetheless, the site plan, building elevations, and landscape plans have been reviewed in accordance with the Elk Grove Design Guidelines for multi-unit residential development and it is concluded that the architecture and site planning meet all applicable design requirements because the Project incorporates a variety of building materials, including multiple colors of stucco and wood finishes. The Project incorporates common open space areas with landscaping proposed throughout the property.

Finding #3: The architecture, including the character, scale, and quality of the design, relationship with the site and other buildings, building materials, colors, screening of exterior appurtenances, exterior lighting and signage and similar elements establishes a clear design concept and is compatible with the character of buildings on adjoining and nearby properties.

Evidence #3: The proposed Project has been designed consistent with the objective requirements of the Elk Grove Design Guidelines for multi-unit residential development. Pursuant to state law, the Project is not required to comply with the City's non-objective development standards. Nonetheless, the Project includes a variety of building materials such as multiple colors of stucco and wood finishes. The height of the building is 39 feet, 6 inches, which complies with the 40-foot height limit in the HDR zone.

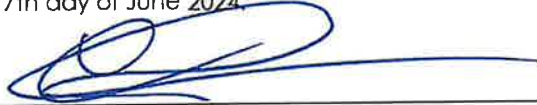
Finding #4: The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.

Evidence #4: All objective development standards have been met. The Project site will have two vehicular access points; one off Elk Grove-Florin Road and the other through the northern property, which will connect back to Elk Grove-Florin Road (this connection will be emergency vehicle access only). There will be direct pedestrian access from the street to the apartment complex. The proposal also includes a total of 92 short-term and long-term bicycle parking spaces. The site is also in close proximity to existing bus stops on Elk Grove-Florin Road and Calvine Road.

Finding #5: For residential subdivision design review applications, the residential subdivision is well integrated with the City's street network, creates unique neighborhood environments, reflects traditional architectural styles, and establishes a pedestrian friendly environment.

Evidence #5: The Project is not a residential subdivision; therefore, this finding is not applicable.

The foregoing Resolution of the City was passed and adopted by the Zoning Administrator on the 17th day of June 2024.



Christopher Jordan, Zoning Administrator
City of Elk Grove, State of California

June 17, 2024

Date

ATTEST:



Sandy Kyles, Secretary

Exhibit A
Coral Blossom Apartments (PLNG24-011)
Project Description

PROJECT DESCRIPTION

The proposed Coral Blossom Apartments Project consists of a Minor Design Review for a new 100% affordable housing multi-unit residential apartment complex with 81 units and associated site improvements including parking, lighting, and landscaping. The Project will have one, 3-story building as well as indoor and outdoor amenities including a community room, conference room, courtyards, and lawn areas. The Project request also includes a Density Bonus with reduced parking and concessions/incentives for (1) relief from the requirement for undergrounding utilities (2) reduction in landscape buffer/tree spacing and (3) reduction in side yard setbacks on the south and north sides.

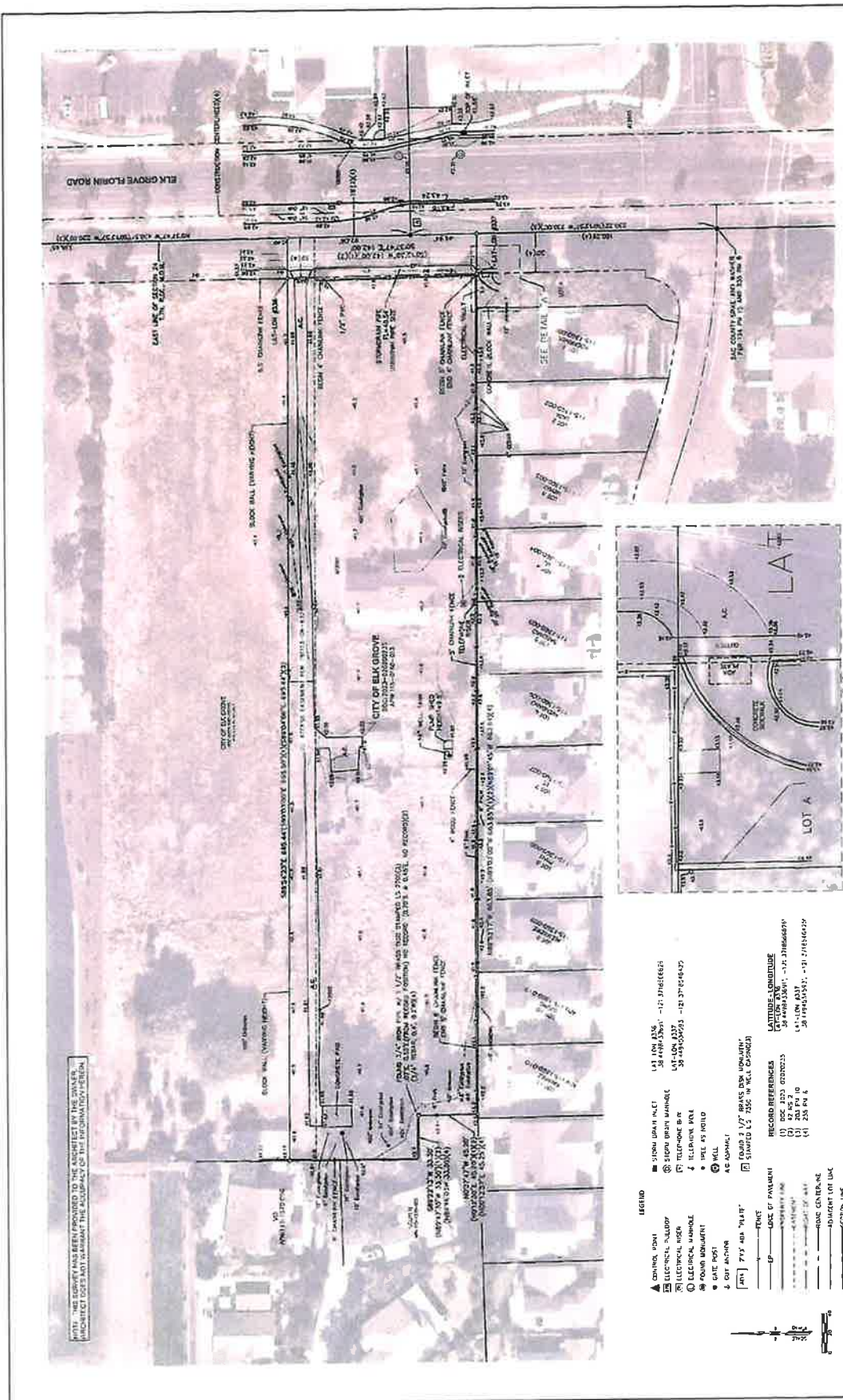
The Project was submitted under Senate Bill 35 (SB 35), a state law which provides for streamlined, ministerial review and approval of qualifying housing development projects.

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**Exhibit B
Coral Blossom Apartments (PLNG24-011)
Project Plans**

PROJECT PLANS

See next page



	<p>THE NUMBER AND DATE OF THIS SURVEY IS LISTED ON THE BACK OF THIS PLAN. CONTACT THE SURVEYOR FOR ANY QUESTIONS OR CONCERNS.</p>	<p>PSOMAS</p> <p>ALIA SURVEY FOR:</p> <p>CITY OF ELK GROVE</p> <p>8484 ELK GROVE FLORIN ROAD</p> <p>PORTION NE 1/4 OF SECTION 24, T.7 N., R.5E., M.D.B.&M.</p> <p>SACRAMENTO COUNTY, CALIFORNIA</p>	<p>2</p>
	<p>DATE: 06/17/2024</p> <p>SCALE: 1" = 40'</p>	<p>2</p>	

Zoning Administrator Resolution – Resolution ZA-2024-06 | June 17, 2024
 Coral Blossom Apartments (PLNG24-011)

Planning Commission Resolution – Resolution 2024-17 | August 1, 2024
 Coral Blossom Apartments Appeal (APLA24-001)

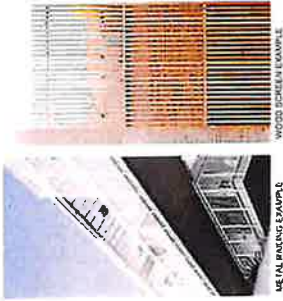
- LEGEND**
- ▲ CENTER POINT
 - ELECTRICAL SYMBOL
 - ⊙ ELECTRICAL METER
 - ELECTRICAL PANEL
 - ⊙ POWER MOUNTING
 - GUY WIRE
 - ▲ GUY ANCHOR
 - ④ 10" DIA. 1/4" THICK
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 - (2) 002 203 0700203
 - (3) 203 24 0
 - (4) 203 24 0
 - (5) 203 24 0
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- DATE OF PREPARATION: 06/17/2024
- DATE OF SURVEY**
- DATE OF SURVEY: 06/17/2024
- DATE OF RECORDING**
- DATE OF RECORDING: 06/17/2024
- DATE OF CLOSURE**
- DATE OF CLOSURE: 06/17/2024
- DATE OF COMPLETION**
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- DATE OF RENEWAL**
- DATE OF RENEWAL: 06/17/2024
- DATE OF EXPIRATION**
- DATE OF EXPIRATION: 06/17/2024
- DATE OF TERMINATION**
- DATE OF TERMINATION: 06/17/2024

BUILDING MATERIALS

- 1. STUCCO, SAND SMOOTH FINISH - GRAY / 3021 (S1) / DUFF GRAY / PAREK USA
- 2. STUCCO, SAND SMOOTH FINISH - DARK GRAY, PAINTED / UFFSIS BLACK / TOOL / JONAH EDWARDS
- 3. WOOD ACCENT SCARPA
- 4. STUCCO, SAND SMOOTH - CORAL, PAINTED / UFFSIS GRASS / TOOL / JONAH EDWARDS
- 5. WOOD ACCENT SCARPA
- 6. WINDOW FRAME, VINYL / BLACK CAP / TOCK / HILGARD
- 7. METAL / PAINTED QUAY
- 8. METAL / PAINTED CORAL TO MATCH STUCCO
- 9. STAINED CEDAR PLANKS / TRANSLUCENT STAIN
- 10. PAVEMENT / CONCRETE

- WINDOW SHADOW BOX**
1. METAL / PAINTED QUAY
2. DARK GRAY ANODIZED ALUMINUM
- STOREFRONT & GATE**
1. METAL / PAINTED QUAY
2. DARK GRAY ANODIZED ALUMINUM
- WINDOW FRAME**
1. VINYL / BLACK CAP / TOCK / HILGARD

- GUARDRAILS**
1. PAINTED QUAY
- GUARDRAILS**
1. PAINTED CORAL
- WOOD**
1. STAINED CEDAR PLANKS / TRANSLUCENT STAIN
- PAVEMENT**
1. CONCRETE / EXPOSED AGGREGATE FINISH



GRAY STUCCO



1. STUCCO, SAND SMOOTH, INTERMID. CO. DR. 2021 (S1) / DUFF GRAY

DARK GRAY STUCCO



2. STUCCO, SAND SMOOTH, PAINTED / DUFFSIS BLACK POOL

WOOD SCREEN



3. WOOD ACCENT SCREEN / ACCOYA - TANNY

CORAL STUCCO



4. STUCCO, SAND SMOOTH, PAINTED / DUFFSIS GRASS / WYLE

SEE ALSO FOR OVERALL ELEVATIONS AND BUILDING MATERIAL CALLOUTS
 MATERIALS AND FINISHES ARE SUBJECT TO CHANGE
 COLORS ARE USED ON EACH ELEVATION PER ELEVATION DESIGN GUIDELINES 4.0C

PLATE NUMBER SET 2024-06-15
 EXHIBIT NUMBER 581 PLV00071

CORAL BLOSSOM APARTMENTS

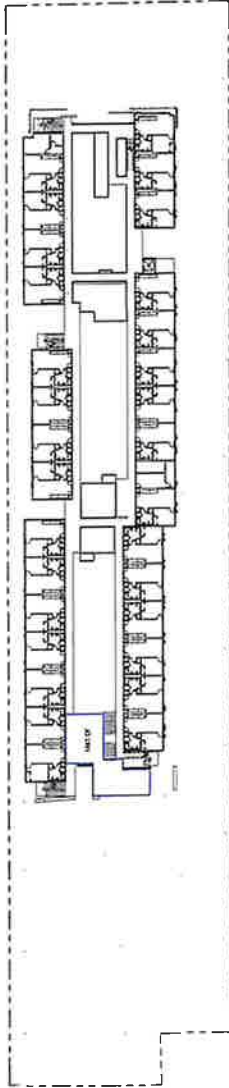
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 EL PASO, TEXAS 79901
 PROJECT NUMBER: 240019



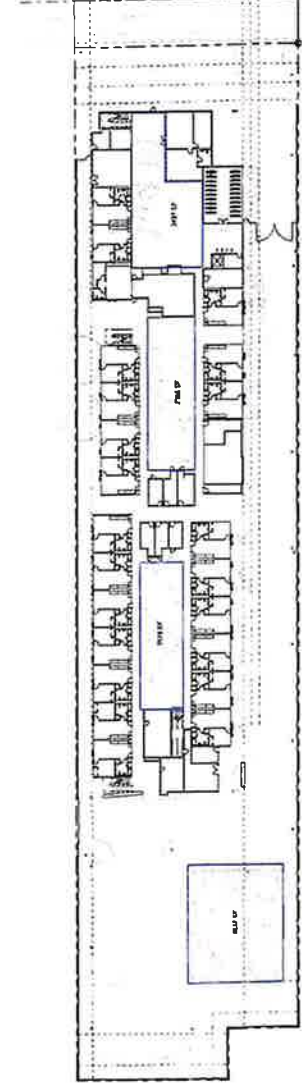
SCALE: 1/8" = 1'-0"
 MATERIALS & COLORS
 SCALE: 1/8" = 1'-0"
 ALL DIMENSIONS AND FINISHES SHALL BE AS SHOWN ON THE DRAWINGS AND SHALL BE SUBJECT TO THE APPROVAL AND VARIATION OF THE ARCHITECT AND THE CLIENT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF MATERIALS AND FINISHES.

BROOKS + SCARPA ARCHITECTS, P.C.
 1000 PINE STREET, SUITE 1000
 EL PASO, TEXAS 79901

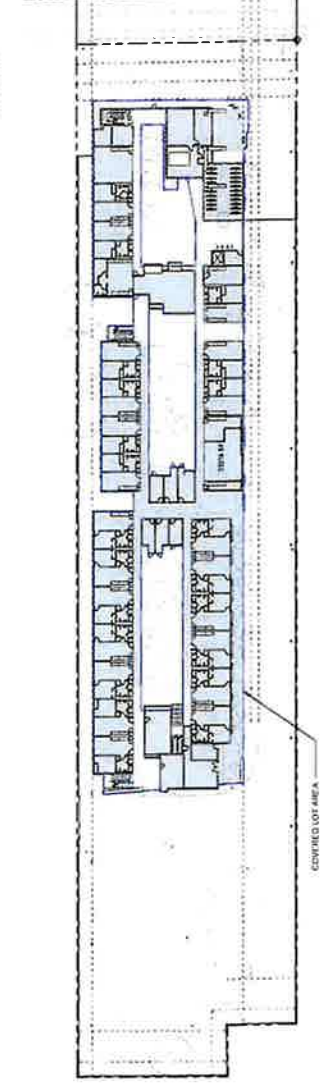
A0.06



03 2ND FLOOR - OPEN SPACE DIAGRAM
SCALE: 1/8" = 1'-0"



02 1ST FLOOR - OPEN SPACE DIAGRAM
SCALE: 1/8" = 1'-0"



01 LOT COVERAGE DIAGRAM
SCALE: 1/8" = 1'-0"

OPEN SPACE
REQUIRED OPEN SPACE: 81 UNIT x 5 x 60 SQ FOOT = 6,480 SQ FT
6,480 SQ FT REQ'D - 15,000 SQ FT PROVIDED

REGISTRATION	AREA
OPEN SPACE	15,000 SF
DECK SPACE	2,000 SF
STAIRS	1,000 SF
LOBBY	1,000 SF
MECHANICAL	1,000 SF
TOTAL	15,000 SF

LOT COVERAGE:
MAX LOT COVERAGE FROM STRUCTURES ALLOWED
TOTAL LOT AREA: 2.77 ACRES - 94,025 SF
MAX LOT COVERAGE: 84,525 SF + 33% = 124,600 SF
75,000 SF ALLOWED > 33.1% SF PROVIDED

OPEN SPACE LEGEND

OPEN SPACE

DECK SPACE

STAIRS

LOBBY

MECHANICAL

ENTIREMENT SET
PATTI PARENT SFT REVISION 1
2024-01-23
2024-05-15

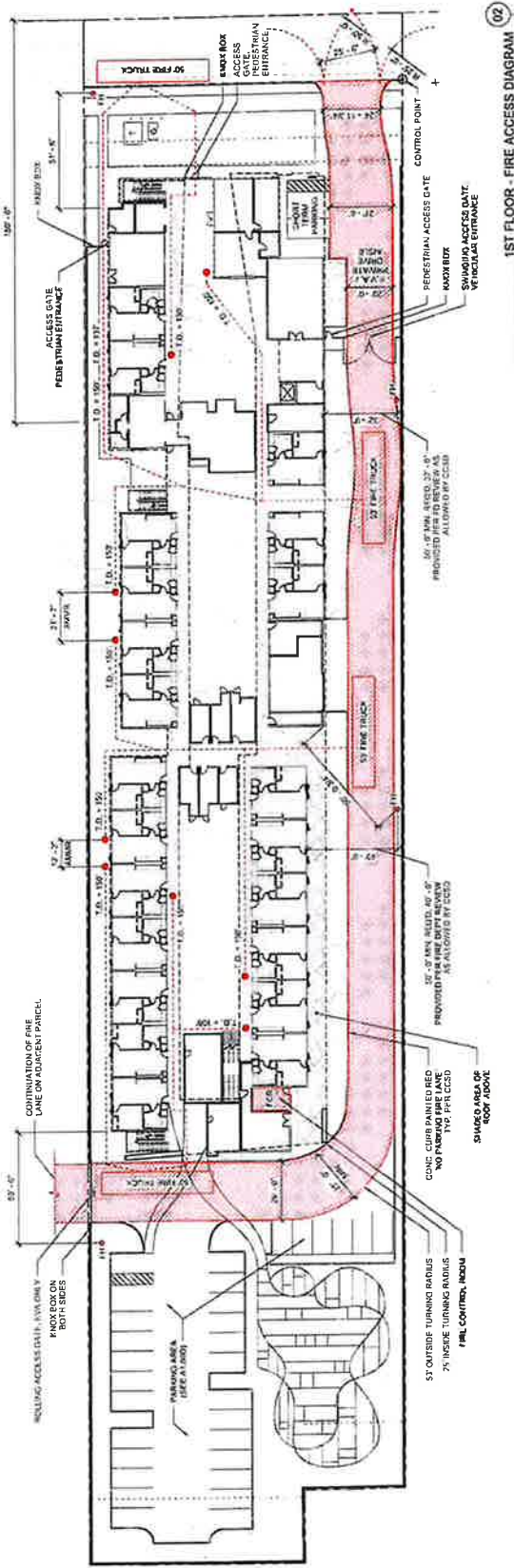
CORAL BLOSSOM APARTMENTS
844 ELY GROVE BLVD UNIT 10
ELY GROVE, CA 92524
PROJECT NUMBER: 240318

SHEET TITLE: OPEN SPACE CALCULATIONS & LOT COVERAGE
SCALE: 1/8" = 1'-0"
DATE: 05/15/24
ALL DIMENSIONS AND SPACING SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
IF THE DESIGNATED AREA IS NOT SHOWN, THE AREA IS DEEMED TO BE UNOCCUPIED.

BROOKS + SCARPA

ARCHITECTS
225 W. JEFFERSON BLVD., SUITE 200
SAN ANTONIO, TX 78208

A0.08



2024-01-23
2024-09-15

CORAL BLOSSOM APARTMENTS

848 ELY DRIVE, CLANDON
ELK CROCK, CA 95724
PROJECT NUMBER: 240119

1/8" ACCESS

SHEET TITLE

SCALE: PRINTED

ALL DIMENSIONS ARE UNLESS OTHERWISE SPECIFIED AND SHALL BE IN FEET AND INCHES. DIMENSIONS SHOWN IN RED ARE TO BE CONSIDERED AS THE FINAL DIMENSIONS. DIMENSIONS SHOWN IN BLACK ARE TO BE CONSIDERED AS THE PROPOSED DIMENSIONS. DIMENSIONS SHOWN IN GREEN ARE TO BE CONSIDERED AS THE EXISTING DIMENSIONS. DIMENSIONS SHOWN IN BLUE ARE TO BE CONSIDERED AS THE PROPOSED DIMENSIONS.

BROOKS SCARPA

ARCHITECTS

1000 N. 1ST STREET, SUITE 100
SAN JOSE, CA 95131
TEL: 415.778.1000
WWW.BROOKSSCARPA.COM

FIRE NOTES

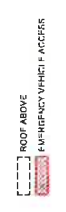
1. MAIN EXTERIOR DISTANCE OF 10' REQUIREMENT MET THROUGH ALTERNATE MEANS AND METHODS (AMM) AGREEMENTS.

2. BUILDING SHALL BE FULLY SPRINKLERED WITHAL NFPA 13 SYSTEM.

3. ALL QUANTITIES AND LOCATIONS ARE AS REVISED AND APPROVED BY F.E.D. IN TOTAL FIRE SHOWING.

LEGEND

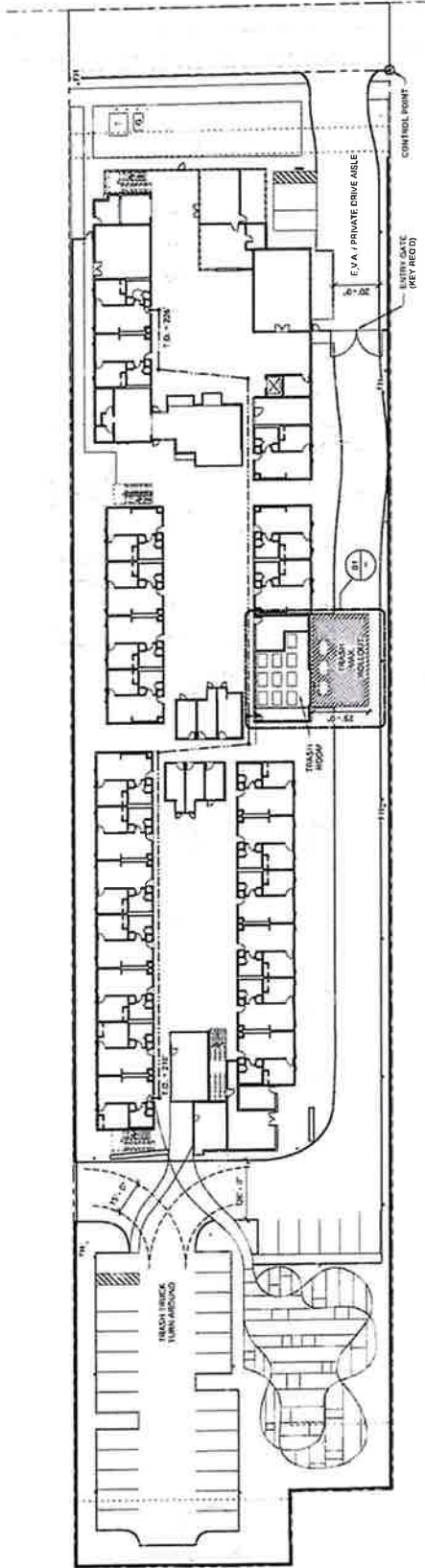
50'	CONCRETE CONDUIT SERVICES DISTANCE FOR FIRE CONTROL ROOM
35'	TRUCK DISTANCE
E.V.A.	EMERGENCY VEHICLE ACCESS
P.D.	PEDESTRIAN DISTANCE
50'	ALL TURNING RADIUS AND 180 DEGREE TURN
75'	FIRE TRUCK TURN



A0.51

Zoning Administrator Resolution – Resolution ZA-2024-06 | June 17, 2024
Coral Blossom Apartments (PLNG24-011)

Planning Commission Resolution – Resolution 2024-17 | August 1, 2024
Coral Blossom Apartments Appeal (APLA24-001)



02
1ST FLOOR - WASTE MANAGEMENT DIAGRAM
SCALE: 1/8" = 1'-0"

LEGEND

T/O	TRAVEL DISTANCE	4 YARD BIN
T	TRASH	RECYCLE BIN
R	RECYCLE	ORGANIC BIN
O	ORGANIC	4 YARD BIN
G	GRASS/WASTE	4 YARD BIN

ASBESTOS REMEDIATION TRASH AND RECYCLING CAPACITY ESTIMATE

TRASH GENERATED PER WEEK	TRASH STORAGE	TRASH VOLUME ESTIMATE
1 - 27 CU YARDS	1 - 6 CU YARDS OF RECYCLED WASTE	27 RECYCLED
2 - 27 CU YARDS	2 - 6 CU YARDS OF RECYCLED WASTE	27 RECYCLED + 27 RECYCLED
3 - 27 CU YARDS	3 - 6 CU YARDS OF RECYCLED WASTE	27 RECYCLED + 27 RECYCLED
4 - 27 CU YARDS	4 - 6 CU YARDS OF RECYCLED WASTE	27 RECYCLED + 27 RECYCLED
5 - 27 CU YARDS	5 - 6 CU YARDS OF RECYCLED WASTE	27 RECYCLED + 27 RECYCLED

BRUNNEN 651
SMITHSONIAN SQ
2024-05-15
2024-05-15

CORAL BLOSSOM APARTMENTS

SEE LEGEND FOR SYMBOLS
FOR ROOMS AND MATERIALS
PROJECT NUMBER: 2024-06

WASTE MANAGEMENT

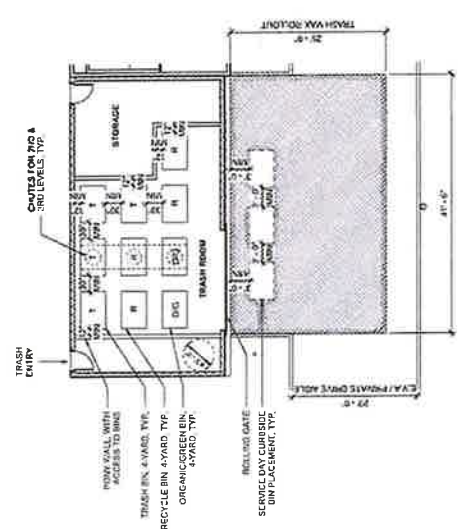
SCALE: 1/8" = 1'-0"

ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MIAMI'S
SOLID WASTE MANAGEMENT ORDINANCE AND THE CITY OF MIAMI'S
SOLID WASTE MANAGEMENT ORDINANCE.

BROOKS SCARPA

ARCHITECTS & ENGINEERS, INC.
3000 N. W. 107th Ave., Suite 200
Miami, FL 33177

A0.52



01
TRASH ROOM LAYOUT
SCALE: 1/8" = 1'-0"

RECYCLING & WASTE MANAGEMENT PLAN

The City of Miami is committed to providing a safe and healthy environment for its residents. This plan is intended to provide information regarding the City's recycling and waste management programs. The City's recycling program is designed to reduce the amount of waste sent to landfills and incinerators. The City's waste management program is designed to ensure that all waste is properly disposed of and that the environment is protected.

1. Provide a summary of the waste management program and its goals.

2. Provide a summary of the recycling program and its goals.

3. Provide a summary of the waste management program and its goals.

4. Provide a summary of the recycling program and its goals.

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99. Provide a summary of the waste management program and its goals.

100. Provide a summary of the recycling program and its goals.

Zoning Administrator Resolution – Resolution ZA-2024-06 | June 17, 2024
Coral Blossom Apartments (PLNG24-011)

Planning Commission Resolution – Resolution 2024-17 | August 1, 2024
Coral Blossom Apartments Appeal (APLA24-001)

PARKING CALCULATIONS	
STANDARD	11
COMPACT	11
ADA VAN ADA	3
TOTAL SPALLS	35

COMPLIANCE REQUIREMENTS	
ALLOWED VAN ADA	PROVIDED
33 SPALLS 4'50" x 11.50" = 11 SPALLS	11 SPALLS

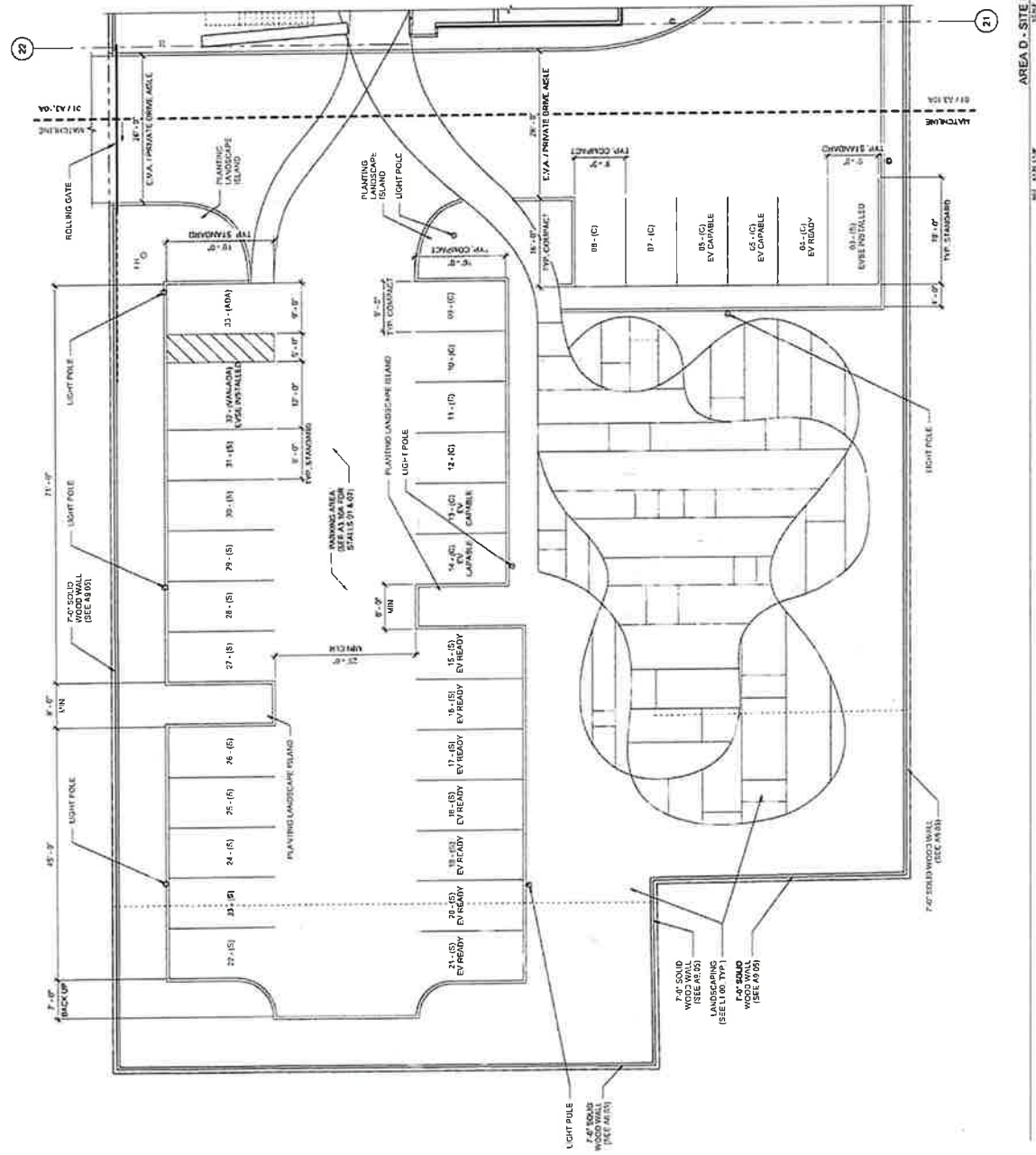
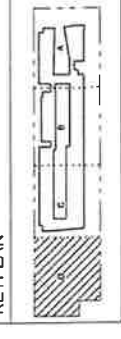
CY PARKING REQUIREMENTS	
RECORDED	PROVIDED
UNLV CAPABLE	31 x 10' x 21' = 63 SPALLS
UNLV READY	31 x 20' x 7'5" = 23 SPALLS
UNLV INSTALLED	31 x 25' x 13' = 40 SPALLS

PARKING ISLAND REQUIREMENTS	
RECORDED	PROVIDED
UNLV CAPABLE	31 x 10' x 21' = 63 SPALLS
UNLV READY	31 x 20' x 7'5" = 23 SPALLS
UNLV INSTALLED	31 x 25' x 13' = 40 SPALLS

PARKING ISLAND REQUIREMENTS	
RECORDED	PROVIDED
UNLV CAPABLE	31 x 10' x 21' = 63 SPALLS
UNLV READY	31 x 20' x 7'5" = 23 SPALLS
UNLV INSTALLED	31 x 25' x 13' = 40 SPALLS

DEFINITIONS	
EV CAPABLE	CONCRETE SURFACE WITH LOW-POWER LEVEL
EV READY	EQUIPPED WITH LOW-POWER LEVEL
EV INSTALLED	EQUIPPED WITH EVSE

KEY PLAN	
10	STANDARD
11	COMPACT
ADA	ACCESSIBLE PARKING SPACE
VAN ADA	VAN ACCESSIBLE PARKING SPACE
01-02	STALL NUMBER
01-01	STALL TYPE (COMPACT, STANDARD, ADA, VAN-ADA)



CONTRACTOR SET
 FINAL CONTRACT SET REVISION 1
 2024-06-15
 CORAL BLOSSOM APARTMENTS

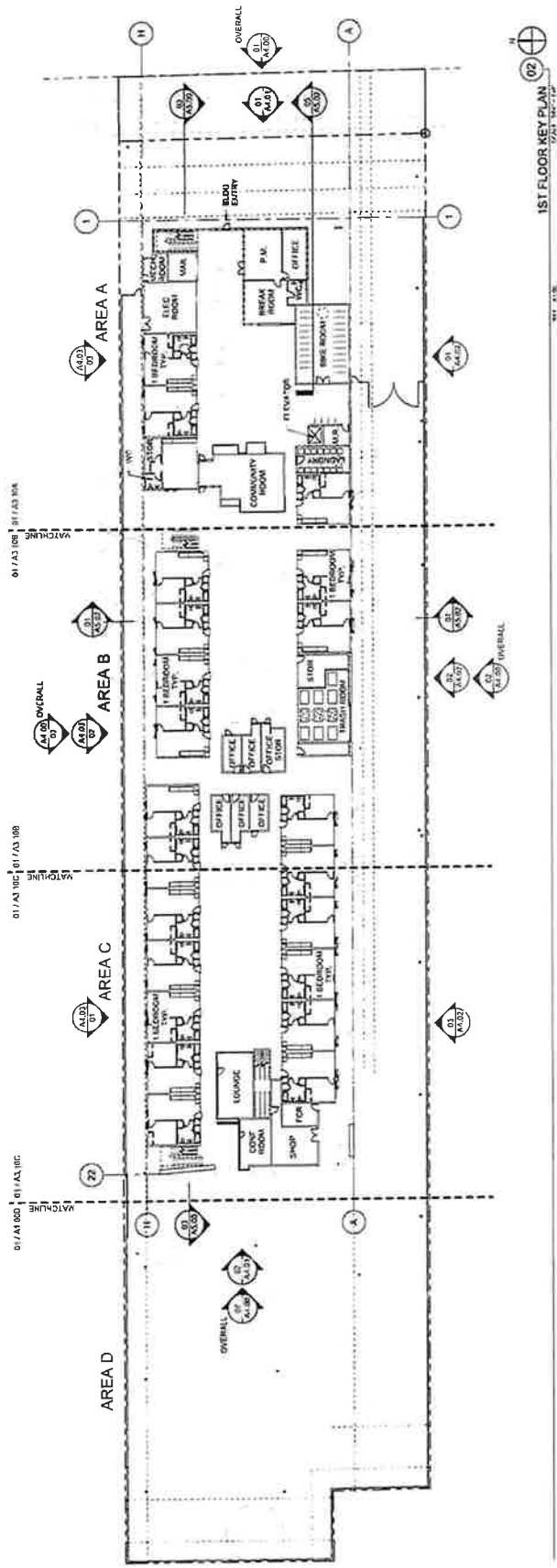
888 ELK GROVE LANDING
 PROJECT NUMBER: 24010



PROJECT: 24010
 888 ELK GROVE LANDING
 PROJECT NUMBER: 24010
A1.00D

Zoning Administrator Resolution – Resolution ZA-2024-06 | June 17, 2024
 Coral Blossom Apartments (PLNG24-011)

Planning Commission Resolution – Resolution 2024-17 | August 1, 2024
 Coral Blossom Apartments Appeal (APLA24-001)



1ST FLOOR KEY PLAN
 02' = 1" SCALE

ENTIREMENT SET
 ENTIRE UNIT SET REVISION 1
 2024-06-15

CORAL BLOSSOM APARTMENTS
 3400 E. ELK GROVE AVENUE
 ELK GROVE, CA 95724
 PROJECT NUMBER: 240010

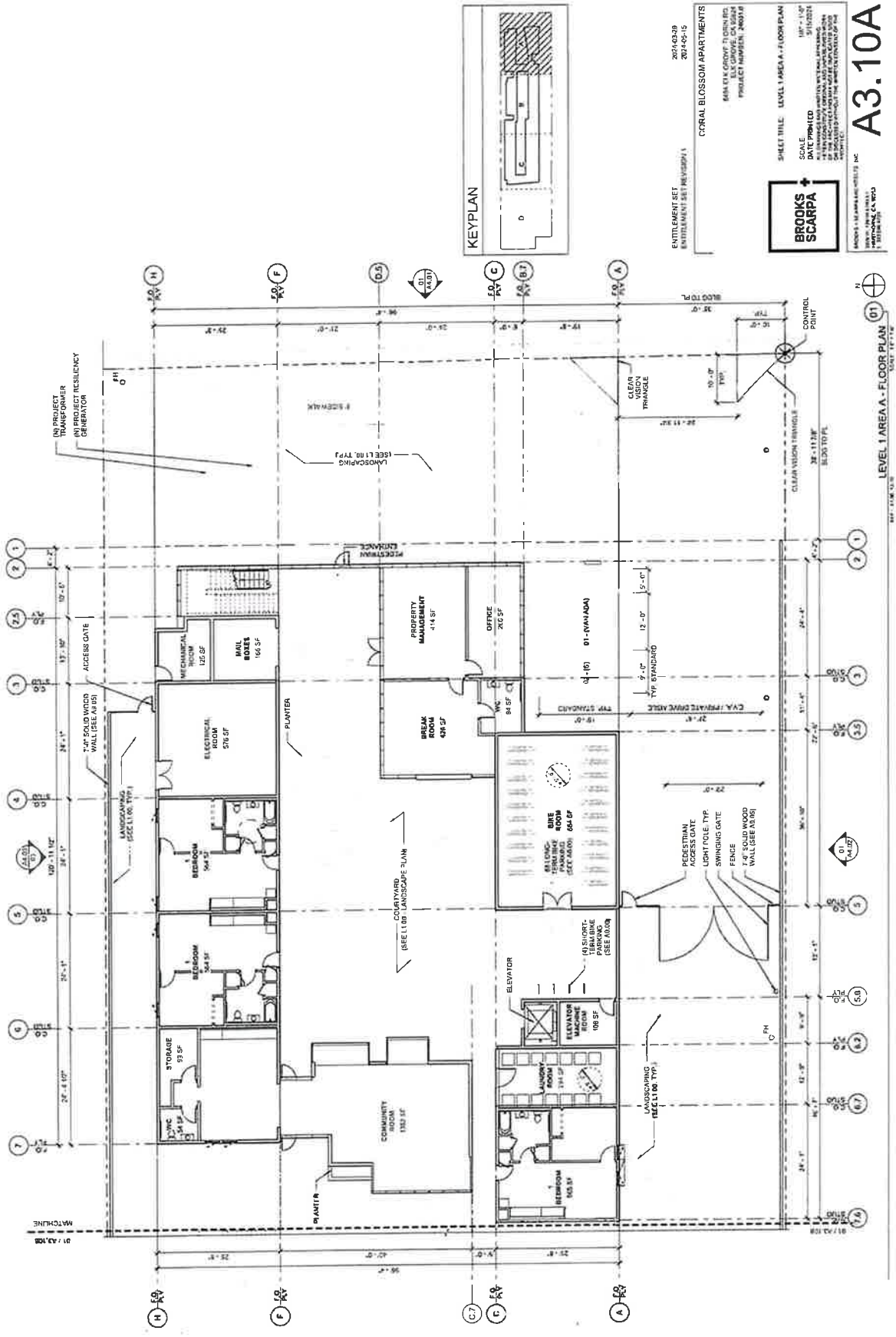
**BROOKS
 SCARPA**

SHEET TITLE: 1ST FLOOR KEY PLAN
 SCALE: AS SHOWN
 ALL DIMENSIONS AND SPACING SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.
 BROOKS SCARPA ARCHITECTS, INC.
 10000 JENSEN DRIVE, SUITE 200
 FORT MYERS, FL 33907

A3.10

Zoning Administrator Resolution – Resolution ZA-2024-06 | June 17, 2024
 Coral Blossom Apartments (PLNG24-011)

Planning Commission Resolution – Resolution 2024-17 | August 1, 2024
 Coral Blossom Apartments Appeal (APLA24-001)



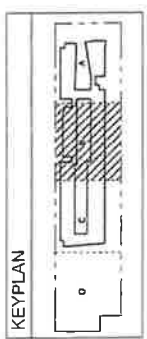
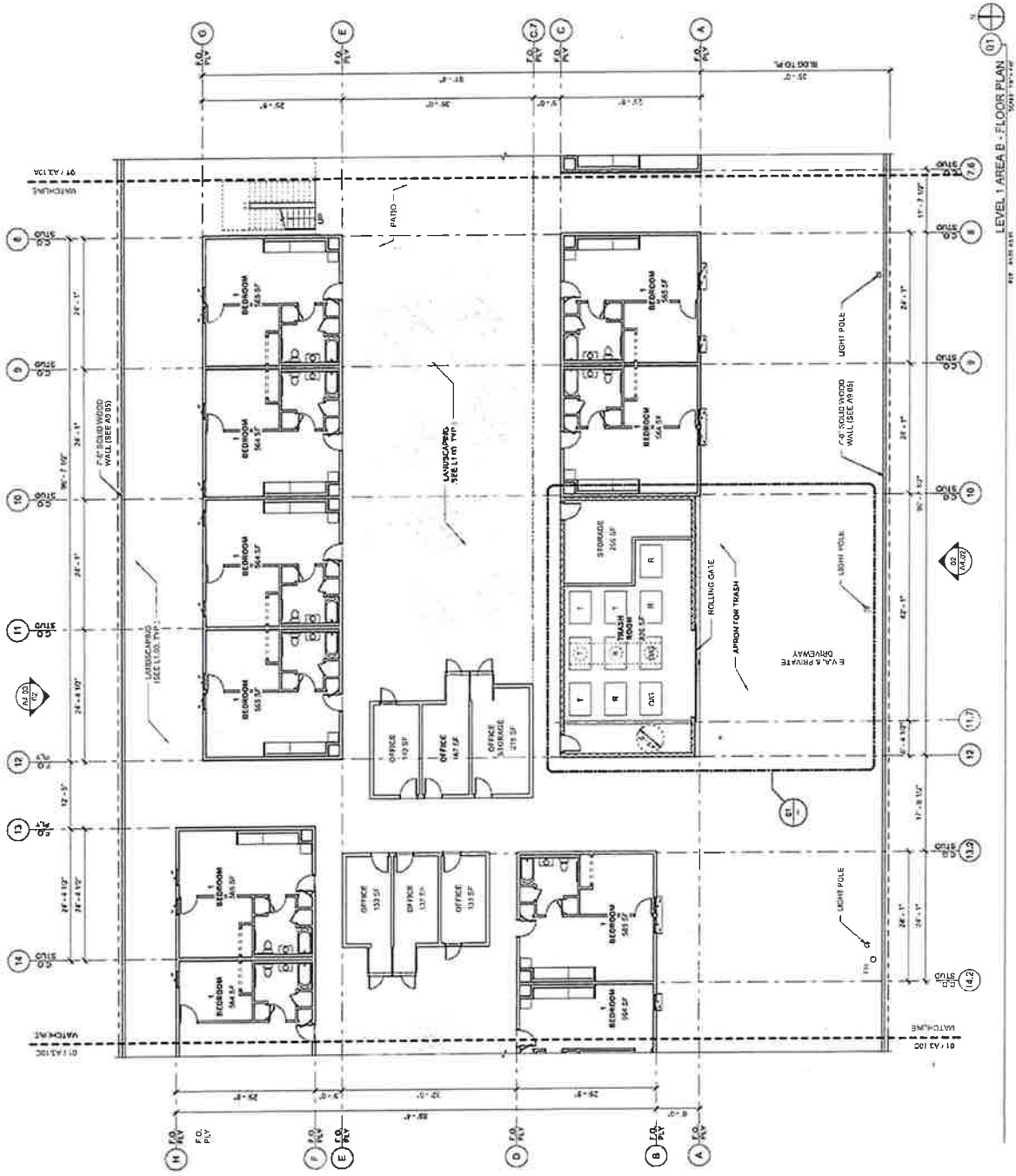
SHEET TITLE: LEVEL 1 AREA A - FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 PROJECT NUMBER: 240316
 PROJECT NAME: CORAL BLOSSOM APARTMENTS
 6800 WILSON AVENUE, SUITE 200
 BELL GARDEN, CALIFORNIA 91706
 PROJECT NUMBER: 240316



A3.10A
 BROOKS SCARPA
 ARCHITECTS
 1000 WILSON AVENUE, SUITE 200
 BELL GARDEN, CALIFORNIA 91706

Zoning Administrator Resolution – Resolution ZA-2024-06 | June 17, 2024
 Coral Blossom Apartments (PLNG24-011)

Planning Commission Resolution – Resolution 2024-17 | August 1, 2024
 Coral Blossom Apartments Appeal (APLA24-001)



BROOKS SCARPA
 ARCHITECTS
 1000 S. GARDEN AVENUE, SUITE 100
 WEST PALM BEACH, FL 33411
 TEL: 561.833.1100
 WWW.BROOKSSCARPA.COM

SHEET TITLE: LEVEL I AREA B - FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 ALL DIMENSIONS ARE APPROXIMATE. ALL DIMENSIONS SHALL BE AS SHOWN ON THIS DRAWING. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THE CONSTRUCTION AND MAKE ANY NECESSARY ADJUSTMENTS TO THE CONSTRUCTION TO CORRECT ANY DISCREPANCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

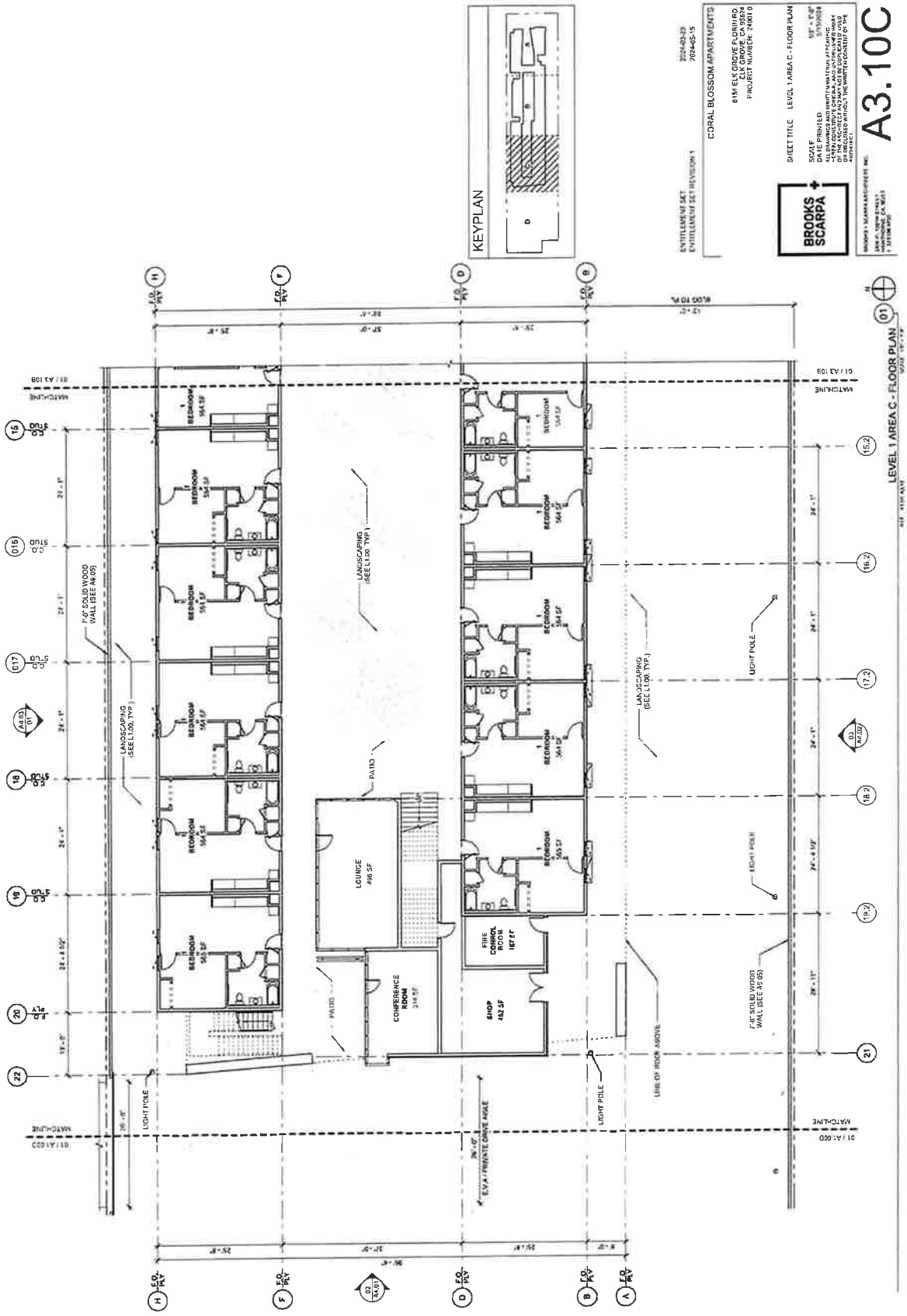
CORAL BLOSSOM APARTMENTS
 PROJECT NUMBER: 2024-06

SHEET NO. 10
 2024-06-13

A3.10B

Zoning Administrator Resolution – Resolution ZA-2024-06 | June 17, 2024
 Coral Blossom Apartments (PLNG24-011)

Planning Commission Resolution – Resolution 2024-17 | August 1, 2024
 Coral Blossom Apartments Appeal (APLA24-001)



KEY PLAN

ENTITLEMENT SET
ENTITLEMENT SET REVISION 1
2024.05.23
210446-215

CORAL BLOSSOM APARTMENTS

615 E. GARDEN AVENUE
CORAL GARDENS, FL 33409
PROJECT NUMBER: 240010

SHEET TITLE: LEVEL 1 AREA C - FLOOR PLAN

SCALE: 1/8" = 1'-0"
ALL DIMENSIONS SHOWN UNLESS OTHERWISE NOTED
ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED

BROOKS SCARPA

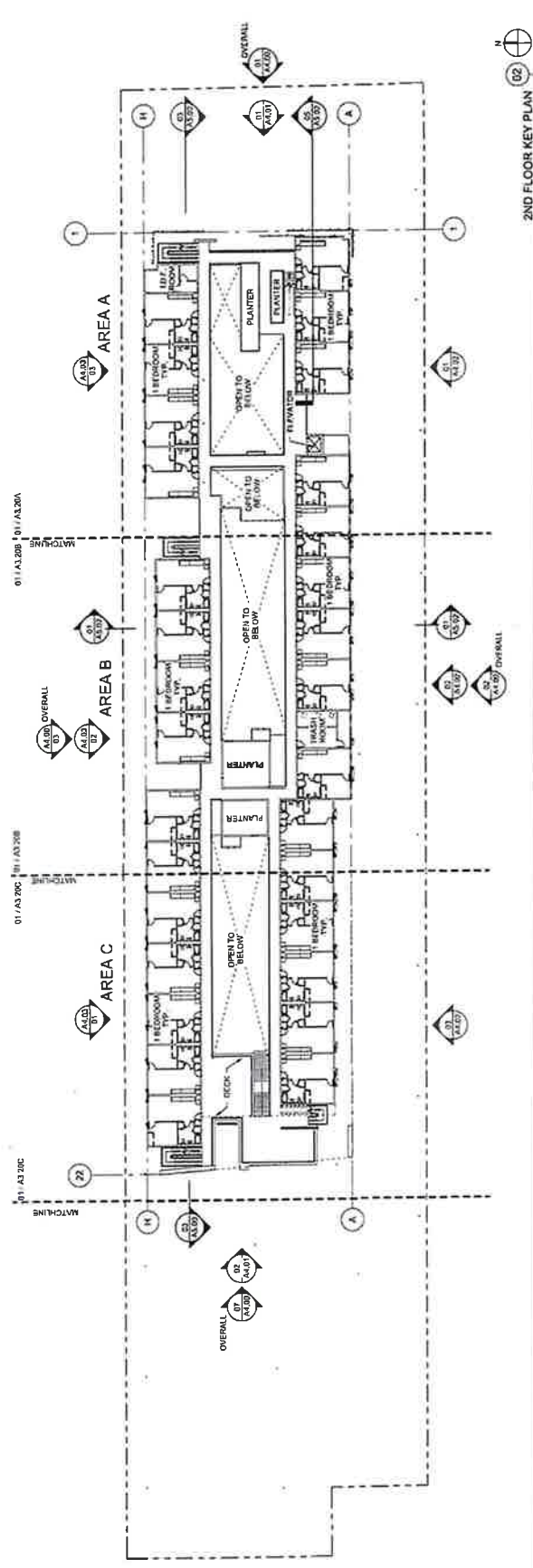
ARCHITECT

1100 N. UNIVERSITY AVENUE, SUITE 100
CORAL GARDENS, FL 33409
TEL: 561.444.1100
WWW.BROOKSSCARPA.COM

A3.10C

Zoning Administrator Resolution – Resolution ZA-2024-06 | June 17, 2024
Coral Blossom Apartments (PLNG24-011)

Planning Commission Resolution – Resolution 2024-17 | August 1, 2024
Coral Blossom Apartments Appeal (APLA24-001)



2ND FLOOR KEY PLAN
SCALE: 1/8" = 1'-0"

BOTTLENECK SET
 ENTITLEMENT SET REVISION 1
 2024.03.28
 2024.06.15

CORAL BLOSSOM APARTMENTS
 8464 PINE GROVE BL, CARLSBAD
 SAN DIEGO, CA 92008
 PROJECT NUMBER: 240019

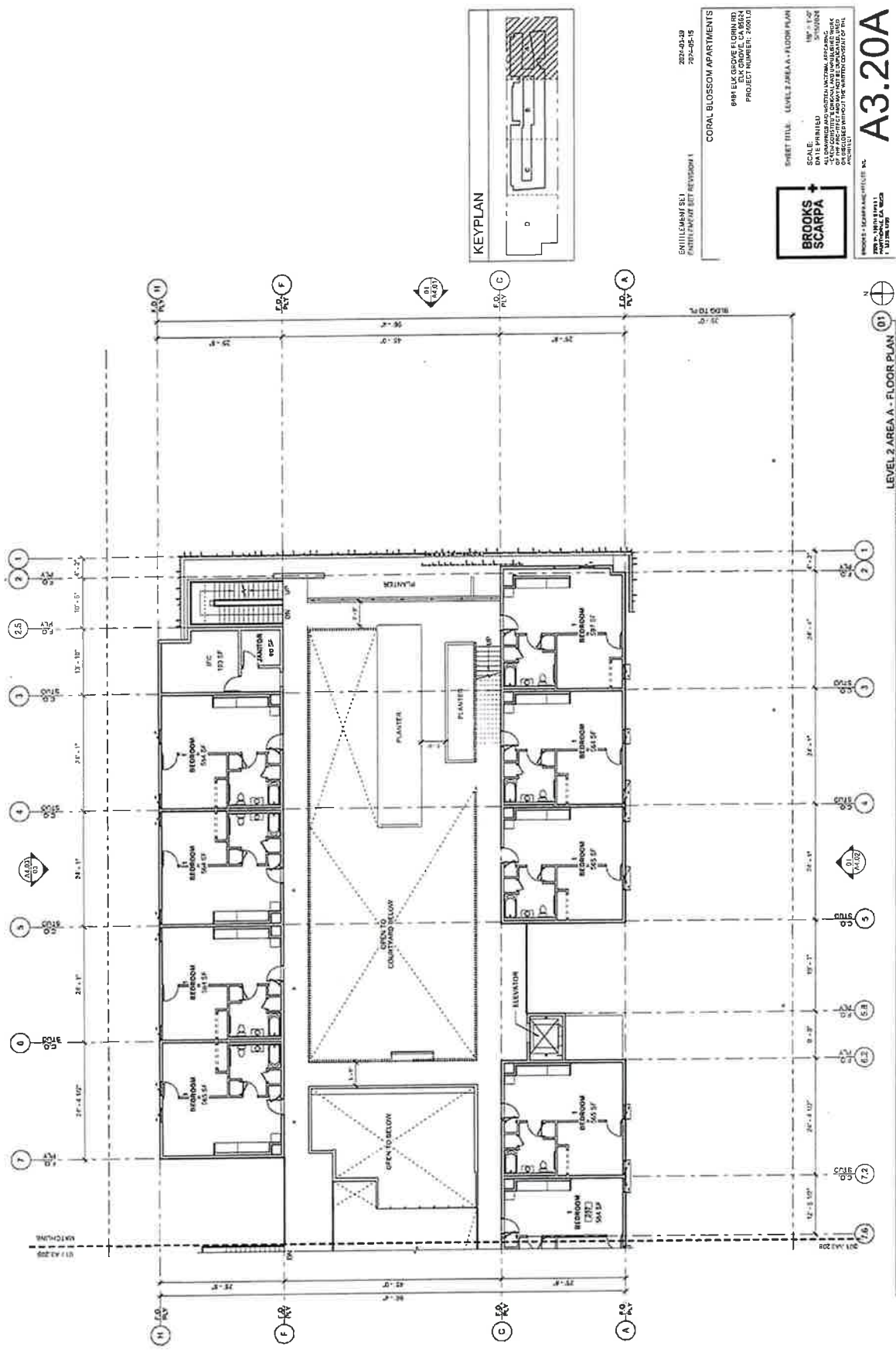
SHEET TITLE: 2ND FLOOR KEY PLAN
 SCALE: 1/8" = 1'-0"
 ALL DIMENSIONS ARE SHOWN UNLESS OTHERWISE NOTED
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED
 ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED
 ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED

BROOKS SCARPA
 ARCHITECTS
 10000 JENSEN DRIVE, SUITE 100
 SAN DIEGO, CA 92121
 TEL: 619.444.1111
 WWW.BROOKSSCARPA.COM

A3.20

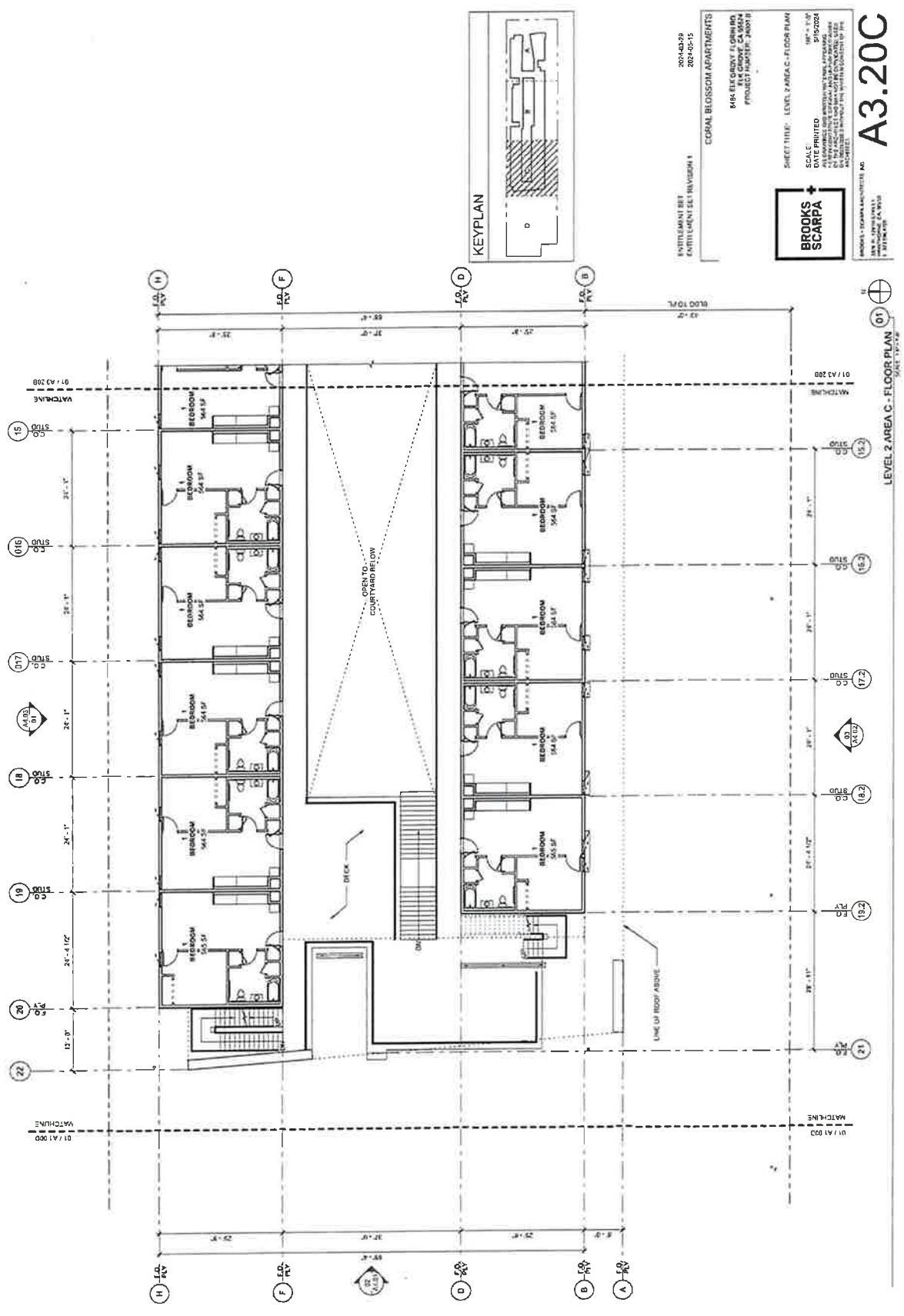
Zoning Administrator Resolution – Resolution ZA-2024-06 | June 17, 2024
 Coral Blossom Apartments (PLNG24-011)

Planning Commission Resolution – Resolution 2024-17 | August 1, 2024
 Coral Blossom Apartments Appeal (APLA24-001)



Zoning Administrator Resolution – Resolution ZA-2024-06 | June 17, 2024
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Planning Commission Resolution – Resolution 2024-17 | August 1, 2024
 Coral Blossom Apartments Appeal (APLA24-001)

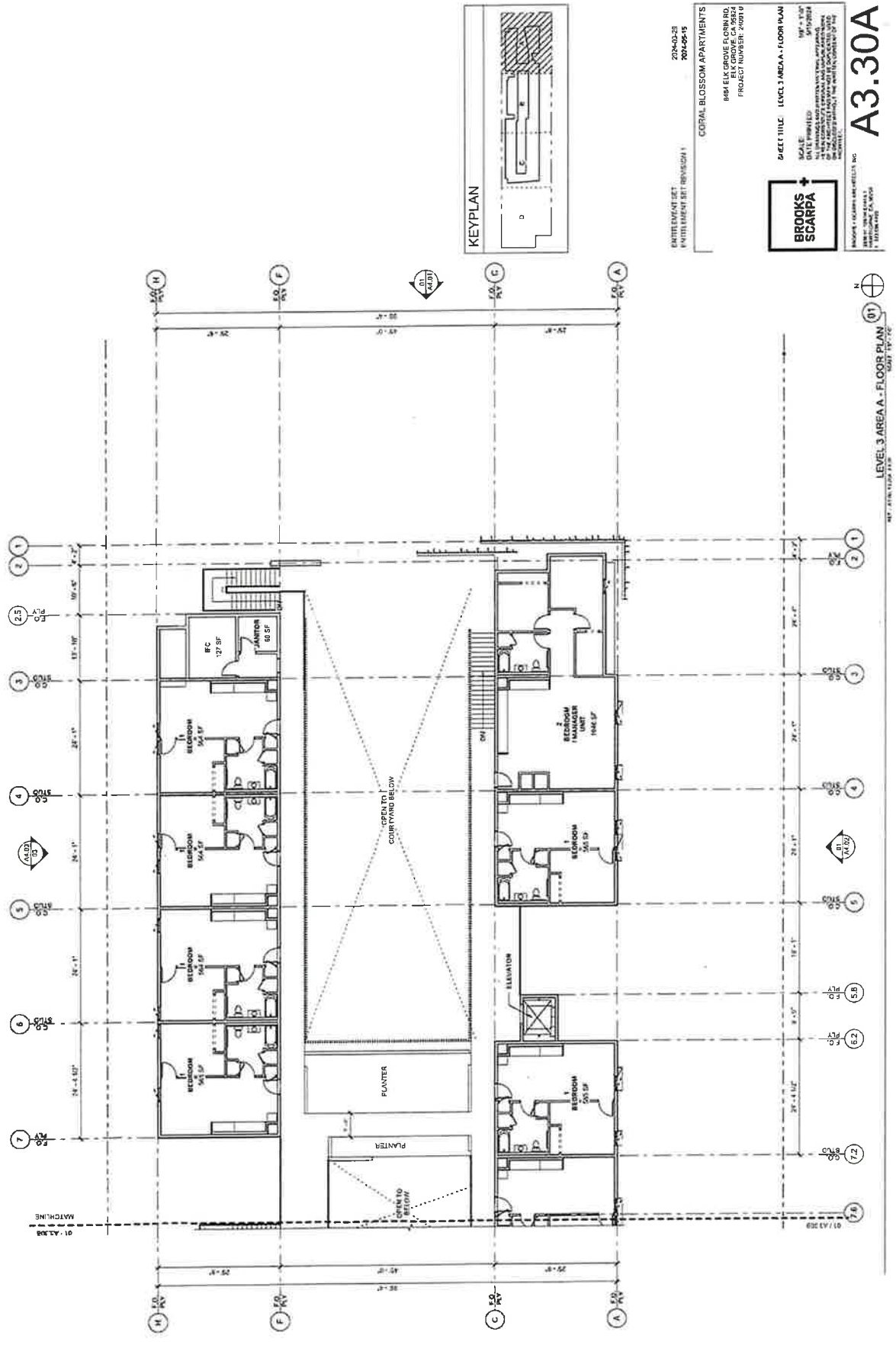


INSTITUTION: BEE ENTITLEMENT SET REVISION 1
 2024-06-20
 2024-05-15
CORAL BLOSSOM APARTMENTS
 648 TELEGRAPH BLVD, SUITE 200
 MIAMI, FL 33130
 PROJECT NUMBER: 240018
 SHEET TITLE: LEVEL 2 AREA C - FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 DATE: 06/17/2024
 ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ARCHITECTURAL AND MECHANICAL CODES AND ALL APPLICABLE REGULATIONS.
 BROOKS SCARPA ARCHITECTS PC
 1000 N. WINTHROP BLVD., SUITE 100
 MIAMI, FL 33136

A3.20C

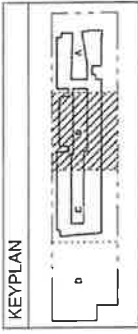
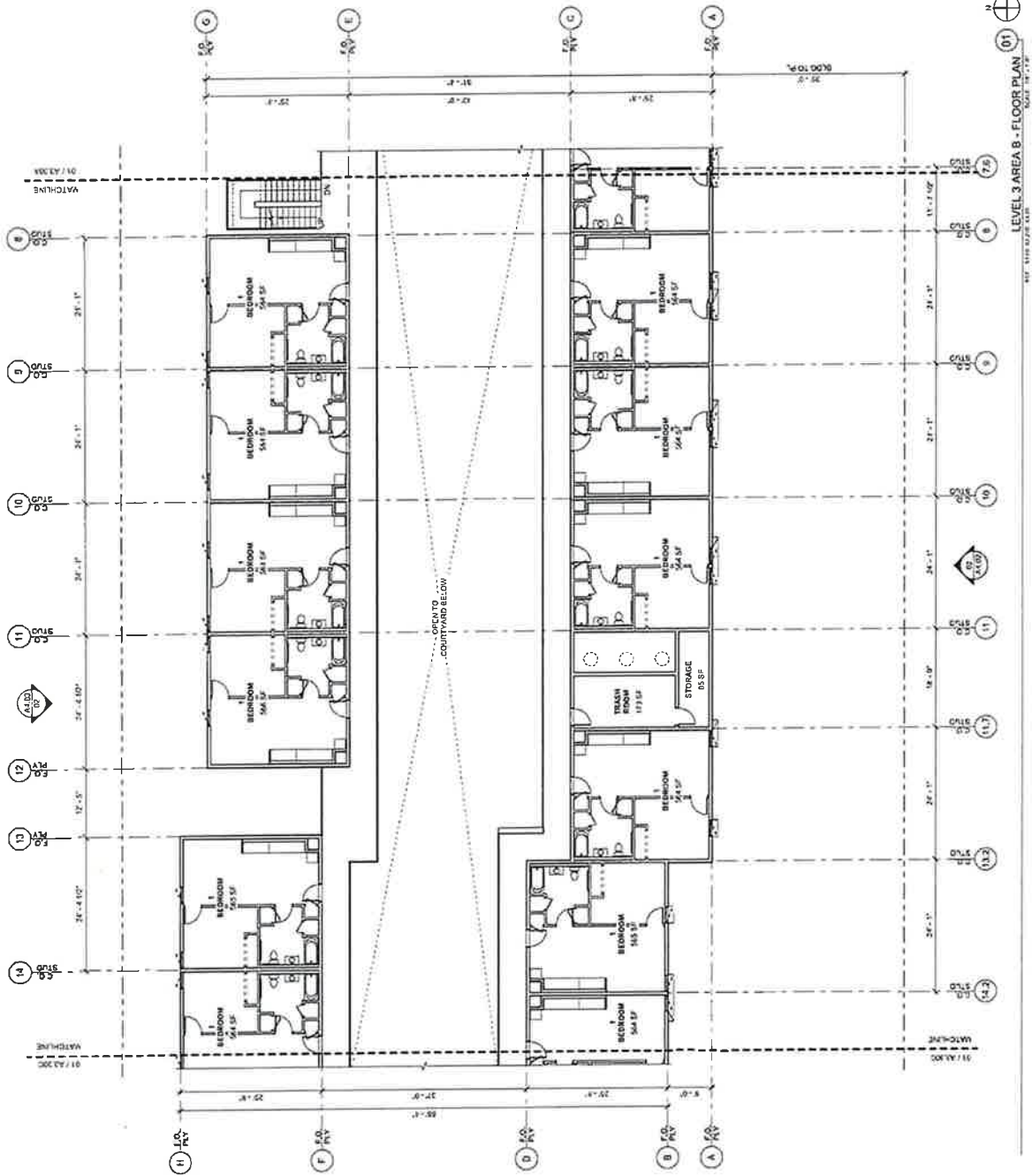
Zoning Administrator Resolution – Resolution ZA-2024-06 | June 17, 2024
 Coral Blossom Apartments (PLNG24-011)

Planning Commission Resolution – Resolution 2024-17 | August 1, 2024
 Coral Blossom Apartments Appeal (APLA24-001)



Zoning Administrator Resolution – Resolution ZA-2024-06 | June 17, 2024
 Coral Blossom Apartments (PLNG24-011)

Planning Commission Resolution – Resolution 2024-17 | August 1, 2024
 Coral Blossom Apartments Appeal (APLA24-001)

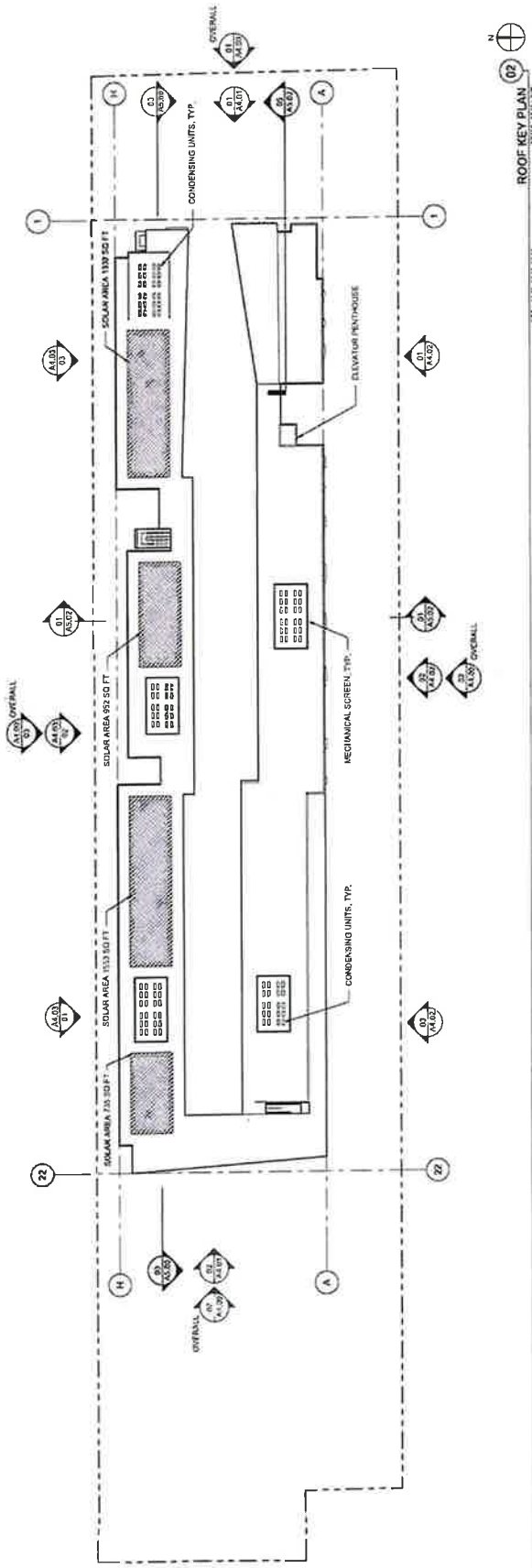


2024.03.28
 2024.03.28
 CORAL BLOSSOM APARTMENTS
 8450 E. GARDEN ESTATES BLVD.
 PROJECT NUMBER: 24018
 DIRECT TITLE: LEVEL 3 AREA B - FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 DATE: 03/28/24
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT MANAGER: [Name]
 ARCHITECT: BROOKS SCARPA
 11111 17TH AVE. SUITE 100
 DENVER, CO 80202

A3.30B

Zoning Administrator Resolution – Resolution ZA-2024-06 | June 17, 2024
 Coral Blossom Apartments (PLNG24-011)

Planning Commission Resolution – Resolution 2024-17 | August 1, 2024
 Coral Blossom Apartments Appeal (APLA24-001)



REF: 4106 2023 7328
ROOF KEY PLAN
 SHEET 204-05-15

SOLAR AREA
 15% SOLAR COVERAGE REQ'D PER ENERGY CODE SECTION 110.0(B)(8)
 TOTAL ROOF AREA: 26,810 SQ FT
 SOLAR COVERAGE REQ'D: 16,799 SQ FT @ 15% = 4,938 SQ FT
 SOLAR AREA PROVIDED: 735 + 133 + 992 + 1107 = 4,972 SQ FT
 4,972 SQ FT PROVIDED > 4,938 SQ FT PROVIDED

ENTIREMENT SET
 2024-03-30
 2024-05-15

CORAL BLOSSOM APARTMENTS

818 ELY AVENUE, CORAL GABLES, FLORIDA
 ELA GROVE, CA 95824
 PROJECT NUMBER: 240010

BROOKS SCARPA

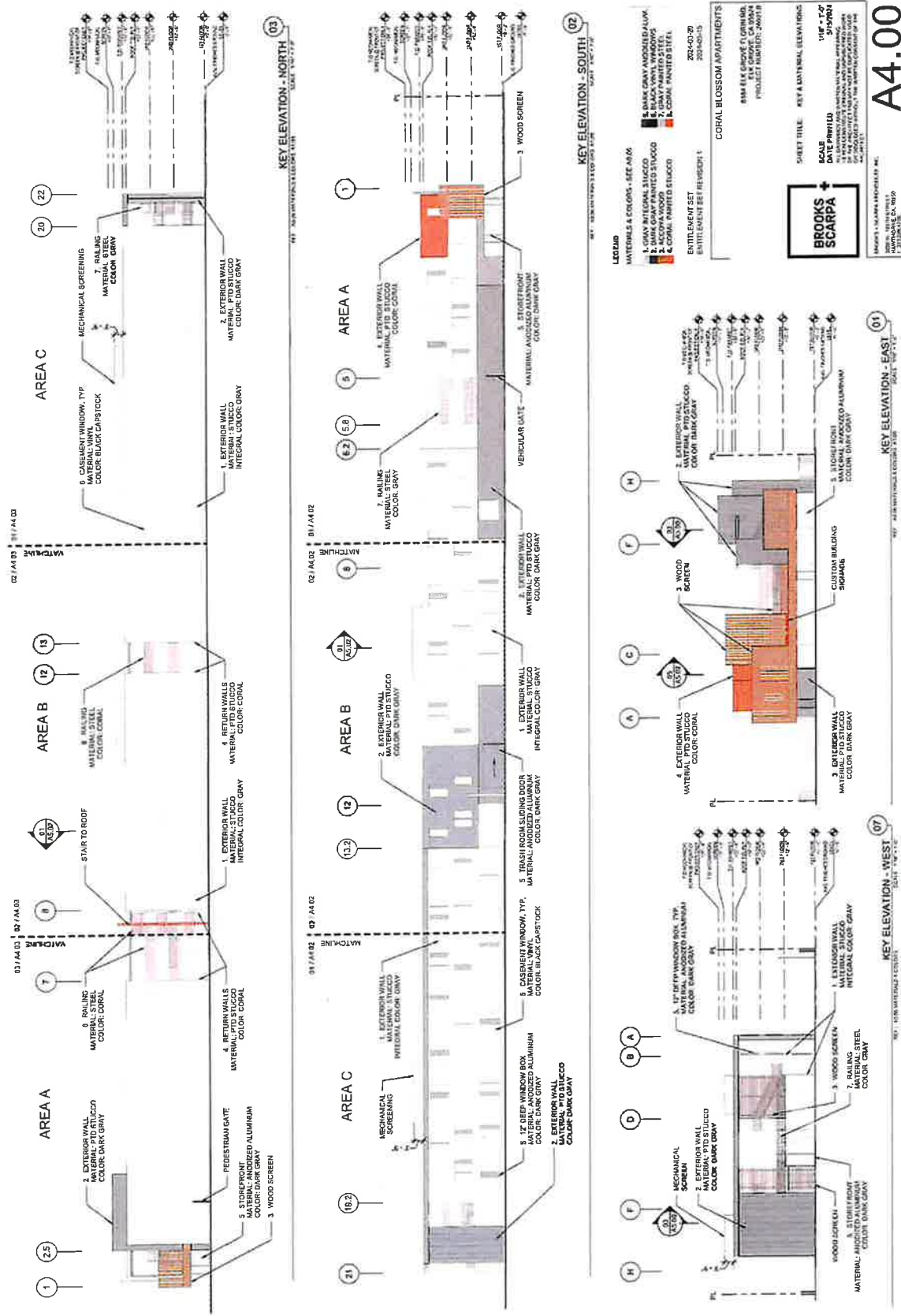
SHEET TITLE: ROOF PLAN
 SCALE: 1/8" = 1'-0"
 ALL DIMENSIONS AND DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

PROJECT: 10-14-2024
 10-14-2024
 10-14-2024

A3.40

Zoning Administrator Resolution – Resolution ZA-2024-06 | June 17, 2024
 Coral Blossom Apartments (PLNG24-011)

Planning Commission Resolution – Resolution 2024-17 | August 1, 2024
 Coral Blossom Apartments Appeal (APLA24-001)



LEGEND

- 1. GRAY INTERIOR STUCCO
- 2. ACCOYA WOOD
- 3. CORAL PAINTED STEEL
- 4. CORAL PAINTED STUCCO

ENTIREMENT SET
ENTIREMENT SET REVISIONS

KEY ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

KEY ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

KEY ELEVATION - EAST
SCALE: 1/8" = 1'-0"

KEY ELEVATION - WEST
SCALE: 1/8" = 1'-0"

CORAL BLOSSOM APARTMENTS

588 ELY STREET, CORONA, CA 92626
1500 S. GARDEN STREET, CORONA, CA 92626
PROJECT NUMBER: 20019

BROOKS SCARPA

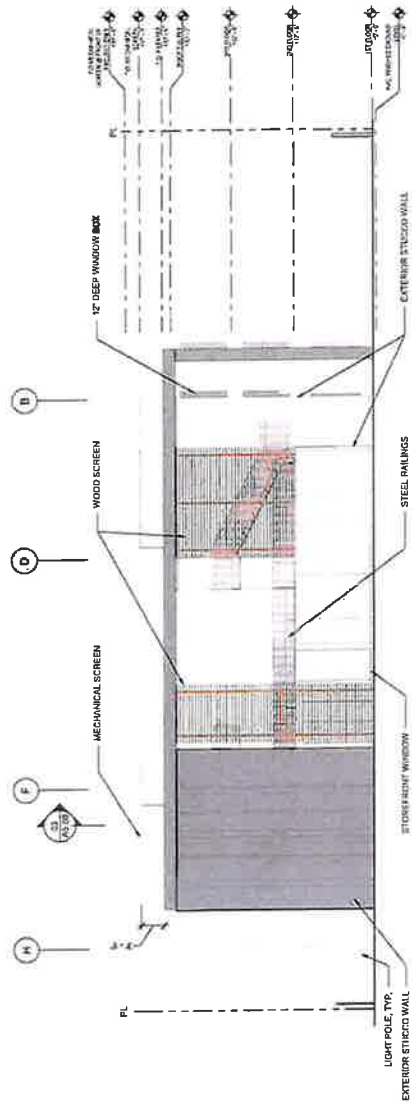
SCALE: 1/8" = 1'-0"
DATE: 08/15/2024
PROJECT NUMBER: 20019

SHEET TITLE: KEY & MATERIAL ELEVATIONS

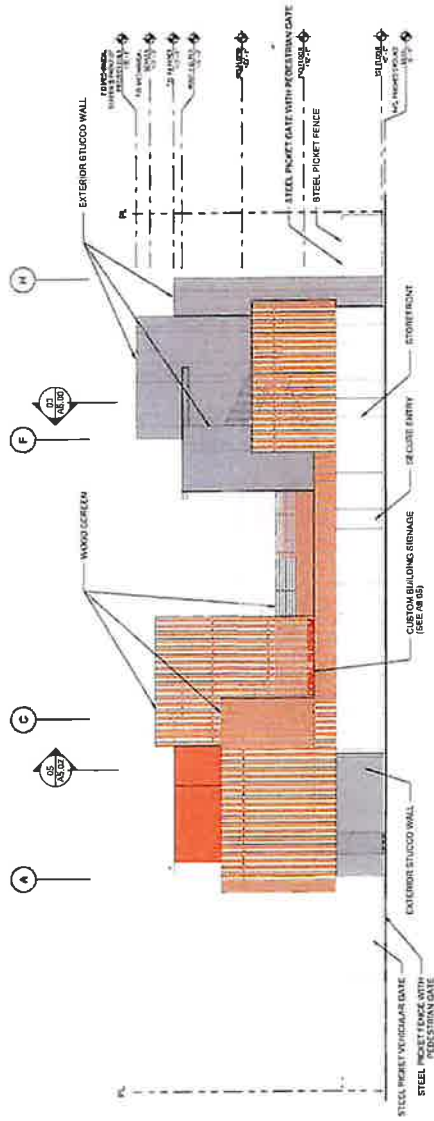
A4.00

Zoning Administrator Resolution - Resolution ZA-2024-06 | June 17, 2024
Coral Blossom Apartments (PLNG24-011)

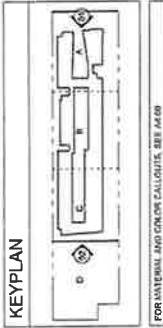
Planning Commission Resolution - Resolution 2024-17 | August 1, 2024
Coral Blossom Apartments Appeal (APLA24-001)



ELEVATION - WEST
 SHEET: 19-177-02



ELEVATION - EAST
 SHEET: 19-177-01



2024-02-08
 2024-05-16

PROJECT TITLE: CORAL BLOSSOM APARTMENTS

DATE: 05-16-2024

PROJECT NUMBER: 24016

PROJECT LOCATION: 1400 S. GARDEN STREET, LOS ANGELES, CA 90015

PROJECT NUMBER: 24016

PROJECT TITLE: CORAL BLOSSOM APARTMENTS

DATE: 05-16-2024

PROJECT NUMBER: 24016

PROJECT LOCATION: 1400 S. GARDEN STREET, LOS ANGELES, CA 90015

PROJECT NUMBER: 24016

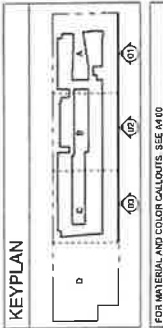
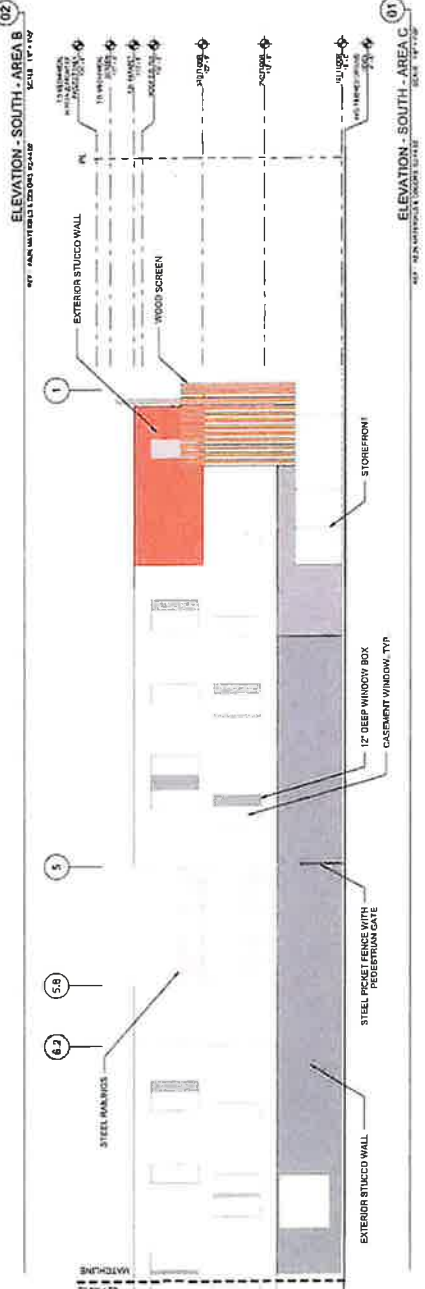
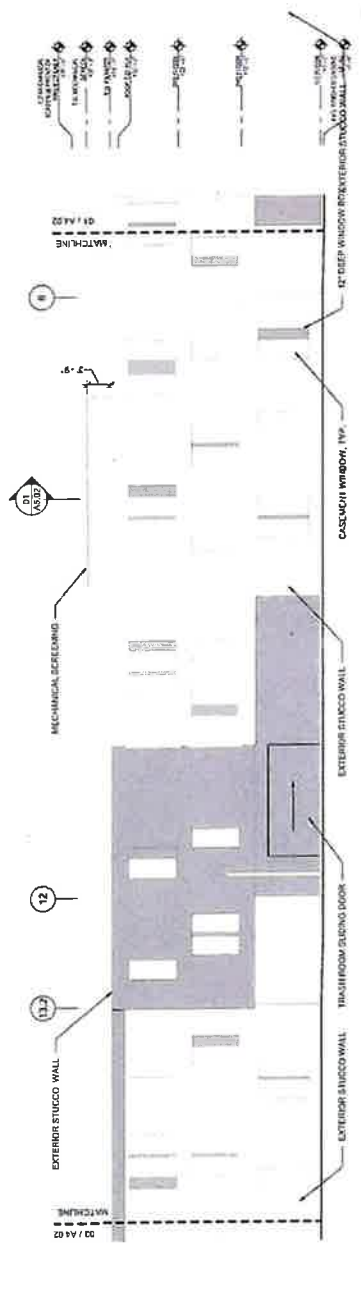
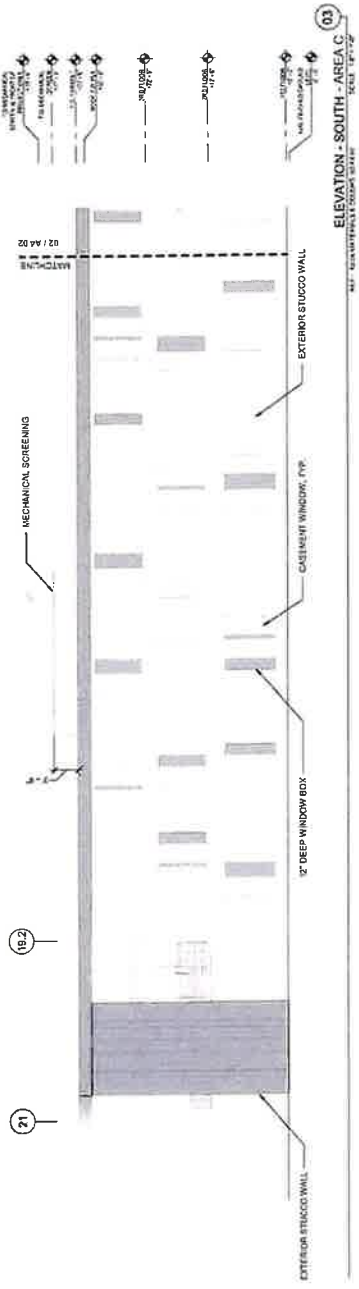


BROOKS + SCARPA ARCHITECTS, INC.
 1400 S. GARDEN STREET
 LOS ANGELES, CA 90015
 TEL: 213.208.4476

A4.01

Zoning Administrator Resolution – Resolution ZA-2024-06 | June 17, 2024
 Coral Blossom Apartments (PLNG24-011)

Planning Commission Resolution – Resolution 2024-17 | August 1, 2024
 Coral Blossom Apartments Appeal (APLA24-001)



ENTITLEMENT SET REVISION 1
2024-03-28
2024-05-15

BROOKS + SCARPA

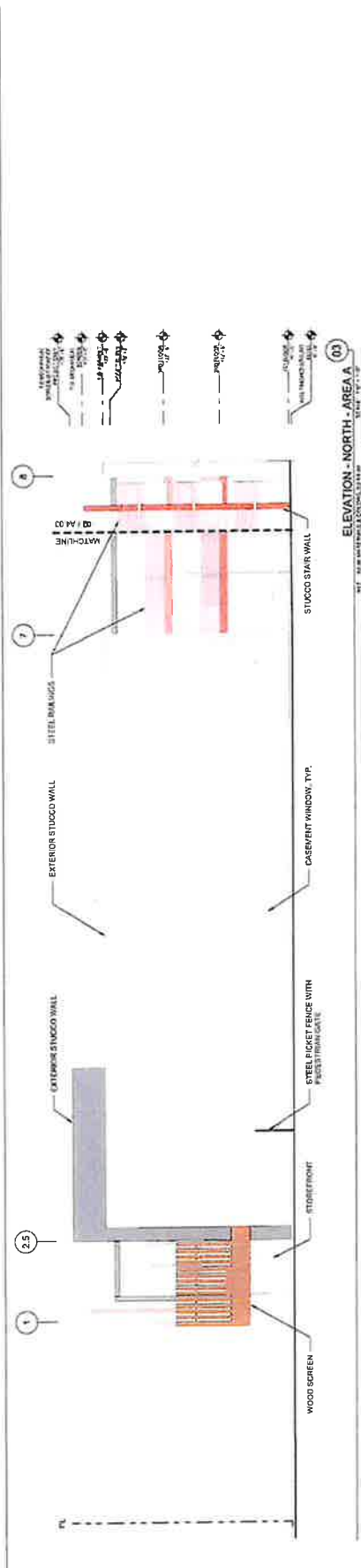
SHEET TITLE: ELEVATIONS
SCALE: 1/4" = 1'-0"
PROJECT: CORAL BLOSSOM APARTMENTS
14855 ELK GROVE BLVD. SUITE 100
ELK GROVE, CA 95762
PROJECT NUMBER: 240119

A4.02

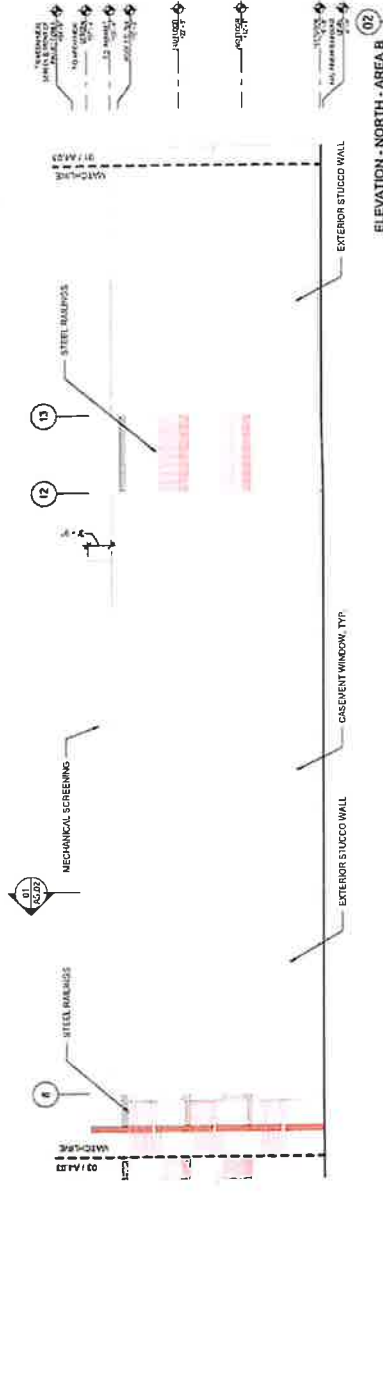
ARCHITECT: BROOKS + SCARPA ARCHITECTS, INC.
14855 ELK GROVE BLVD., SUITE 100
ELK GROVE, CA 95762
TEL: 925.436.1111
WWW.BROOKS+SCARPA.COM

Zoning Administrator Resolution – Resolution ZA-2024-06 | June 17, 2024
Coral Blossom Apartments (PLNG24-011)

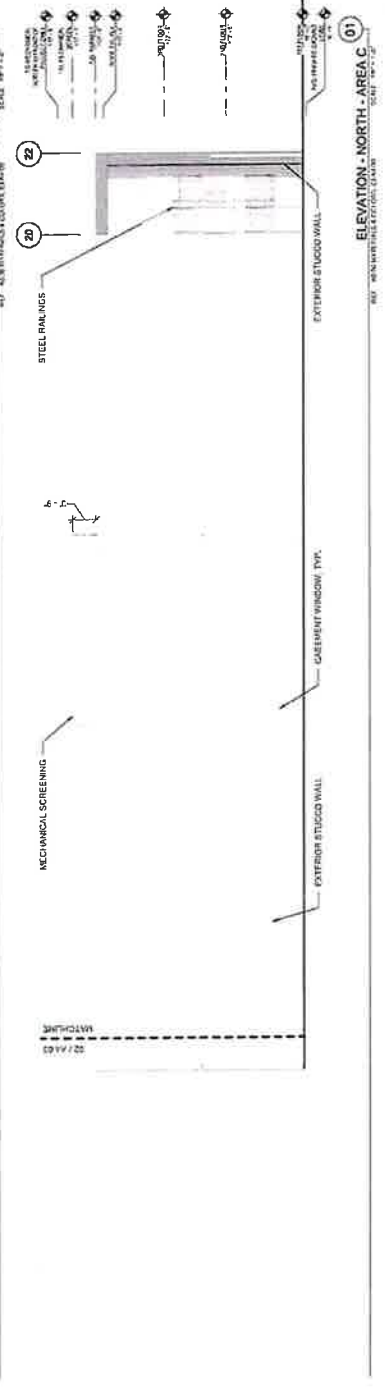
Planning Commission Resolution – Resolution 2024-17 | August 1, 2024
Coral Blossom Apartments Appeal (APLA24-001)



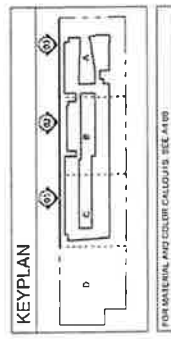
ELEVATION - NORTH - AREA A
SCALE: 1/8" = 1'-0"



ELEVATION - NORTH - AREA B
SCALE: 1/8" = 1'-0"



ELEVATION - NORTH - AREA C
SCALE: 1/8" = 1'-0"



FOR MATERIAL AND COLOR CALLOUTS SEE A419

DATE: 2024-03-29
 2024-05-15
 CORAL BLOSSOM APARTMENTS
 600 ELK CREEK ROAD
 ELK GROVE, CA 95724
 PROJECT NUMBER: 20010

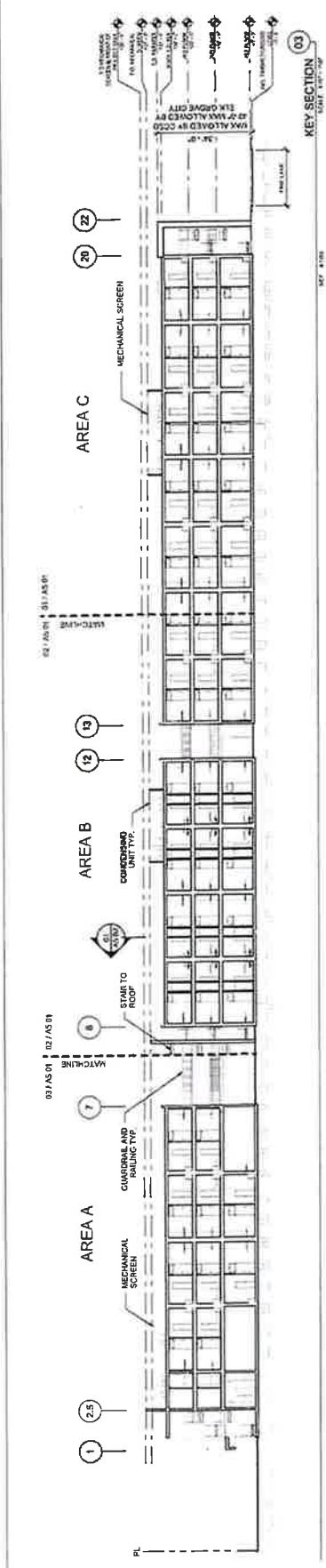
BROOKS SCARPA
 ARCHITECTS
 1000 W. JEFFERSON ST.
 SUITE 100
 FRESNO, CA 93721
 TEL: 559.433.1111
 WWW.BROOKSSCARPA.COM

SHEET TITLE: ELEVATIONS
 SCALE: AS SHOWN
 ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED
 UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO FACE
 UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO CENTERLINE
 UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE TO CENTERLINE

A4.03

Zoning Administrator Resolution – Resolution ZA-2024-06 | June 17, 2024
 Coral Blossom Apartments (PLNG24-011)

Planning Commission Resolution – Resolution 2024-17 | August 1, 2024
 Coral Blossom Apartments Appeal (APLA24-001)



NOTE:
 0300 - CORNWALL COMMUNITY SERVICE DISTRICT FIRE DEPARTMENT
 ENTITLEMENT SET
 ENTITLEMENT SET REVISION 1
 2024-03-29
 2024-03-15

CORAL BLOSSOM APARTMENTS
 888 ELIZABETH BLVD
 FAYETTEVILLE, GA 30215
 PROJECT NUMBER: 240510

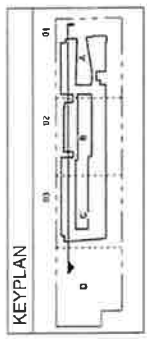
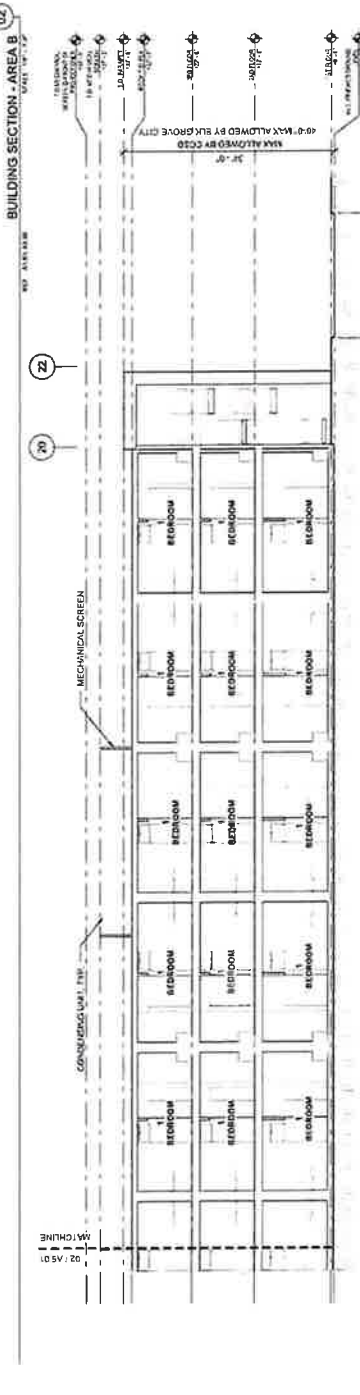
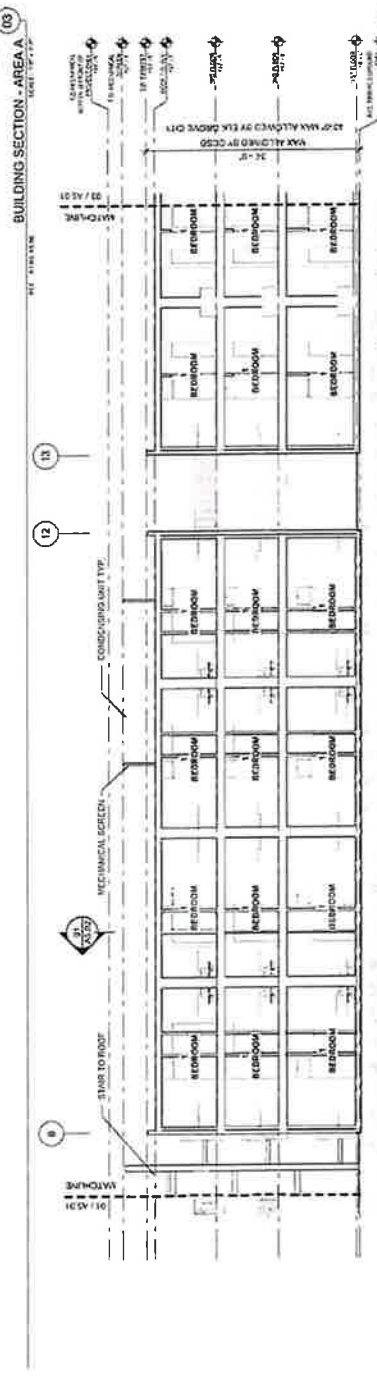
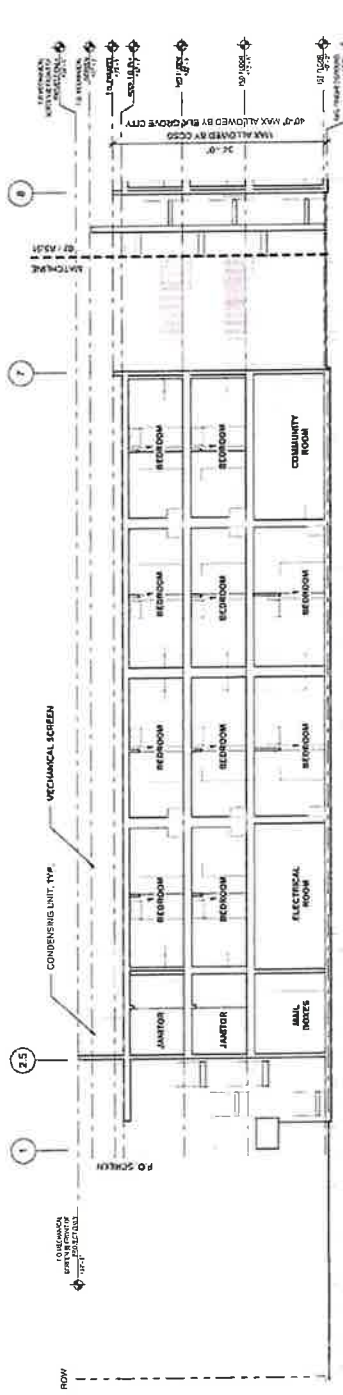
BROOKS + SCARPA
 ARCHITECTS
 1000 W. BENTLEY BLVD
 FAYETTEVILLE, GA 30215

SHEET TITLE: KEY SECTIONS
 SCALE: PRINTED
 DATE: 03/20/24
 ALL DIMENSIONS ARE IN FEET AND INCHES. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.

A5.00

Zoning Administrator Resolution – Resolution ZA-2024-06 | June 17, 2024
 Coral Blossom Apartments (PLNG24-011)

Planning Commission Resolution – Resolution 2024-17 | August 1, 2024
 Coral Blossom Apartments Appeal (APLA24-001)

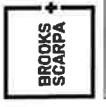


NOTE - CONSUMES COMMUNITY SERVICE DISTRICT FIRE DEPARTMENT
 CCSD - CONSUMES COMMUNITY SERVICE DISTRICT FIRE DEPARTMENT

DATE: 08/01/24
 PROJECT NUMBER: 2024-05-18

CORAL BLOSSOM APARTMENTS

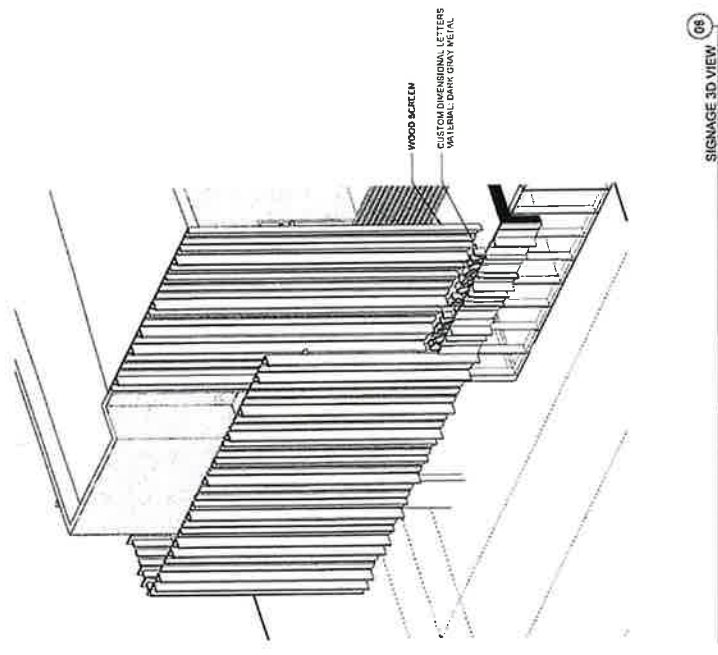
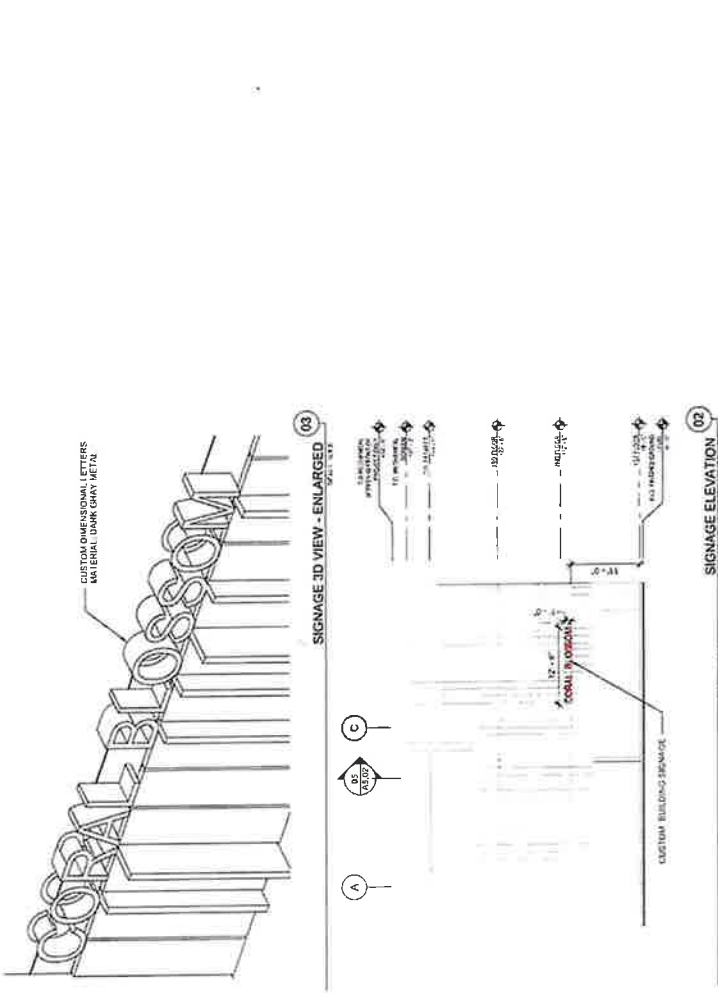
866 BLOOMINGDALE DRIVE
 CORAL GABLES, FL 33134
 PROJECT NUMBER: 2024-05-18



SHEET TITLE: BUILDING SECTIONS
 SCALE: 1/8" = 1'-0"
 DATE: 08/01/24

BROOKS + SCARPA ARCHITECTS, INC.
 2000 UNIVERSITY BLVD
 SUITE 100
 MIAMI, FL 33136

A5.01



BROOKS SCARPA

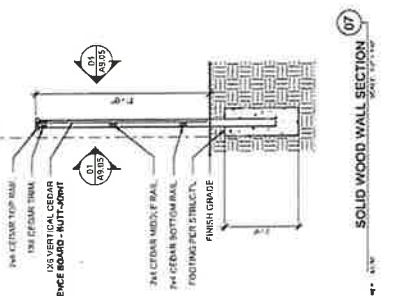
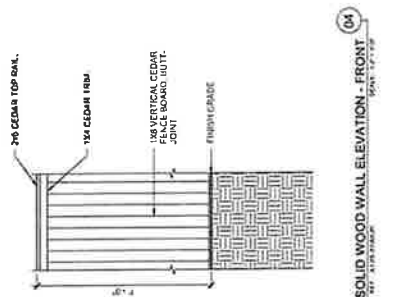
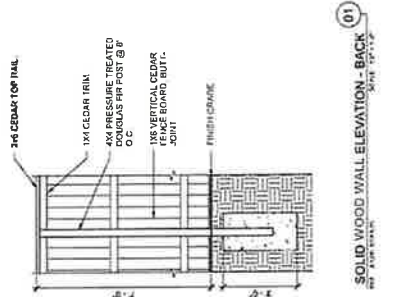
ARCHITECTURE INC.
11111 WILLOW CANYON
SANTA MONICA, CA 90404

CORAL BLOSSOM APARTMENTS
2024-01-29
2024-06-15

CITIZENSHIP SET
ENVIRONMENT SET REVISION 1

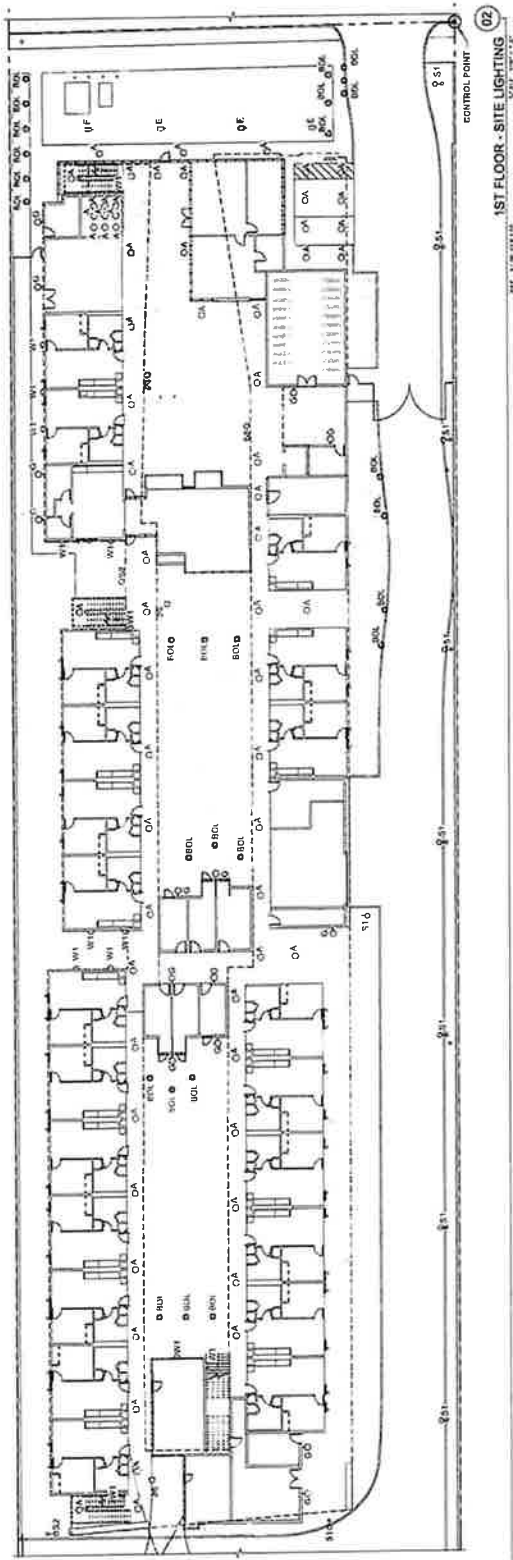
SHEET TITLE: SIGNAGE & FENCE DETAILS

SCALE: As indicated
ALL DIMENSIONS AND CONDITIONS ARE TO BE VERIFIED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS OF THE PROJECT SITE AND SHALL BE RESPONSIBLE FOR NOTIFYING THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES.



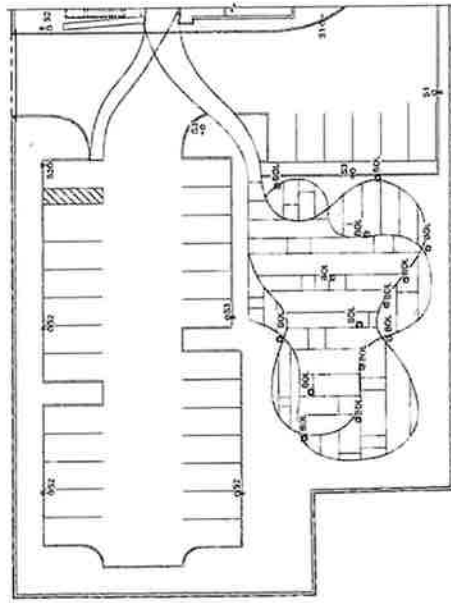
Zoning Administrator Resolution – Resolution ZA-2024-06 | June 17, 2024
Coral Blossom Apartments (PLNG24-011)

Planning Commission Resolution – Resolution 2024-17 | August 1, 2024
Coral Blossom Apartments Appeal (APLA24-001)



1ST FLOOR - SITE LIGHTING

02



PARKING - SITE LIGHTING

07

2024-03-28
2024-05-15

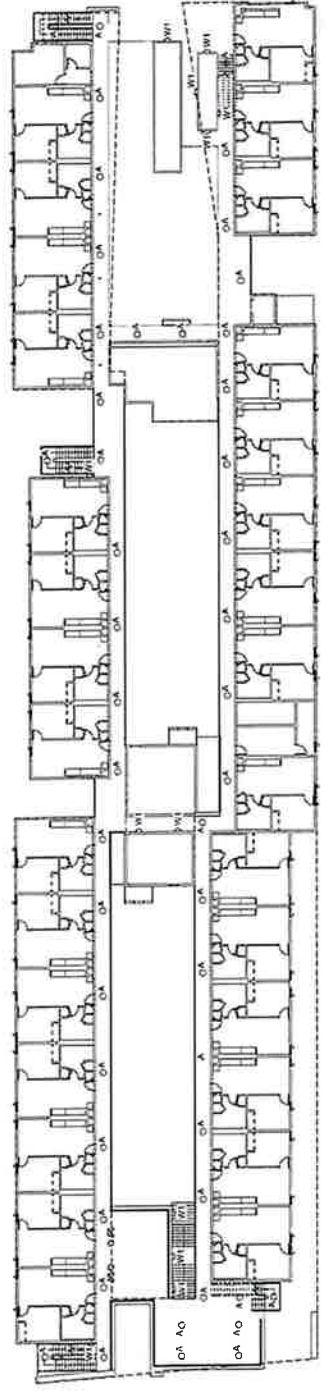
ENTIREMENT SET
MULTIFAMILY BY TRAVIS
CORAL BLOSSOM APARTMENTS
1000 S. GARDEN AVENUE
LA BREA, CA 90001
PROJECT NUMBER: 2024-01



SHEET TITLE: 1ST FLOOR - SITE LIGHTING
SCALE: 1/8" = 1'-0"
DATE: 05/15/24
DRAWN BY: J. SCARPA
CHECKED BY: B. BROOKS
APPROVED BY: B. BROOKS
PROJECT: CORAL BLOSSOM APARTMENTS

E1.01

TYPE	NAME	MANUF.	MODEL	SIZE	COLOR/FINISH	REMARKS
A	RECESSED CAN LIGHT	SUN-APP-004	12" x 12" x 1.5"	12" x 12"	WHITE	INDICATED ON 1ST, 2ND & 3RD FLOOR
B	LANDSCAPE LIGHT	BR-1000	12" x 12" x 1.5"	12" x 12"	SILVER	LANDSCAPE PATHWAY LIGHTING
C	LANDSCAPE LIGHT	BR-1000	12" x 12" x 1.5"	12" x 12"	SILVER	LANDSCAPE LIGHT
D	RECESSED CAN LIGHT	SUN-APP-004	12" x 12" x 1.5"	12" x 12"	SILVER	INDICATED ON BUILDING SURFACE
E	RECESSED CAN LIGHT	SUN-APP-004	12" x 12" x 1.5"	12" x 12"	SILVER	INDICATED ON BUILDING SURFACE
F	RECESSED CAN LIGHT	SUN-APP-004	12" x 12" x 1.5"	12" x 12"	SILVER	INDICATED ON BUILDING SURFACE
G	RECESSED CAN LIGHT	SUN-APP-004	12" x 12" x 1.5"	12" x 12"	SILVER	INDICATED ON BUILDING SURFACE
H	RECESSED CAN LIGHT	SUN-APP-004	12" x 12" x 1.5"	12" x 12"	SILVER	INDICATED ON BUILDING SURFACE
I	RECESSED CAN LIGHT	SUN-APP-004	12" x 12" x 1.5"	12" x 12"	SILVER	INDICATED ON BUILDING SURFACE
J	RECESSED CAN LIGHT	SUN-APP-004	12" x 12" x 1.5"	12" x 12"	SILVER	INDICATED ON BUILDING SURFACE
K	RECESSED CAN LIGHT	SUN-APP-004	12" x 12" x 1.5"	12" x 12"	SILVER	INDICATED ON BUILDING SURFACE
L	RECESSED CAN LIGHT	SUN-APP-004	12" x 12" x 1.5"	12" x 12"	SILVER	INDICATED ON BUILDING SURFACE
M	RECESSED CAN LIGHT	SUN-APP-004	12" x 12" x 1.5"	12" x 12"	SILVER	INDICATED ON BUILDING SURFACE
N	RECESSED CAN LIGHT	SUN-APP-004	12" x 12" x 1.5"	12" x 12"	SILVER	INDICATED ON BUILDING SURFACE
O	RECESSED CAN LIGHT	SUN-APP-004	12" x 12" x 1.5"	12" x 12"	SILVER	INDICATED ON BUILDING SURFACE
P	RECESSED CAN LIGHT	SUN-APP-004	12" x 12" x 1.5"	12" x 12"	SILVER	INDICATED ON BUILDING SURFACE
Q	RECESSED CAN LIGHT	SUN-APP-004	12" x 12" x 1.5"	12" x 12"	SILVER	INDICATED ON BUILDING SURFACE
R	RECESSED CAN LIGHT	SUN-APP-004	12" x 12" x 1.5"	12" x 12"	SILVER	INDICATED ON BUILDING SURFACE
S	RECESSED CAN LIGHT	SUN-APP-004	12" x 12" x 1.5"	12" x 12"	SILVER	INDICATED ON BUILDING SURFACE
T	RECESSED CAN LIGHT	SUN-APP-004	12" x 12" x 1.5"	12" x 12"	SILVER	INDICATED ON BUILDING SURFACE
U	RECESSED CAN LIGHT	SUN-APP-004	12" x 12" x 1.5"	12" x 12"	SILVER	INDICATED ON BUILDING SURFACE
V	RECESSED CAN LIGHT	SUN-APP-004	12" x 12" x 1.5"	12" x 12"	SILVER	INDICATED ON BUILDING SURFACE
W	RECESSED CAN LIGHT	SUN-APP-004	12" x 12" x 1.5"	12" x 12"	SILVER	INDICATED ON BUILDING SURFACE
X	RECESSED CAN LIGHT	SUN-APP-004	12" x 12" x 1.5"	12" x 12"	SILVER	INDICATED ON BUILDING SURFACE
Y	RECESSED CAN LIGHT	SUN-APP-004	12" x 12" x 1.5"	12" x 12"	SILVER	INDICATED ON BUILDING SURFACE
Z	RECESSED CAN LIGHT	SUN-APP-004	12" x 12" x 1.5"	12" x 12"	SILVER	INDICATED ON BUILDING SURFACE



2ND FLOOR - SITE LIGHTING
 DATE: 10/17/22

ENTIREMENT SET
 2024-03-15

CORAL BLOSSOM APARTMENTS
 844 ELY DRIVE E, CORAL, FL 33408
 PROJECT NUMBER: 240219

SHEET TITLE: 2ND FLOOR - SITE LIGHTING

SCALE: AS SHOWN
 DATE: 10/17/22

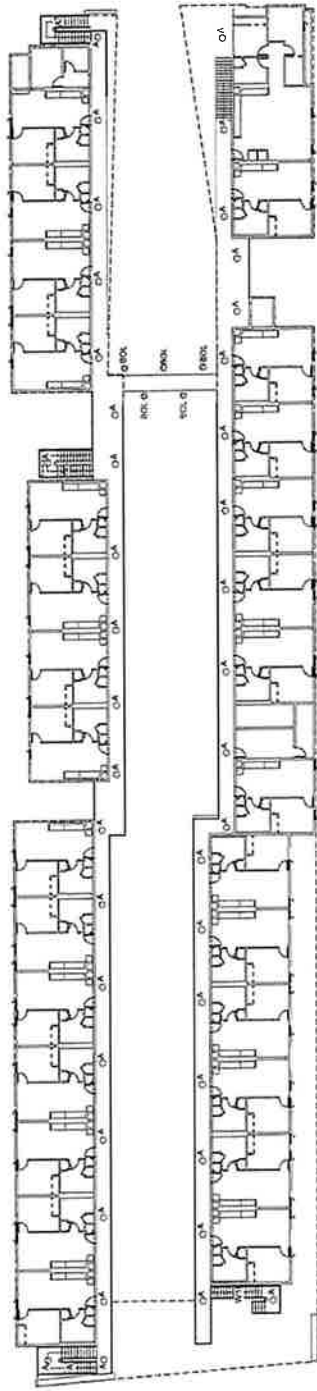
PROJECT: CORAL BLOSSOM APARTMENTS
 844 ELY DRIVE E, CORAL, FL 33408
 PROJECT NUMBER: 240219

PROJECT: CORAL BLOSSOM APARTMENTS
 844 ELY DRIVE E, CORAL, FL 33408
 PROJECT NUMBER: 240219

PROJECT: CORAL BLOSSOM APARTMENTS
 844 ELY DRIVE E, CORAL, FL 33408
 PROJECT NUMBER: 240219

TYPE	NAME	MANUF.	MODEL	SIZE	COLOR/FINISH/TAVN	REMARKS
A	RECESSED CAN LIGHT	SIEMENS	SIEMENS	4" SQUARE	WHITE	TYPICAL FOR 2ND & 3RD FLOOR
B	RECESSED CAN LIGHT	SIEMENS	SIEMENS	4" SQUARE	SILVER	LANDSCAPE LIGHTING
C	RECESSED CAN LIGHT	SIEMENS	SIEMENS	4" SQUARE	SILVER	LANDSCAPE LIGHT
D	RECESSED CAN LIGHT	SIEMENS	SIEMENS	4" SQUARE	SILVER	LANDSCAPE LIGHTING
E	RECESSED CAN LIGHT	SIEMENS	SIEMENS	4" SQUARE	SILVER	LANDSCAPE LIGHTING
F	RECESSED CAN LIGHT	SIEMENS	SIEMENS	4" SQUARE	SILVER	LANDSCAPE LIGHTING
G	RECESSED CAN LIGHT	SIEMENS	SIEMENS	4" SQUARE	SILVER	LANDSCAPE LIGHTING
H	RECESSED CAN LIGHT	SIEMENS	SIEMENS	4" SQUARE	SILVER	LANDSCAPE LIGHTING
I	RECESSED CAN LIGHT	SIEMENS	SIEMENS	4" SQUARE	SILVER	LANDSCAPE LIGHTING
J	RECESSED CAN LIGHT	SIEMENS	SIEMENS	4" SQUARE	SILVER	LANDSCAPE LIGHTING
K	RECESSED CAN LIGHT	SIEMENS	SIEMENS	4" SQUARE	SILVER	LANDSCAPE LIGHTING
L	RECESSED CAN LIGHT	SIEMENS	SIEMENS	4" SQUARE	SILVER	LANDSCAPE LIGHTING
M	RECESSED CAN LIGHT	SIEMENS	SIEMENS	4" SQUARE	SILVER	LANDSCAPE LIGHTING
N	RECESSED CAN LIGHT	SIEMENS	SIEMENS	4" SQUARE	SILVER	LANDSCAPE LIGHTING
O	RECESSED CAN LIGHT	SIEMENS	SIEMENS	4" SQUARE	SILVER	LANDSCAPE LIGHTING
P	RECESSED CAN LIGHT	SIEMENS	SIEMENS	4" SQUARE	SILVER	LANDSCAPE LIGHTING
Q	RECESSED CAN LIGHT	SIEMENS	SIEMENS	4" SQUARE	SILVER	LANDSCAPE LIGHTING
R	RECESSED CAN LIGHT	SIEMENS	SIEMENS	4" SQUARE	SILVER	LANDSCAPE LIGHTING
S	RECESSED CAN LIGHT	SIEMENS	SIEMENS	4" SQUARE	SILVER	LANDSCAPE LIGHTING
T	RECESSED CAN LIGHT	SIEMENS	SIEMENS	4" SQUARE	SILVER	LANDSCAPE LIGHTING
U	RECESSED CAN LIGHT	SIEMENS	SIEMENS	4" SQUARE	SILVER	LANDSCAPE LIGHTING
V	RECESSED CAN LIGHT	SIEMENS	SIEMENS	4" SQUARE	SILVER	LANDSCAPE LIGHTING
W	RECESSED CAN LIGHT	SIEMENS	SIEMENS	4" SQUARE	SILVER	LANDSCAPE LIGHTING
X	RECESSED CAN LIGHT	SIEMENS	SIEMENS	4" SQUARE	SILVER	LANDSCAPE LIGHTING
Y	RECESSED CAN LIGHT	SIEMENS	SIEMENS	4" SQUARE	SILVER	LANDSCAPE LIGHTING
Z	RECESSED CAN LIGHT	SIEMENS	SIEMENS	4" SQUARE	SILVER	LANDSCAPE LIGHTING

E1.02



3RD FLOOR - SITE LIGHTING

ENTITLEMENT SET
ENTITLEMENT SET REVISION 1
2024.05.29
2024.05.15

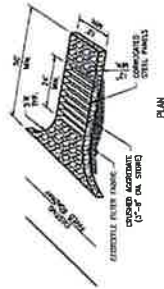
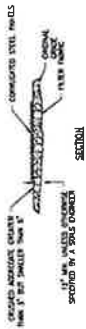
CORAL BLOSSOM APARTMENTS
686 E. BRIDGE ST. SUITE 100
LA JOLLA, CA 92037
PROJECT NUMBER: 2024.10



SHEET TITLE: 3RD FLOOR - SITE LIGHTING
SCALE: AS SHOWN
DATE: 05/15/24
DRAWN BY: J. SCARPA
CHECKED BY: J. SCARPA
APPROVED BY: J. SCARPA
PROJECT ARCHITECT: BROOKS SCARPA ARCHITECTS, INC.
1000 W. 10TH ST., SUITE 100
LA JOLLA, CA 92037

E1.03

TYPE	NAME	MANUF.	MODEL	SIZE	COLOR/TINT/SH.	LAMP	REMARKS
A	RECESSED CAN	WETLINE	STAR REFLECTOR	4" RECESSED LIGHT	WHITE	LED	TYPICAL @ 1ST, 2ND & 3RD FLOOR WALKWAYS
B	UNARMED DOWNWARD LIGHTING	LUMORA	BL-1000	1" x 1" x 1"	SILVER	LED	LUNDAUNOFF PATHWAY LIGHTING
C	LANGSCAPE LIGHT	LANGSCAPE LIGHTING	LANGSCAPE LIGHTING	4" x 4" x 4"	SILVER	LED	LANGSCAPE LIGHT
D	RECESSED WALL MOUNT	LANGSCAPE LIGHTING	LANGSCAPE LIGHTING	4" x 4" x 4"	SILVER	LED	SURFACE MOUNTED ON BUILDING
E	FACE MOUNTED LIGHTING	LANGSCAPE LIGHTING	LANGSCAPE LIGHTING	4" x 4" x 4"	SILVER	LED	PARKING LOT AND DRIVE ASIDE, MOUNTED @ 14'
F	DOUBLE POLE LIGHT	LANGSCAPE LIGHTING	LANGSCAPE LIGHTING	4" x 4" x 4"	SILVER	LED	PARKING LOT AND DRIVE ASIDE, MOUNTED @ 14'
G	WALL LUMINAIRE LIGHTING	LANGSCAPE LIGHTING	LANGSCAPE LIGHTING	4" x 4" x 4"	SILVER	LED	SURFACE MOUNTED ON BUILDING



NOTES:

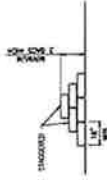
1. THE CONSTRUCTION ENTRANCE INWARDS SHALL BE STABILIZED SO AS TO PREVENT SEDIMENTS FROM BEING TRANSPORTED OFF-SITE. THE ENTRANCE SHALL BE FULLY STABILIZED AND MAY NOT BE PASSED DOWN BY TRUCK OR OTHER MACHINERY INTO THE STORM DRAIN SYSTEM.
2. STABILIZED CONSTRUCTION ENTRANCES SHALL BE LOCATED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING THE CONSTRUCTION SITE OR FROM A PUBLIC RIGHT OF WAY, STREET, ALLEY, AND SIDEWALK OR DRIVEWAY.
3. IF A RASH PATCH IS INCLUDED, A SEDIMENT TRAP OF SOULS AND MUST ALSO BE PROVIDED TO COLLECT WASH WATER RUNOFF.
4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UNLOAD THE STABILIZED CONSTRUCTION ENTRANCE.

STEEL LAMINATION JOISTS

1. REMOVE ALL SEDIMENT EXPOSED ON FRESH EXPOSED MATERIALS.
2. REMOVE ALL SEDIMENT EXPOSED ON FRESH EXPOSED MATERIALS.
3. REMOVE ALL SEDIMENT EXPOSED ON FRESH EXPOSED MATERIALS.
4. REMOVE ALL SEDIMENT EXPOSED ON FRESH EXPOSED MATERIALS.



SLOPE INCLINATION (FOR SLOPE INTERPRETATION)	MINIMUM SLOPE LENGTH (FEET)
< 4:1 (8%)	75'
4:1-2:1 (10%)	15'
> 2:1 (10%)	10'



NOTES:

1. THE MATERIAL BAGS SHOULD BE WOOD POLYPROPYLENE, POLYETHYLENE OR POLYMER FIBER, MINIMUM LINE WEIGHT OF 4 OUNCES/SQ. YARD, BUILT TO WITHSTAND 1000 LBS. PER SQ. YARD. THE BAGS SHOULD BE STABILIZED TO PREVENT SEDIMENT FROM BEING TRANSPORTED OFF-SITE. THE ENTRANCE SHALL BE FULLY STABILIZED AND MAY NOT BE PASSED DOWN BY TRUCK OR OTHER MACHINERY INTO THE STORM DRAIN SYSTEM.
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4. ALL VEHICLES ACCESSING THE CONSTRUCTION SITE SHALL UNLOAD THE STABILIZED CONSTRUCTION ENTRANCE.



UNIT DRAWING SET
ENTAILMENT SET REVISION 1

JAMES E. GROVES
REGISTERED PROFESSIONAL ENGINEER
NO. 10000
STATE OF FLORIDA

CORAL BLOSSOM APARTMENTS

8400 E. GROVES CORNWAY
CORAL GARDENS, FL 33422
PROJECT NUMBER: 202410

LEAF

LANDSCAPE ARCHITECTS
1111 S. W. 15th Ave., Suite 100
Fort Lauderdale, FL 33304
Tel: 954.575.1111
Fax: 954.575.1112
www.leafdesign.com

C1.01

Zoning Administrator Resolution – Resolution ZA-2024-06 | June 17, 2024
Coral Blossom Apartments (PLNG24-011)

Planning Commission Resolution – Resolution 2024-17 | August 1, 2024
Coral Blossom Apartments Appeal (APLA24-001)

Exhibit C
Coral Blossom Apartments (PLNG24-011)
Project Conditions of Approval

Conditions of Approval		Timing/ Implementation	Enforcement / Monitoring	Verification (date and Signature)
ON-GOING				
1.	Development and operation of the proposed Project shall be consistent with the Project Description and Project Plans as provided in Exhibits A and B, incorporated herein by this reference. Deviations from the approved plans shall be reviewed by the City for substantial compliance and may require amendment by the appropriate hearing body.	On-Going	Planning	
2.	This action does not relieve the Applicant of the obligation to comply with all applicable ordinances, statutes, regulations, and procedures.	On-Going	Planning	
3.	The Applicant, or Successors in Interest (hereinafter referred to as the Applicant) shall indemnify, protect, defend, and hold harmless the City, its officers, officials, agents, employees, and volunteers from and against any and all claims, damages, demands, liability, costs, losses or expenses including without limitation court costs, reasonable attorney's fees and expert witness fees arising out of this Project including challenging the validity of this Application/permit or any environmental or other documentation related to approval of this application.	On-Going	Planning	
4.	As to any fee, dedication, reservation or exaction established by these conditions of approval that are subject to the Mitigation Fee Act, notice is hereby given pursuant to California Government Code Section 66020(d) that the 90-day period in which you may protest the fees set forth herein has begun to run as of the date of approval of this Project. Other limitations periods may apply. The City reserves all rights	On-Going	Planning	

Exhibit C
Coral Blossom Apartments (PLNG24-011)
Project Conditions of Approval

	<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and Signature)</u>
5.	<p>Except as otherwise specified or provided for in the Project plans or in these conditions, the Project shall conform to the development standards and design requirements adopted by the City of Elk Grove and in effect at the time the Project application was deemed complete, specifically including but not limited to the following:</p> <ul style="list-style-type: none"> • The Elk Grove Zoning Code (Title 23 of the EGMC) • Elk Grove Municipal Code (EGMC) Chapter 14.10 (Water Efficient Landscape Requirements) • EGMC Title 16 (Building and Construction) • EGMC Title 22 (Land Development) 	On-Going	Planning	
6.	<p>The Applicant shall design and construct all improvements in accordance with the City of Elk Grove Improvement Standards, as further conditioned herein, and to the satisfaction of the City. Specific locations on median(s) that require emergency vehicle access will be evaluated during review and acceptance of the Improvement Plans.</p> <p>Public sewer, water, and other utility infrastructure shall be designed and constructed pursuant to the standards of the appropriate utility</p>	On-Going	Engineering SCWA SacSewer SMUD PG&E	
7.	<p>The Applicant shall pay all lawfully imposed plan check fees, impact fees, or other costs as required by the City, the Cosumnes Community Services District (CCSD), Sacramento Area Sewer District (SacSewer), Sacramento County Water Agency (SCWA), or other agencies or services providers as established by law.</p>	On-Going	Planning Engineering Building CCSD SCWA SacSewer	
8.	<p>Approval of this Project does not relieve the Applicant from the requirements of subsequent permits and approvals, including but not limited to the following as may be applicable:</p> <ul style="list-style-type: none"> • Grading Permit and Improvement Plans • Building Permit and Certificate of Occupancy • Fire Department review for permits and/or occupancy 	On-Going	Planning Engineering Building CCSD SCWA SacSewer	

Exhibit C
Coral Blossom Apartments (PLNG24-011)
Project Conditions of Approval

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and Signature)</u>
9.	The trash enclosures shall be locked when not in use and maintained consistent with applicable City standards	On-Going	Code Enforcement Planning	
10.	If cultural resources or tribal cultural resources are discovered during grading or construction activities on the Project Site, work shall halt immediately within 50 feet of the discovery, the Planning Department shall be notified, and a professional archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards in archaeology shall be retained to determine the significance of the discovery. If resources are determined to be potentially significant, the City shall require the preparation of a treatment plan and report of findings for cultural and tribal cultural resources. The City and the applicant shall consult and agree to implement all measures the City deems feasible. Such measures may include avoidance, preservation in place, excavation, documentation, curation, data recovery, or other appropriate measures. The Applicant shall be required to implement measures necessary for the protection and documentation of cultural resources.	On-Going and Prior to Improvement Plans or Grading Permit, whichever occurs first.	Planning	
11.	A note stating the above shall be placed on the Improvement Plans All construction must stop if any human remains are uncovered, and the County Coroner must be notified according to Section 7050.5 of California's Health and Safety Code. If the remains are determined to be Native American, the procedures outlined in State CEQA Guidelines Section 15064.5 (d) and (e) shall be followed. A note stating the above shall be placed on the Improvement Plans	On-Going and Prior to Improvement Plans or Grading Permit(s), whichever occurs first.	Planning	

Exhibit C
Coral Blossom Apartments (PLNG24-011)
Project Conditions of Approval

Conditions of Approval		Timing/ Implementation	Enforcement / Monitoring	Verification (date and Signature)
12.	<p>Before the start of any earthmoving activities, the Project owner shall retain a qualified scientist (e.g., geologist, biologist, paleontologist) to train all construction personnel involved with earthmoving activities, including the site superintendent, regarding the possibility of encountering fossils, the appearance and types of fossils likely to be seen during construction, and proper notification procedures should fossils be encountered. Training on paleontological resources shall also be provided to all other construction workers but may use videotape of the initial training and/or written materials rather than in-person training.</p> <p>If any paleontological resources (fossils) are discovered during grading or construction activities within the Project area, work shall be halted immediately within 50 feet of the discovery, and the City Planning Division shall be immediately notified. The Project owner will retain a qualified paleontologist to evaluate the resource and prepare a recovery plan in accordance with Society of Vertebrate Paleontology guidelines (SVP 2010). The recovery plan may include but is not limited to a field survey, construction monitoring, sampling and data recovery procedures, museum storage coordination for any specimen recovered, and a report of findings. Recommendations in the recovery plan that are determined by the City to be necessary and feasible will be implemented by the applicant before construction activities resume in the area where the paleontological resources were discovered.</p>	On-Going and Prior to Improvement Plans or Grading Permit(s), whichever occurs first.	Planning	
13.	Signage is not approved with this application. Future signs shall be reviewed under a separate Sign Permit application and shall comply with the objective development standards set forth in EGMC Chapter 23.62.	On-Going	Planning	
14.	SMUD has existing underground 12kV facilities near the south-east parcel boundary that will need to remain. The Applicant shall be responsible for maintaining all Cal/OSHA and State of California Public Utilities Commission General Order No. 128 safety clearances during construction and upon building completion. If the required clearances cannot be maintained, the Applicant shall be responsible for the cost of relocation.	On-Going	SMUD	

Exhibit C
Coral Blossom Apartments (PLNG24-011)
Project Conditions of Approval

Conditions of Approval		Timing/ Implementation	Enforcement / Monitoring	Verification (date and Signature)
15.	Any necessary future SMUD facilities located on the Applicant's property shall require a dedicated SMUD easement. This will be determined prior to SMUD performing work on the Applicant's property.	On-Going	SMUD	
16.	In the event the Applicant requires the relocation or removal of existing SMUD facilities on the subject property, the Applicant shall coordinate with SMUD. The Applicant shall be responsible for the cost of relocation or removal.	On-Going	SMUD	
17.	SMUD reserves the right to use any portion of its easements on the subject property that it reasonably needs and shall not be responsible for any damages to the developed property within said easement that unreasonably interferes with those needs.	On-Going	SMUD	
18.	The Applicant shall not place any building foundations within 5-feet of any SMUD trench to maintain adequate trench integrity. The Applicant shall verify specific clearance requirements for other utilities (e.g., Gas, Telephone, etc.).	On-Going	SMUD	
19.	The Applicant shall comply with SMUD siting requirements (e.g., panel size/location, clearances from SMUD equipment, transformer location, service conductors). Information regarding SMUD siting requirements can be found at: https://www.smud.org/en/Business-Solutions-and-Rebates/Design-and-Construction-Services .	On-Going	SMUD	
20.	The Applicant shall dedicate any private drive, ingress and egress easement, (and 10-feet adjacent thereto) as a public utility easement for (overhead and) underground facilities and appurtenances. All access roads shall meet minimum SMUD requirements for access roads.	On-Going	SMUD	
21.	The Applicant shall dedicate and provide all-weather vehicular access for service vehicles that are up to 26,000 pounds. At a minimum: (a) the drivable surface shall be 20-foot wide; and (b) all SMUD underground equipment and appurtenances shall be within 15-feet from the drivable surface.	On-Going	SMUD	

Exhibit C
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Project Conditions of Approval

Conditions of Approval		Timing/ Implementation	Enforcement / Monitoring	Verification (date and Signature)
22.	The Applicant shall reconstruct any damaged curb, gutter, sidewalk and/or pavement caused by construction-related activities associated with the Project site. If pavement replacement is necessary, as determined by the City, the Applicant may be required to grind, overlay, and/or slurry seal the damaged portion(s) in accordance with the City Improvement Standards and to the satisfaction of the City. The Applicant shall schedule an inspection with the City to document the pre-construction condition of existing surface infrastructure adjacent to and near the Project.	On-Going	Engineering	
23.	There shall be at least a 13-foot, 6-inch vertical clearance for any trees that overhang over the fire lanes.	On-Going	CCSD Fire	
24.	The installation of on-site traffic calming devices such as but not limited to speed bumps, humps, or other designs are prohibited unless approved by the fire code official with CCSD-Fire.	On-Going	CCSD Fire	
25.	All fire and life safety systems, including but not limited to, the fire sprinkler system and fire alarm system, shall be maintained in accordance with California Code of Regulations Title 19. Inspection, testing, and maintenance reports shall be submitted to the Cosumnes Fire Department online reporting system.	On-Going	CCSD Fire	

Exhibit C
Coral Blossom Apartments (PLNG24-011)
Project Conditions of Approval

Conditions of Approval		Timing/ Implementation	Enforcement / Monitoring	Verification (date and Signature)
PRIOR TO OR IN CONJUNCTION WITH IMPROVEMENT AND/OR GRADING PLAN SUBMITTAL OR APPROVAL				
26.	The construction measures for the Project shall be subject to the objective local requirements for any land disturbance. This includes compliance with the Elk Grove Municipal Code and pre-construction surveys from a qualified biologist for nesting raptors and other birds prior to earth moving activities associated with construction. If any evidence of Swainson's hawk is found as a result of the pre-construction surveys, or if it is found that the subject site is suitable foraging habitat, the Applicant shall comply with the mitigation measures set forth in Elk Grove Municipal Code Chapter 16.130.	Prior to Improvement Plans or Grading Permit(s), whichever occurs first.	Planning	
27.	The Applicant shall prepare and submit a drainage study to the satisfaction of the City and in accordance with City of Elk Grove Storm Drainage Master Plan, Improvement Standards, General Plan, and any other applicable drainage master plans or studies.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering	
28.	The Applicant shall prepare and submit a Post-Construction Stormwater Quality Control Plan in accordance with the City of Elk Grove Improvement Standards and most recent version of the Stormwater Quality Design Manual for the Sacramento Region. The Applicant shall also submit a separate maintenance manual describing proper maintenance practices for the specific treatment controls to be constructed.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering	
29.	Low Impact Development (LID) features adopted in the Sacramento Region Stormwater Quality Manual (Manual) shall be implemented for the Project. All the designs shall be consistent with the design examples prescribed in the latest edition of the Manual.	Improvement Plans or Grading Permit(s), whichever occurs first	Engineering	
30.	The Applicant shall execute a maintenance agreement with the City for stormwater quality control treatment devices to the satisfaction of the City.	Improvement Plans	Engineering	

Exhibit C
Coral Blossom Apartments (PLNG24-011)
Project Conditions of Approval

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and Signature)</u>
31.	The main driveway opening on Elk Grove-Flarin Road, along the Project's frontage shall be 35-foot wide and limited to right-in/right-out turn movements only.	Improvement Plans		
32.	To obtain sewer service, construction of SacSewer sewer infrastructure will be required. Current SacSewer Standards and Specifications apply to any offsite or onsite public sewer construction or modification. These improvements must be shown on the improvement plans. Field modifications to new or existing precast manhole bases are not allowed.	Improvement Plans	SacSewer	
33.	Lower Laterals must not directly connect to main lines more than 19 feet deep, and directly to trunk lines (lines with a flow greater than 1 MGD). Connections to the line on Elk Grove-Flarin Road will not be allowed except at the manhole.	Improvement Plans	SacSewer	
34.	Alignment of all main lines and structures must provide a minimum of 1-foot vertical clearance and 5-foot horizontal clearance from all other utilities and improvements. Sewer is to be located a minimum of 10 feet (measured horizontally) from any structure or footing. Show public sanitary sewer and water supply facilities in accordance with the Health and Safety Code.	Improvement Plans	SacSewer	
35.	All onsite sewer plans and offsite sewer plans must be submitted to SacSewer for review and approval.	Improvement Plans	SacSewer	
36.	Installation of a public cleanout is required at the right of way on Elk Grove-Flarin Road. These improvements must be shown on the plans.	Improvement Plans	SacSewer	
37.	The Applicant is responsible for installing collector sized sewer pipe line and appurtenances consistent with the applicable SacSewer standards and specifications across the parcel frontage. These improvements must be shown on the plans.	Improvement Plans	SacSewer	
38.	The minimum size for public sewer mainlines is 8-inch diameter. Public sewer must be located within the public right-of-way or a sewer easement. These improvements be shown on the plans.	Improvement Plans	SacSewer	

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39.	The proposed density is greater than what was in the SacSewer Master Plan. SacSewer will model the proposed density in the hydraulic model to determine if the downstream system is capacity constrained. If the results require upsizing the sewer system, upsizing shall comply with the applicable SacSewer standards and specifications and must be shown on the improvement plans.	Improvement Plans	SacSewer	
40.	All water lines shall be located within a public right-of-way or within easements dedicated to Sacramento County Water Agency (SCWA). Easements shall be reviewed and approved by SCWA prior to Improvement Plan approval.	Improvement Plans	SCWA	
41.	The City shall destroy all abandoned wells on the proposed Project site in accordance with the requirements of the Sacramento County Environmental Health Division. The Applicant shall clearly show abandoned/destroyed wells on the improvement plans for the Project.	Improvement Plans	SCWA	

Exhibit C
Coral Blossom Apartments (PLNG24-011)
Project Conditions of Approval

<u>Conditions of Approval</u>	<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and Signature)</u>
<p>42. The Project shall provide fire flow from a public water system that meets the fire flow requirements of the California Fire Code and the Cosumnes Fire Department. A minimum 10-inch looped fire main to supply on-site fire hydrants shall be provided. This on-site fire main shall be connected to the municipal water supply at two approved, remotely located points of connection to achieve two flow directions and be publicly maintained by the water purveyor (not private). If the fire main is also required to serve the adjacent parcel located at 8480 Elk Grove Florin Road, as determined at the time of entitlement approval for the future development of the 8480 parcel, the City or its successor owner of the 8480 parcel shall reimburse Applicant for the 8480 development's pro rata share of the cost to construct the fire main no later than issuance of building permits for the development of the 8480 parcel. To be eligible for reimbursement, the Applicant shall:</p> <ol style="list-style-type: none"> 1. Submit the final design of the fire main to the Development Services Director for review and approval; 2. Enter into a Reimbursement Agreement with the City prior to issuance of building permits for the Project or construction of the fire main, whichever comes first; and 3. Comply with all competitive bidding procedures and prevailing wage requirements as required by the City and State law. <p>If development of the 8480 parcel proceeds first and constructs the fire main to serve both the Project site and the 8480 site, then the Applicant shall reimburse the City and/or its successor owner, as directed by the City, for the Project's pro rata share of the cost to construct the fire main. The Applicant shall enter into a reimbursement agreement providing for such reimbursement prior to issuance of building permits for the Project or construction of the fire main, whichever comes first.</p> <p>The pro rata shares referenced above shall be calculated based on total square footage of the buildings.</p>	<p>Improvement Plans</p>	<p>CCSD Fire</p>	

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Conditions of Approval		Timing/ Implementation	Enforcement / Monitoring	Verification (date and Signature)
43.	On-site and off-site fire hydrants needed for the protection of structures shall be installed with a maximum spacing of 300 feet.	Improvement Plans	CCSD Fire	
44.	This Project is required to provide a fire control room at an approved location that meets the requirements of Section 901 of the California Fire Code and the Fire Control Room Design Standards.	Improvement Plans	CCSD Fire	
45.	"NO PARKING FIRE LANE" signs and/or red painted curbs shall be installed in accordance with the California Fire Code and to the satisfaction of the fire department. Width is measured from flow line to flow line or to edge of pavement if no curb provided.	Improvement Plans	CCSD Fire	
46.	Onsite and offsite fire department access routes shall provide a turning radius of 25-foot inside and 50 feet-outside (25 feet wide at and through the turn).	Improvement Plans	CCSD Fire	
47.	Project shall design a drop-off/pick up area for deliveries and other short-term parking needs.	Improvement Plans	CCSD Fire	
48.	As applicable due to fencing and firefighter access requirements, provide additional, approved fire department access gates equipped with Knox rapid entry devices at approved locations and to the satisfaction of the Cosumnes Fire Department.	Improvement Plans	CCSD Fire	
49.	Gates obstructing fire access routes (vehicular or pedestrian) shall comply with the Cosumnes Fire Department Emergency Access Gates and Barriers standard.	Improvement Plans	CCSD Fire	

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Coral Blossom Apartments (PLNG24-011)
Project Conditions of Approval

Conditions of Approval		Timing/ Implementation	Enforcement / Monitoring	Verification (date and Signature)
PRIOR TO OR IN CONJUNCTION WITH BUILDING PERMIT ISSUANCE				
50.	The Applicant shall execute a Right-of-Entry and Maintenance Agreement with the adjacent parcel to the north (8480 Elk Grove Florin Road; APN 115-0180-012) for the use and maintenance of the emergency access road.	Building Permit	Engineering	
51.	The City shall provide and Applicant shall obtain a quitclaim for the 20' access easement per Book 781113 OR 632, to the satisfaction of the City.	Building Permit	Engineering	
52.	The Applicant shall dedicate to the City a 12.5-foot public utility easement for underground facilities and appurtenances adjacent to Elk Grove-Florin Road along the Project's frontage.	Building Permit	Engineering	
53.	The Applicant shall dedicate to the City a pedestrian easement within the 36-foot landscape corridor on Elk Grove-Florin Road, along the Project's frontage to the satisfaction of the City	Building Permit	Engineering	
54.	The Applicant shall reconstruct any existing ADA compliance improvements adjacent to the Project to meet current standards.	Building Permit	Engineering	
55.	The Applicant shall obtain an emergency reciprocal access easement from the adjacent parcel to the north (8480 Elk Grove Florin Road; APN 115-0180-012) to the satisfaction of the City. If the City is able to obtain additional emergency reciprocal access through 8854 Calvine Road (APN 115-2010-010), the City may design and install an emergency access road, connecting to the 8854 Calvine Road property through the property at 8480 Elk Grove-Florin Road. If the City is unable to obtain an emergency reciprocal access easement from 8854 Calvine Road, the City shall design and install a gated emergency access road on the parcel located at 8480 Elk Grove-Florin Road (APN 115-0180-012), adjacent to Elk Grove-Florin Road. The emergency access road and gate shall be designed to the satisfaction of the City and CCSD Fire Department.	Building Permit	Engineering	

Exhibit C
Coral Blossom Apartments (PLNG24-011)
Project Conditions of Approval

Conditions of Approval		Timing/ Implementation	Enforcement / Monitoring	Verification (date and Signature)
56.	The Applicant shall acquire, dedicate, design and improve the westerly half-section of Elk Grove-Florin Road, along the Project's frontage and APN 115-0180-012 frontage, measured 48 feet from the approved centerline based on a 96-foot wide thoroughfare street, including a 36-foot wide landscape corridor and an 8-foot wide detached sidewalk in accordance with the City's Improvement Standards to the satisfaction of the City.	Building Permit	Engineering	
57.	The owner must contact Permit Services Unit at Permitservices@sacsewer.com or by phone at (916) 876-6100 to determine if sewer impact fees are due. Fees are to be paid prior to the issuance of building permits.	Building Permit	SacSewer	
58.	Prior to the issuance of any building permits for the Project, the Project developer/owner shall pay Zone 40 development fees applicable at the time of building permit issuance in accordance with Title 4 of the Sacramento County Water Agency (SCWA) Code.	Building Permit	SCWA	
59.	The Project area shall annex into the Maintenance Services Mello-Roos Community Facilities District 2006-1 (CFD), to fund the Project's fair share of landscape related maintenance costs associated with public parkways, public parks, open space, landscape setbacks, bike and other paths, landscaped medians in and adjacent to roadways, maintenance and operation of a community center, sports (including aquatic) facilities, cultural arts center, and water features, and maintenance of other related facilities. The annexation process can take several months, so the Applicant should plan accordingly. The application fee and completed application for the annexation is due prior to the Resolution of Intention to Annex the Property and Levy the Special Tax.	Building Permit	Finance	
60.	The Project area shall annex into the Storm Water Drainage Fee Zone 2 to fund a portion of the additional costs for storm water drainage and run-off maintenance related to serving the new development. The annexation process can take several months, so the Applicant should plan accordingly. The completed application for the annexation is due prior to the Resolution of Intention to Levy Storm Water Drainage Fee Zone 2 assessments.	Building Permit	Finance	

Exhibit C
 Coral Blossom Apartments (PLNG24-011)
 Project Conditions of Approval

<u>Conditions of Approval</u>		<u>Timing/ Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and signature)</u>
61.	The Project area shall annex into the Street Maintenance Assessment District No. 1, Zone 3, to fund a portion of the additional costs for long term roadway maintenance related to serving the new development. The annexation process can take several months, so the Applicant shall plan accordingly. The application fee and completed application for the annexation is due prior to the Resolution of Intention to Levy Street Maintenance assessments.	Building Permit	Finance	
62.	The Applicant shall pay an in-lieu fee for parks and recreation in accordance with EGMC Chapter 16.80 (Park Land In-Lieu Fee), as applicable.	Building Permit	CCSD Parks	
63.	Prior to the issuance of any building permit, the Applicant shall (1) approve (a) the formation of a new or annexation into an existing community facilities district ("CFD") and (b) an annual CFD special tax; or (2) deposit a sum of money, as determined by the Cosumnes Community Services District, sufficient for the Cosumnes Community Services District to fund a portion of the cost of the District's ongoing fire and emergency services, maintenance, operation, and repair and replacement of fire station facilities and fire and emergency equipment and routine and deferred maintenance and replacement of park facilities, trails and landscape corridors attributable to the property and (b) replacement of district wide facilities attributable to the property. Any costs for the approval and creation of such annual special tax, annexation of the Property into an existing Mello-Roos Community Facilities District for the Cosumnes Community Services District, or administration of the sum of money deposited to fund the fire and emergency services and maintenance of park facilities, trails and landscape corridors, shall be paid from the annual special taxes of the Community Facilities District or the sum of money deposited with the Cosumnes Community Services District. If the property owner(s) fails to approve an annual special tax or deposit a sum of money as provided for herein for such purposes for the Cosumnes Community Services District, no building permits for the property shall be issued or approval of the Improvement Plan shall be provided. It is the responsibility of the Applicant or their representative to contact the Cosumnes Community Services District at (916) 405-5600 to initiate the Community Facilities District process.	Building Permit	CCSD Fire	

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64.	Water mains and fire hydrants designated for the Project shall be installed, tested, flushed, inspected and able to provide the required fire flow per the requirements of CCSD Ordinance 21 prior to combustible construction.	Building Permit	CCSD Fire	
65.	The plans shall show required onsite and offsite fire access lanes and shall be installed prior to combustible construction or on-site storage of combustible materials.	Building Permit	CCSD Fire	
66.	A fire safety inspection by the Cosumnes Fire Department is required to verify that fire hydrants and fire lanes meet the requirements of Chapter 33 of the California Fire Code prior to commencement of vertical construction. Fire lanes shall be marked NO PARKING FIRE LANE.	Building Permit	CCSD Fire	
67.	The Project shall comply with the requirements of Section 503 of the California Fire Code. The Project requires an alternative means and methods required (AMMR), which include increase construction type/features for all breezeways and stairwells and increase design of fire sprinkler system to full NFPA 13.	Building Permit	CCSD Fire	
68.	Projects shall provide onsite fire access to within 150 feet of all portions of the building as measured by an approved route around the exterior of each building.	Building Permit	CCSD Fire	

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Project Conditions of Approval

<u>Conditions of Approval</u>	<u>Timing/Implementation</u>	<u>Enforcement / Monitoring</u>	<u>Verification (date and Signature)</u>
<p>69. Provide Fire Access Roadway Maintenance Agreement (RMA) between Cosumnes Community Services District and all parcels connected to and served by the fire access roadway shown on the Project plans. Fire Access Roadway Maintenance Agreement shall be on the form provided by the District and recorded with the Sacramento County Recorder. The roadway maintenance agreement shall include the following:</p> <ul style="list-style-type: none"> • Provisions for the necessary repair and maintenance of the roadway surface • Removal of vegetation overgrowing the roadway and infringing on the roadway clear vertical height of thirteen feet six inches (13'-6") or width of twenty feet (20') • Provisions for the maintenance, repair, and/or replacement of NO PARKING-FIRE LANE signage or striping • Provisions for the necessary repair and maintenance of vehicle and pedestrian access gates and opening systems 	Building Permit	CCSD Fire	
<p>70. The Project shall comply with all applicable labor standards in Government Code Section 65913.4 and submit to City all applicable labor standard certifications.</p>	Building Permit	Planning	
<p>71. Construction of the Project shall be subject to California prevailing wage laws. All construction workers for the Project shall be paid at least the general prevailing rate of per diem wages for the type of work and geographic area, as determined by the Director of Industrial Relations pursuant to Section 1773 and 1773.9 of the Labor Code, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid at least the applicable apprentice prevailing rate. The Applicant shall ensure that the prevailing wage requirement is included in all contracts for the performance of the work. All contractors and subcontractors shall pay to all construction workers employed in the execution of the work at least the general prevailing rate of per diem wages, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid at least the applicable apprentice prevailing rate. (Gov. Code § 65913.4(a)(8).)</p>	Building Permit and On-Going	Planning	

Exhibit C
Coral Blossom Apartments (PLNG24-011)
Project Conditions of Approval

Conditions of Approval		Timing/ Implementation	Enforcement / Monitoring	Verification (date and Signature)
PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY				
72.	Approved radio coverage for emergency responders shall be provided in accordance with the California Fire Code and Cosumnes Fire Department standards.	Prior to Issuance of Certificate of Occupancy	CCSD Fire	
73.	Pursuant to Government Code section 66007(b)(2), collection of eligible impact fees may be deferred until the date of the final inspection for the Project, or the date the certificate of occupancy is issued, whichever occurs first. Any such deferral shall comply with Government Code section 66007 and shall require a Fee Deferral Agreement in a form satisfactory to the City Attorney. The Fee Deferral Agreement shall require the posting of a performance bond or a letter of credit from a federally insured, recognized depository institution to guarantee payment of any fees or charges that are subject to deferral pursuant to Government Code section 66007.	Prior to Issuance of Certificate of Occupancy	Building Planning Engineering	
74.	The following shall be completed prior to Final Certificate of Occupancy issuance, including but not limited to: <ul style="list-style-type: none"> • Approved Record Drawing • All applicable conditions of approval • Other public agencies (sewer, water, etc.) acceptance • SWPPP Notice Of Termination or Change Of Information • Model Water Efficient Landscape Ordinance Certificate • Project account current Temporary Certificate of Occupancy issuance is at the discretion of the Development Services Director.	Prior to Issuance of Certificate of Occupancy	Engineering	